

Seventh Floor
Net Internal Area Plan

	OFFICE	2007.4 sq m	21608 sq ft
	STORAGE	6.2 sq m	67 sq ft

TOTAL AREA: 2013.6 sq m 21675 sq ft

The following area has been INCLUDED in the TOTAL Area:

Steps 8.2 sq m 88 sq ft

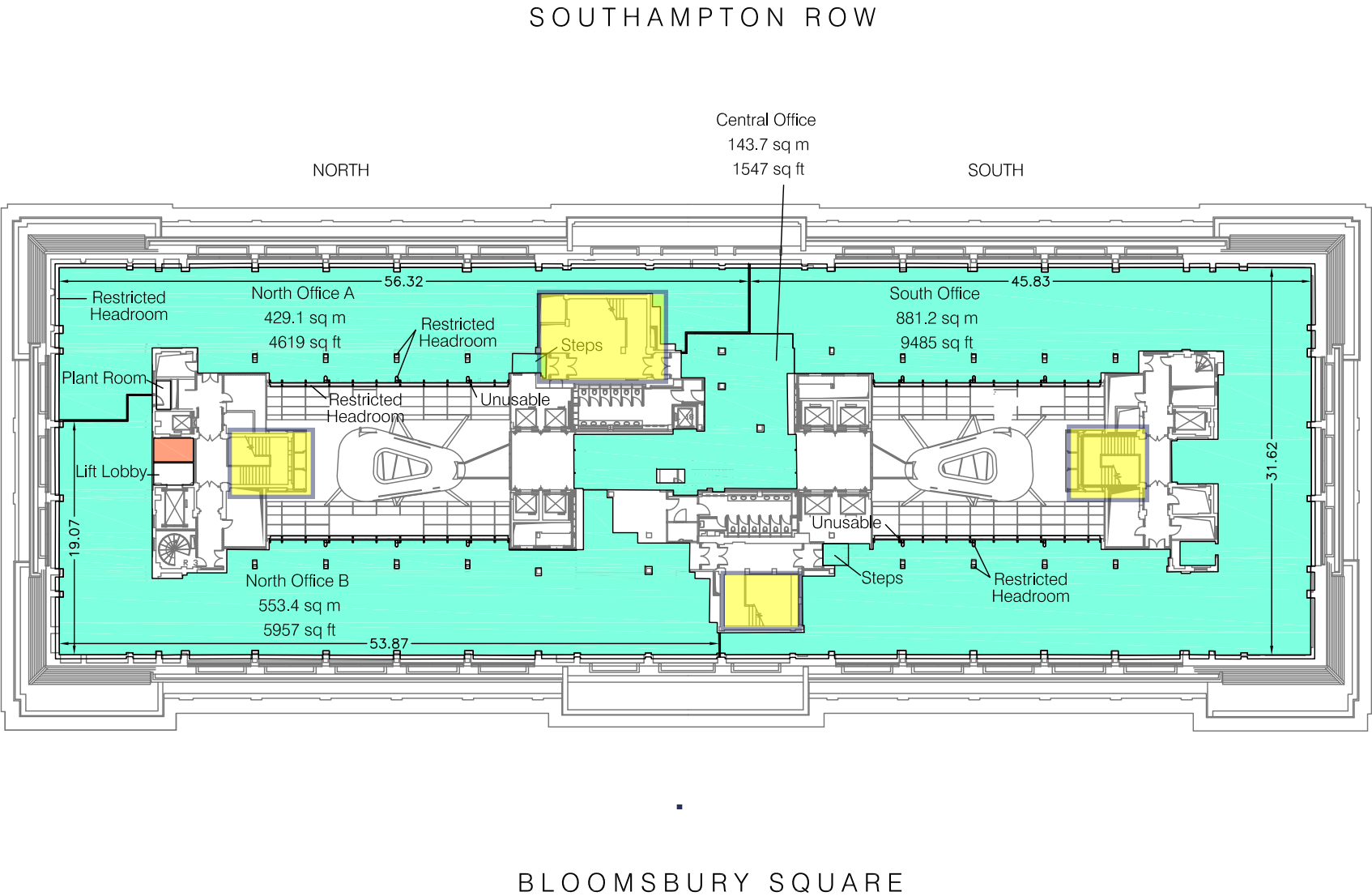
The following areas have been EXCLUDED from the TOTAL Area:

Plant 2.7 sq m 29 sq ft

Lift Lobby 5.9 sq m 64 sq ft

Restricted Headroom 114.0 sq m 1227 sq ft

Unusable 0.4 sq m 4 sq ft



Condition of Site:
Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out

Notes.

This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

This survey has been based on Plowman Craven drawing no. 20799-A7 Issue A. The original survey was carried out to the 5th edition of the RICS code. Any changes to this drawing have been identified, measured and the area amended.

Revisions:

A - Original Issue (November 2009)
B - Client Amendments (November 2009)
C - Client Amendments (November 2009)
D -
E -
F -

Drawing No. 22601-A7
Issue C November 2009
Scaled for presentation purposes

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Sixth Floor
Net Internal Area Plan

	OFFICE	2501.7 sq m	26928 sq ft
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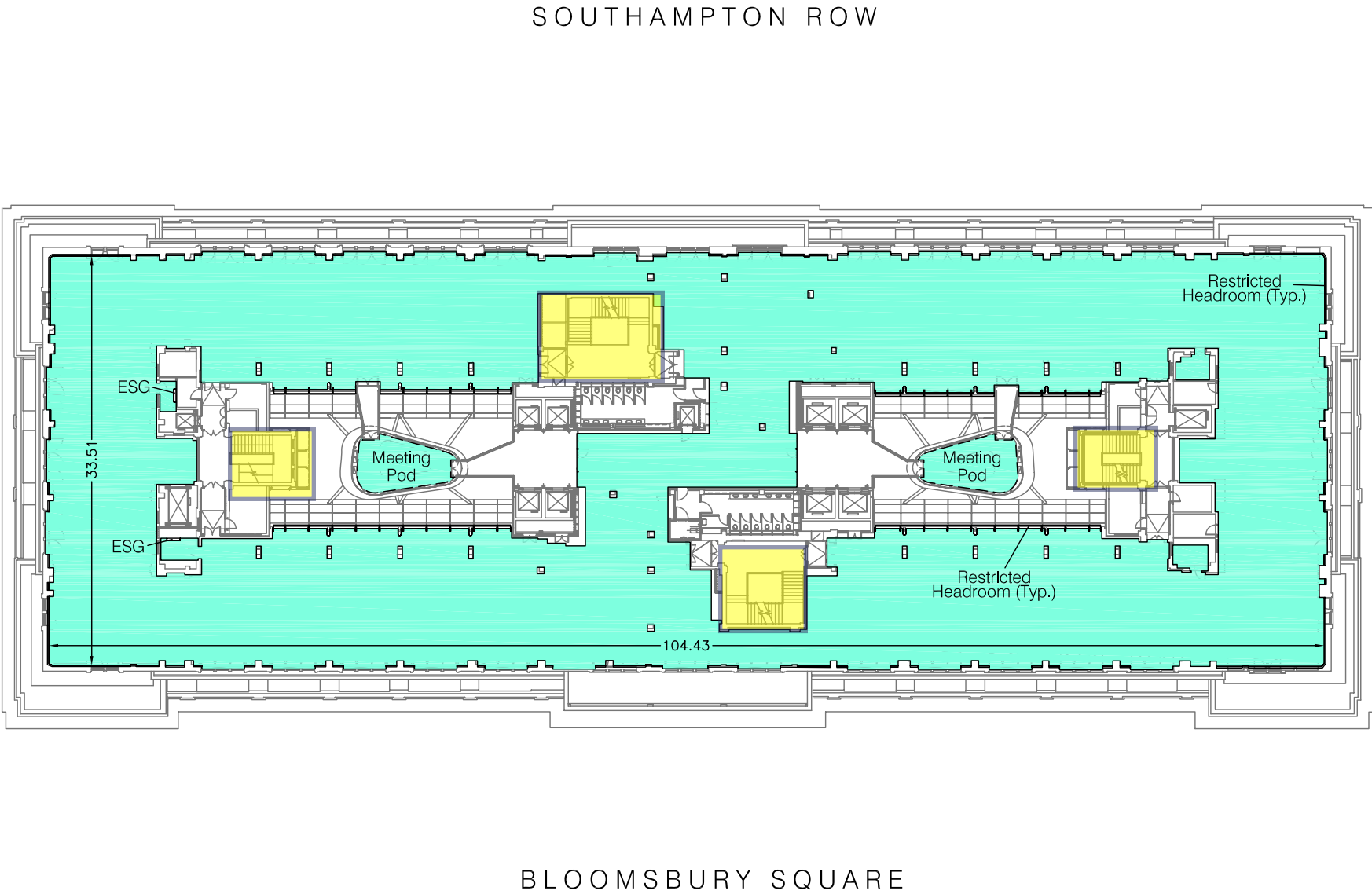
TOTAL AREA: 2501.7 sq m 26928 sq ft

The following area has been INCLUDED in the OFFICE Area:

Meeting Pods	56.4 sq m	607 sq ft
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The following areas have been EXCLUDED from the OFFICE Area:

Electrical Switch Gear (ESG)	0.4 sq m	4 sq ft
Restricted Headroom	38.9 sq m	419 sq ft



Drawing No. 22601-A6

Issue A November 2009

Scaled for presentation purposes

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Condition of Site: Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	Notes. This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format. This survey has been based on Plowman Craven drawing no.7384-1-A6 Issue A. The original survey was carried out to the 5th edition of the RICS code. Any changes to this drawing have been identified, measured and the area amended. Dashed line denotes areas under construction. Information extracted from Wilkinson Eyre Architects drawing number WE-P-030-014 Rev P1.	Revisions: A - Original Issue (November 2009) B - C - D - E - F -
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Fifth Floor
Net Internal Area Plan

	OFFICE	2778.4 sq m	29906 sq ft
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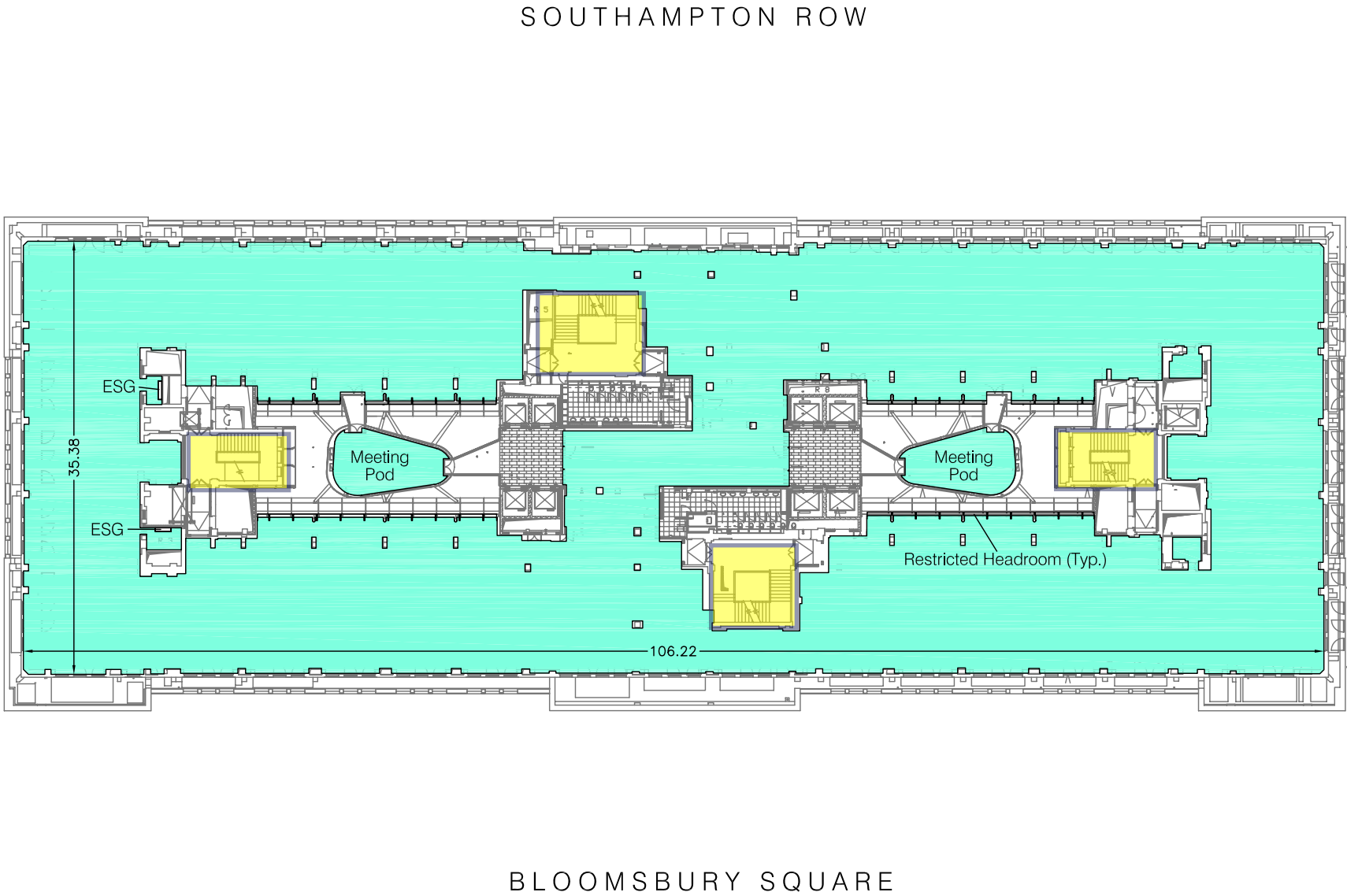
TOTAL AREA: 2778.4 sq m 29906 sq ft

The following area has been INCLUDED in the OFFICE Area:

Meeting Pods	76.4 sq m	822 sq ft
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The following areas have been EXCLUDED from the OFFICE Area:

Electrical Switch Gear (ESG)	0.8 sq m	9 sq ft
Restricted Headroom	21.4 sq m	230 sq ft



Drawing No. 22601-A5

Issue A November 2009

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Condition of Site:
Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out

Notes.
This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.
This survey has been based on Plowman Craven drawing no.7384-1-A5 Issue A. The original survey was carried out to the 5th edition of the RICS code. Any changes to this drawing have been identified, measured and the area amended.

Revisions:
A - Original Issue (November 2009)
B -
C -
D -
E -
F -

Fourth Floor

Net Internal Area Plan

	OFFICE	2559.1 sq m	27546 sq ft
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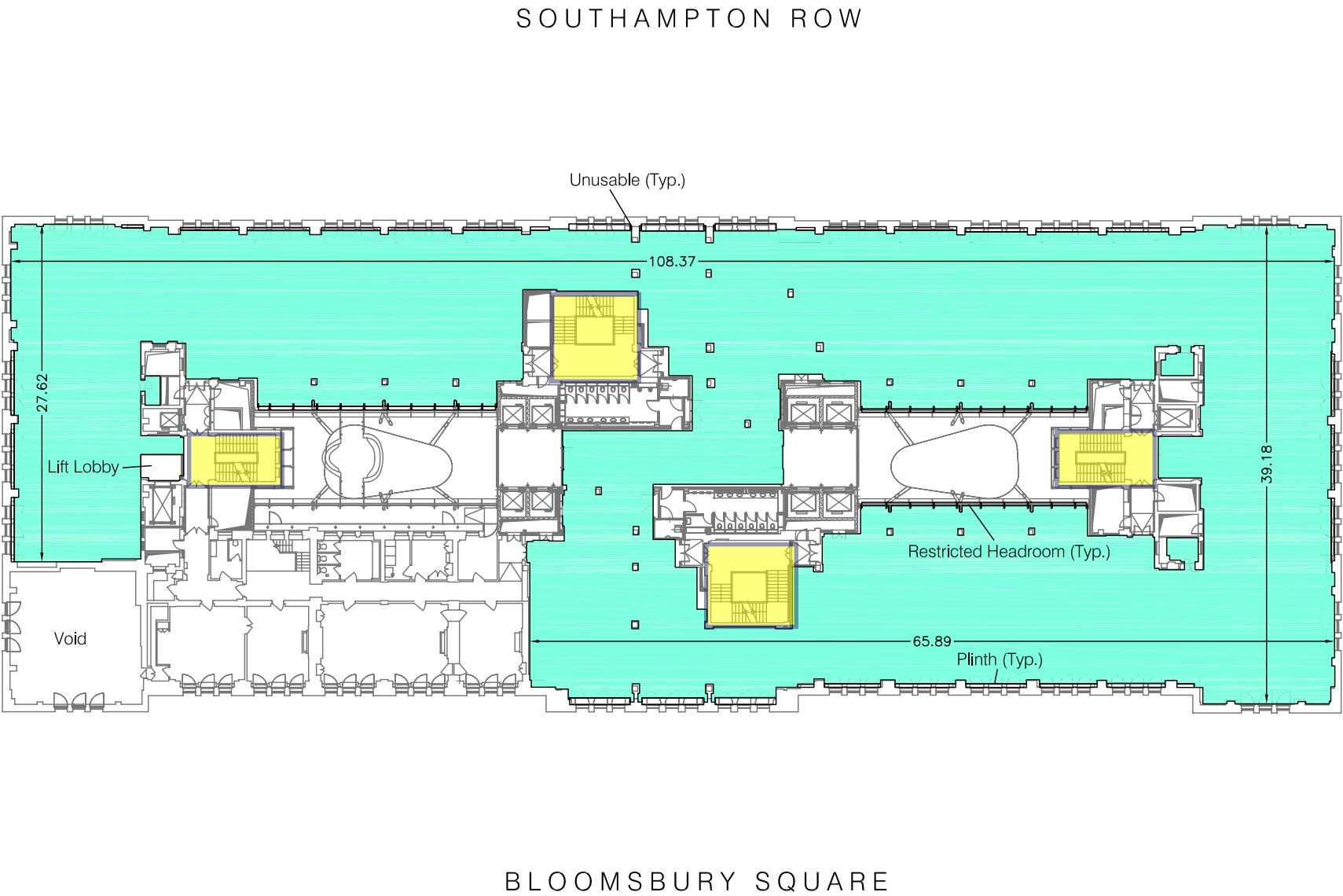
TOTAL AREA:

2559.1 sq m

27546 sq ft

The following areas have been EXCLUDED from the OFFICE Area:

Lift Lobby	7.2 sq m	78 sq ft
Plinths	49.9 sq m	537 sq ft
Restricted Headroom	16.8 sq m	181 sq ft
Unusable	0.2 sq m	2 sq ft



Drawing No.

22601-A4

Issue A

November 2009

Scaled for presentation purposes

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Condition of Site: Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	Notes. This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format. This survey has been based on Plowman Craven drawing no.7384-1-A4 Issue A. The original survey was carried out to the 5th edition of the RICS code. Any changes to this drawing have been identified, measured and the area amended. Dashed line denotes assumed line of proposed wall as indicated on supplied plans.	Revisions: A - Original Issue (November 2009) B - C - D - E - F -
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Fourth Floor - Listed Rooms

Net Internal Area Plan

	OFFICE	236.9 sq m	2549 sq ft
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TOTAL AREA:

236.9 sq m

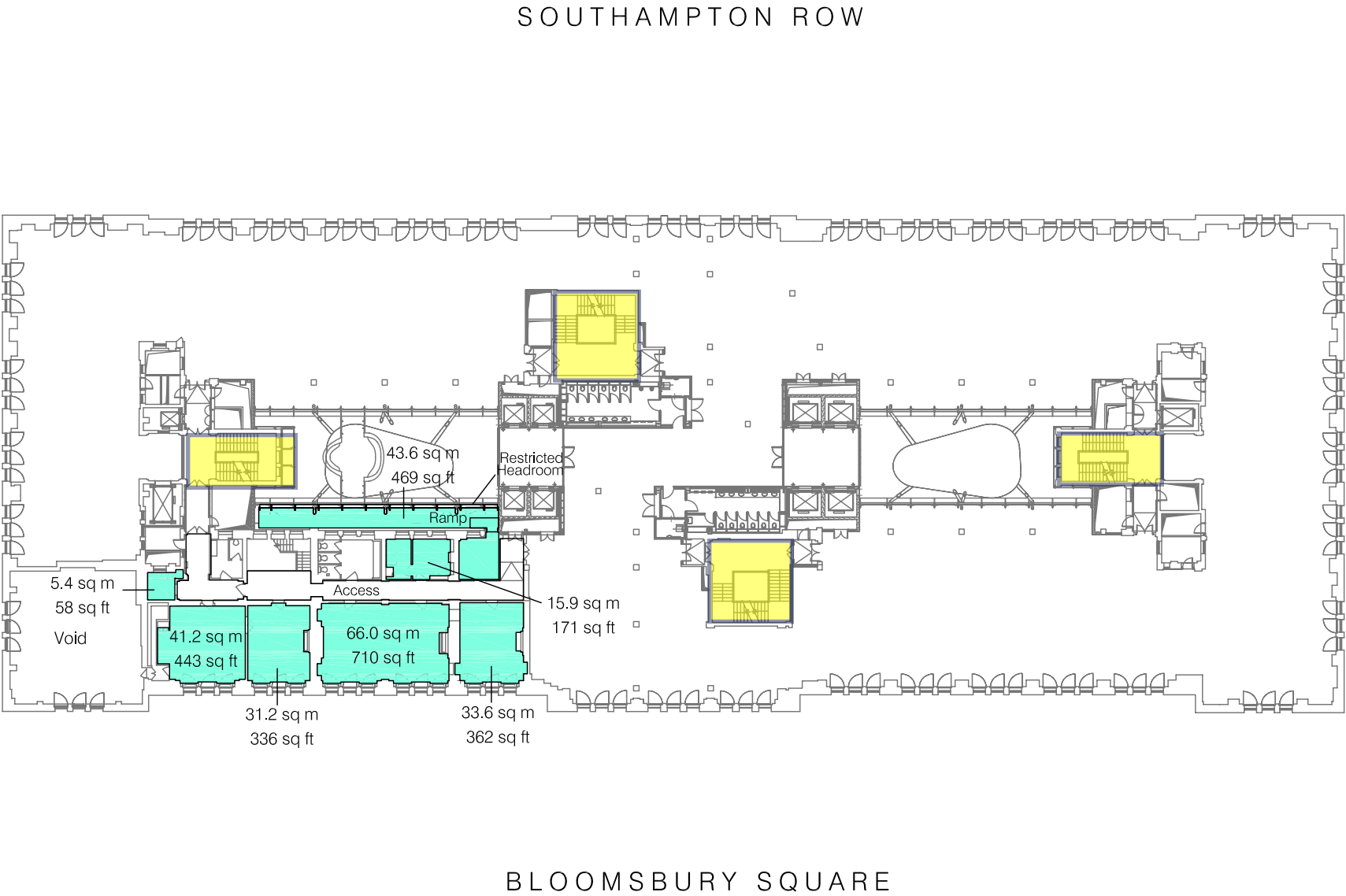
2549 sq ft

The following area has been INCLUDED in the OFFICE Area:

Ramp	2.2 sq m	24 sq ft
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The following areas have been EXCLUDED from the OFFICE Area:

Access	62.9 sq m	677 sq ft
Restricted Headroom	5.4 sq m	58 sq ft



Drawing No.

22601-LR-A4

Issue A

November 2009

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Condition of Site: Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	Notes. This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format. This survey has been based on Plowman Craven drawing no.7384-2-A4 Issue A. The original survey was carried out to the 5th edition of the RICS code. Any changes to this drawing have been identified, measured and the area amended. Dashed line denotes assumed line of proposed wall as indicated on supplied plans.	Revisions: A - Original Issue (November 2009) B - C - D - E - F -
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Third Floor
Net Internal Area Plan

	OFFICE	2429.8 sq m	26154 sq ft
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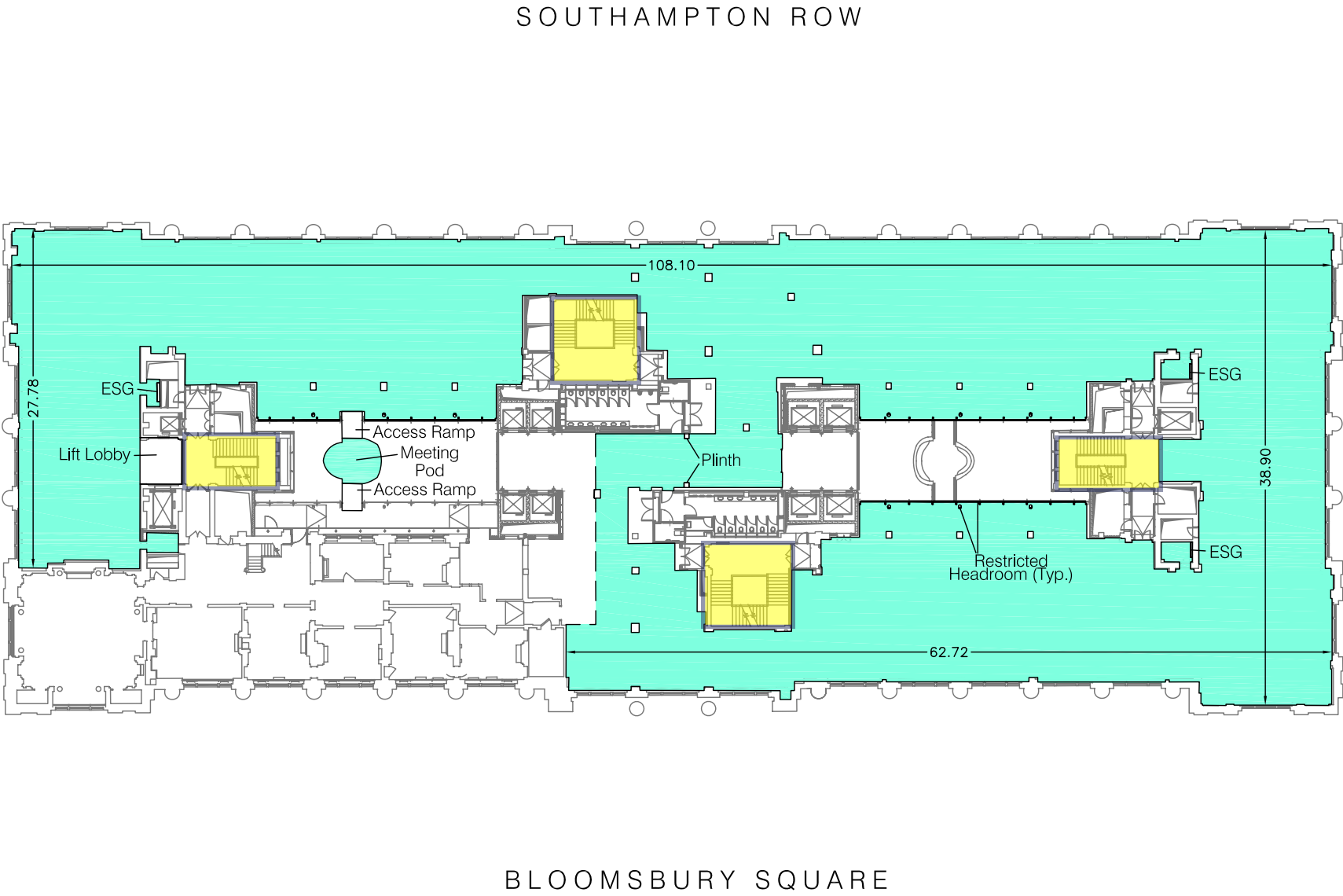
TOTAL AREA: 2429.8 sq m 26154 sq ft

The following area has been INCLUDED in the OFFICE Area:

Meeting Pod	14.2 sq m	153 sq ft
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The following areas have been EXCLUDED from the OFFICE Area:

Access Ramps	7.3 sq m	79 sq ft
Electrical Switch Gear (ESG)	0.7 sq m	8 sq ft
Lift Lobby	13.1 sq m	141 sq ft
Plinths	0.3 sq m	3 sq ft
Restricted Headroom	5.0 sq m	54 sq ft



Drawing No. 22601-A3

Issue A November 2009

Scaled for presentation purposes

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Condition of Site: Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	Notes. This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format. This survey has been based on Plowman Craven drawing no.7384-1-A3 Issue C. The original survey was carried out to the 5th edition of the RICS code. Any changes to this drawing have been identified, measured and the area amended. Dashed line denotes assumed line of proposed wall as indicated on supplied plans.	Revisions: A - Original Issue (November 2009) B - C - D - E - F -
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Third Floor - Listed Rooms
Net Internal Area Plan

	OFFICE	463.6 sq m	4991 sq ft
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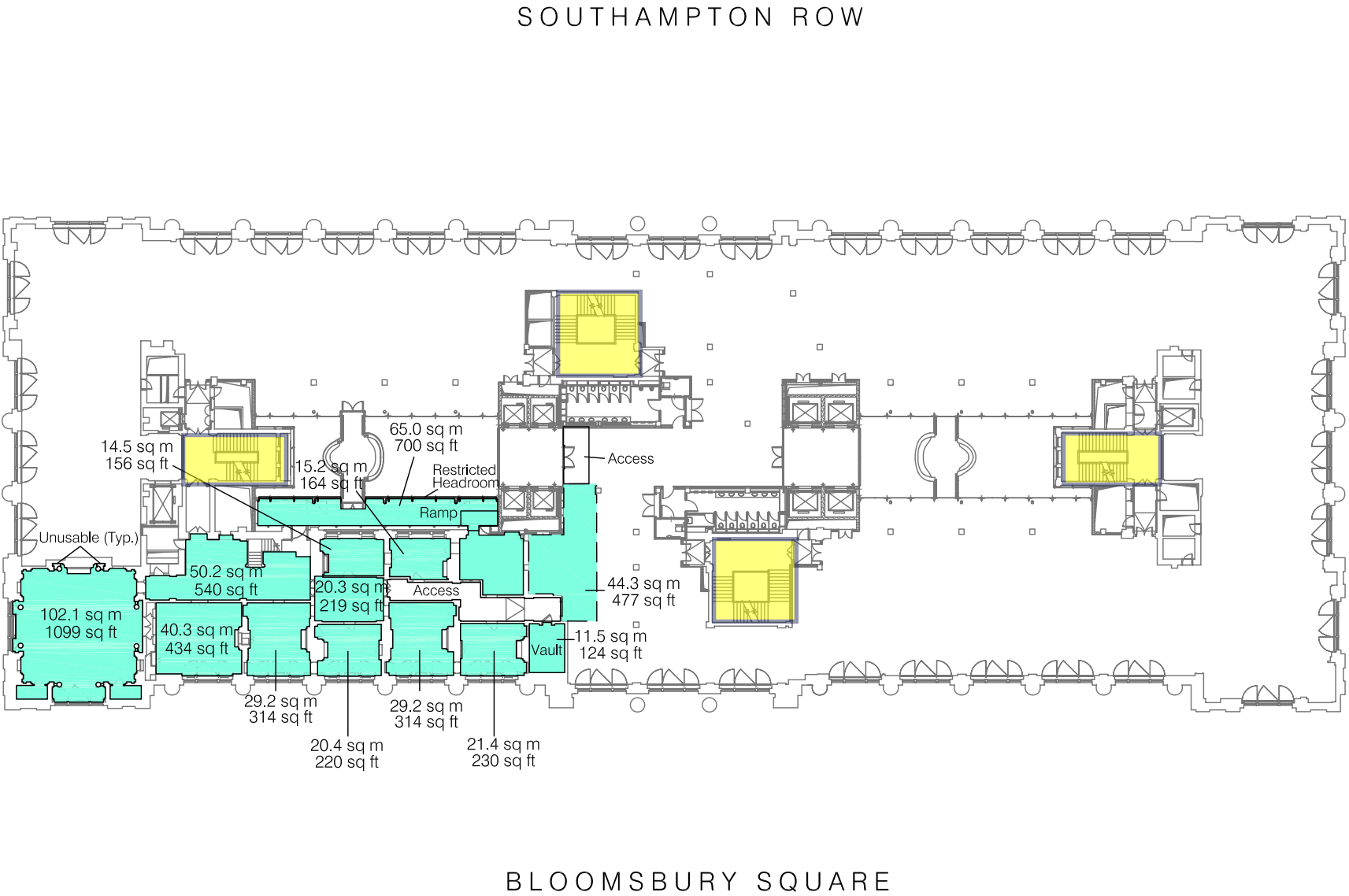
TOTAL AREA: 463.6 sq m 4991 sq ft

The following areas have been INCLUDED in the OFFICE Area:

Ramp	4.0 sq m	43 sq ft
Vault	11.5 sq m	124 sq ft

The following areas have been EXCLUDED from the OFFICE Area:

Access	36.6 sq m	394 sq ft
Restricted Headroom	2.9 sq m	31 sq ft
Unusable	0.6 sq m	6 sq ft



Drawing No. 22601-LR-A3

Issue A November 2009

Scaled for presentation purposes

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Condition of Site: Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	Notes. This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format. This survey has been based on Plowman Craven drawing no.7384-2-A3 Issue A. The original survey was carried out to the 5th edition of the RICS code. Any changes to this drawing have been identified, measured and the area amended. Dashed line denotes assumed line of proposed wall as indicated on supplied plans.	Revisions: A - Original Issue (November 2009) B - C - D - E - F -
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Second Floor
Net Internal Area Plan

	OFFICE	2791.1 sq m	30043 sq ft
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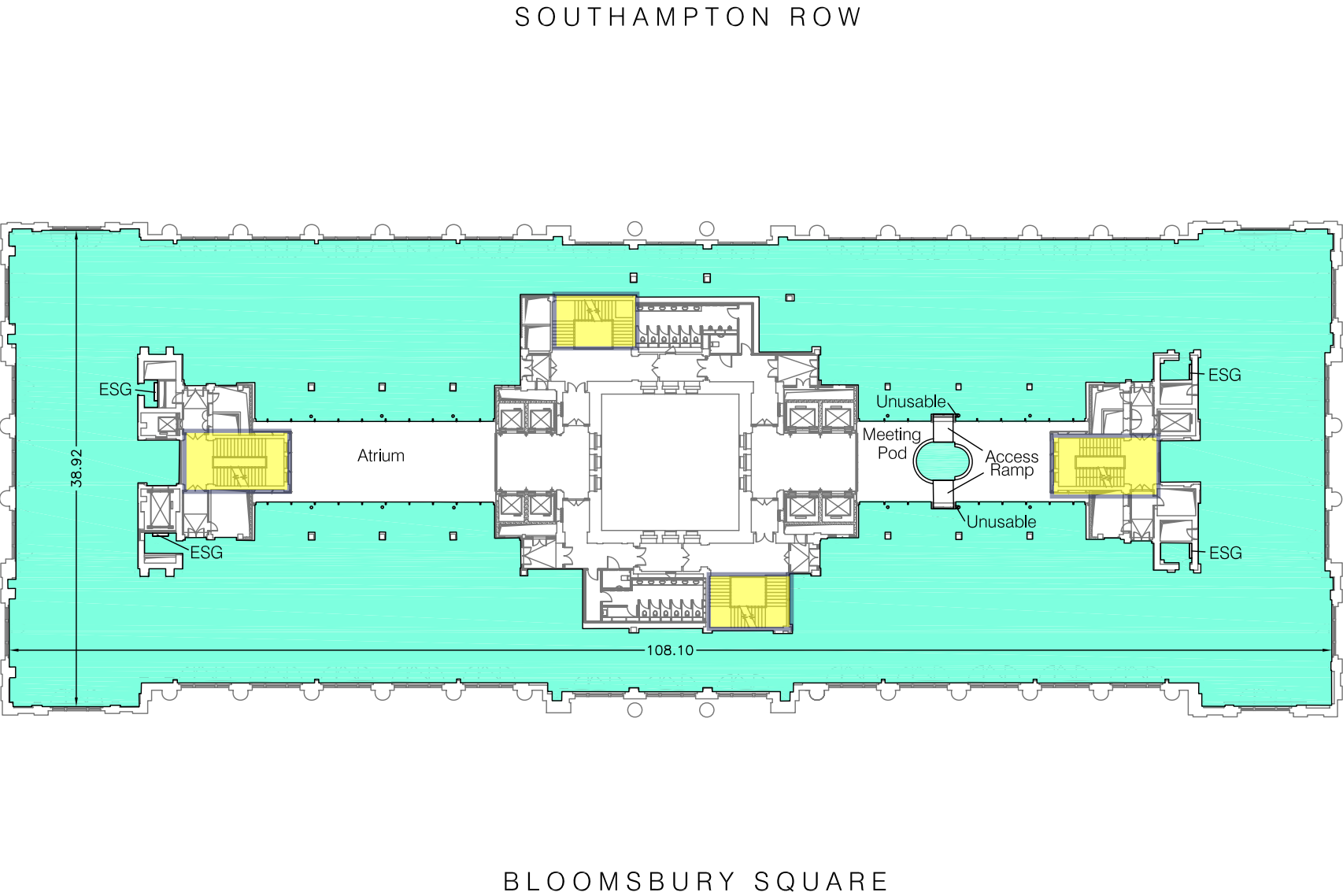
TOTAL AREA: 2791.1 sq m 30043 sq ft

The following area has been INCLUDED in the OFFICE Area:

Meeting Pod	11.1 sq m	119 sq ft
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The following areas have been EXCLUDED from the OFFICE Area:

Access Ramps	7.5 sq m	81 sq ft
Electrical Switch Gear (ESG)	1.2 sq m	13 sq ft
Unusable	0.1 sq m	1 sq ft



Drawing No. 22601-A2

Issue A November 2009

Scaled for presentation purposes

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Condition of Site: Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	Notes. This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format. This survey has been based on Plowman Craven drawing no.7384-1-A2 Issue A. The original survey was carried out to the 5th edition of the RICS code. Any changes to this drawing have been identified, measured and the area amended.	Revisions: A - Original Issue (November 2009) B - C - D - E - F -
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First Floor
Net Internal Area Plan

	OFFICE	2634.3 sq m	28355 sq ft
	ATRIUM BASE	135.0 sq m	1453 sq ft

TOTAL AREA: 2769.3 sq m 29808 sq ft

The following areas have been INCLUDED in the OFFICE Area:

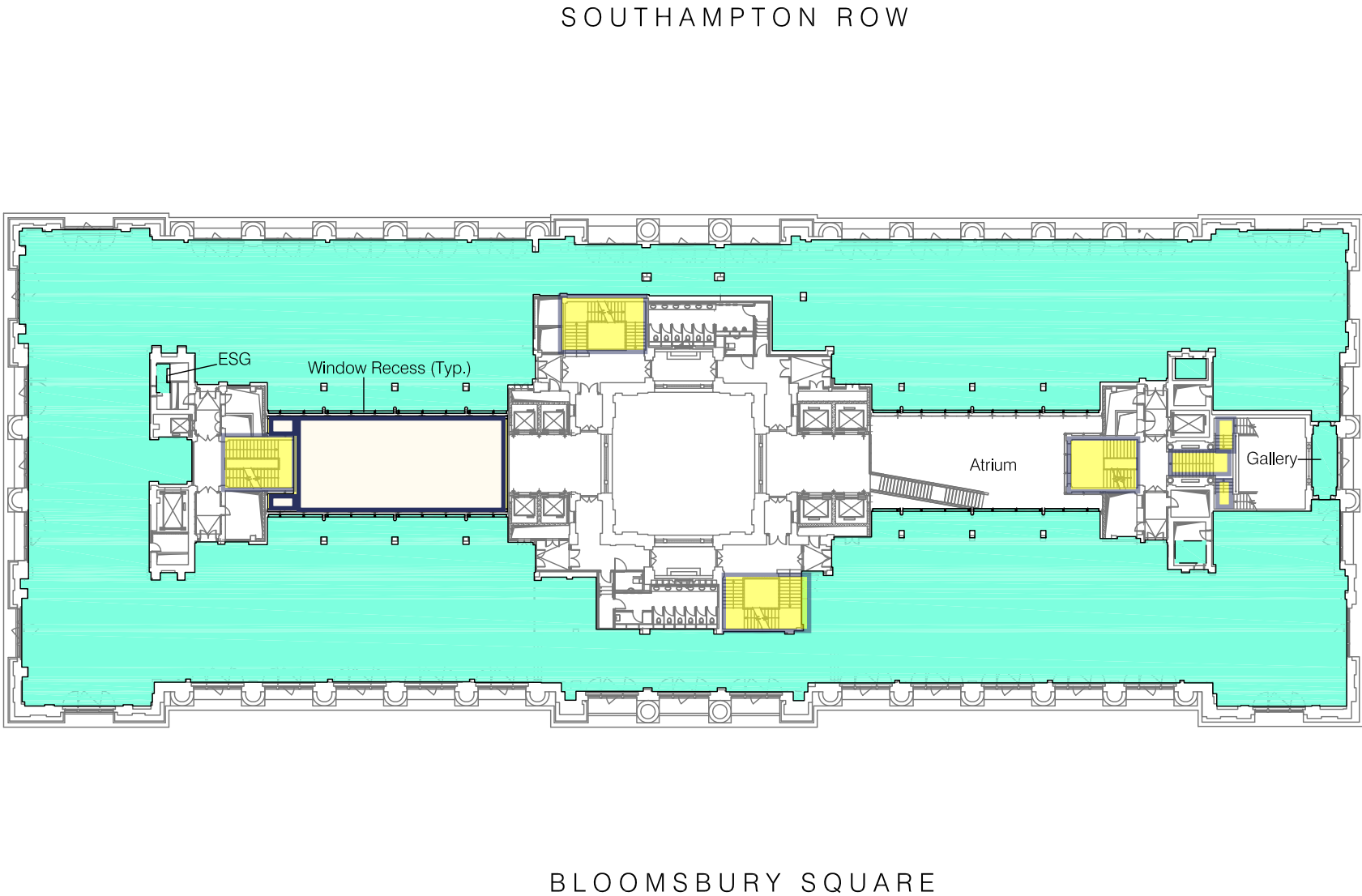
Gallery	12.2 sq m	131 sq ft
Window Recesses	14.7 sq m	158 sq ft

The following areas have been EXCLUDED from the OFFICE Area:

Electrical Switch Gear (ESG)	0.3 sq m	3 sq ft
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The following area has been EXCLUDED from the ATRIUM BASE Area:

Restricted Headroom	7.6 sq m	82 sq ft
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Drawing No. 22601-A1

Issue B November 2009

Scaled for presentation purposes

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Condition of Site:
Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out

Notes.
This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.
This survey has been based on Plowman Craven drawing no.7384-1-A1 Issue A. The original survey was carried out to the 5th edition of the RICS code. Any changes to this drawing have been identified, measured and the area amended.

Revisions:
A - Original Issue (November 2009)
B - Client Amendments (November 2009)
C -
D -
E -
F -

Upper Ground Floor

Net Internal Area Plan

<div></div>	OFFICE	823.7 sq m	8867 sq ft
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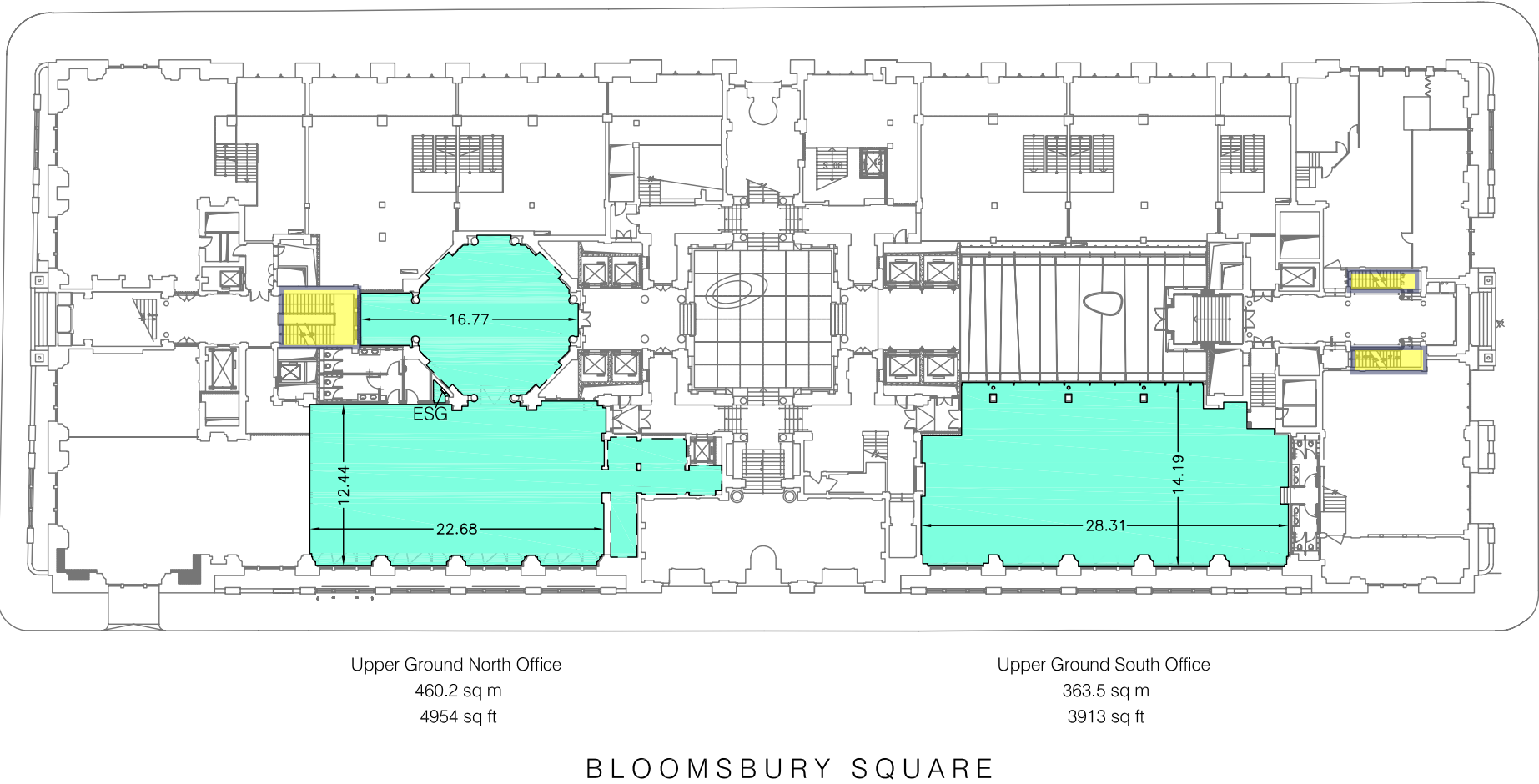
TOTAL AREA:

823.7 sq m

8867 sq ft

The following area has been EXCLUDED from the OFFICE Area:

Electrical Switch Gear (ESG)	0.1 sq m	1 sq ft
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Drawing No.

22601-AUG

Issue A

November 2009

Scaled for presentation purposes

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Condition of Site:
Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out

Notes.

This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

This survey has been based on Plowman Craven drawing no.7384-1-AUGS Issue A & 7384-1-AUGN Issue A. The original survey was carried out to the 5th edition of the RICS code. Any changes to this drawing have been identified, measured and the area amended.

Dashed line denotes assumed wall line due to no access at the time of survey.

Revisions:

A - Original Issue (November 2009)

B -

C -

D -

E -

F -

Mezzanine Floor

Net Internal Area Plan

	BANK	132.1 sq m	1422 sq ft
	RETAIL	773.9 sq m	8329 sq ft

TOTAL AREA:

906.0 sq m

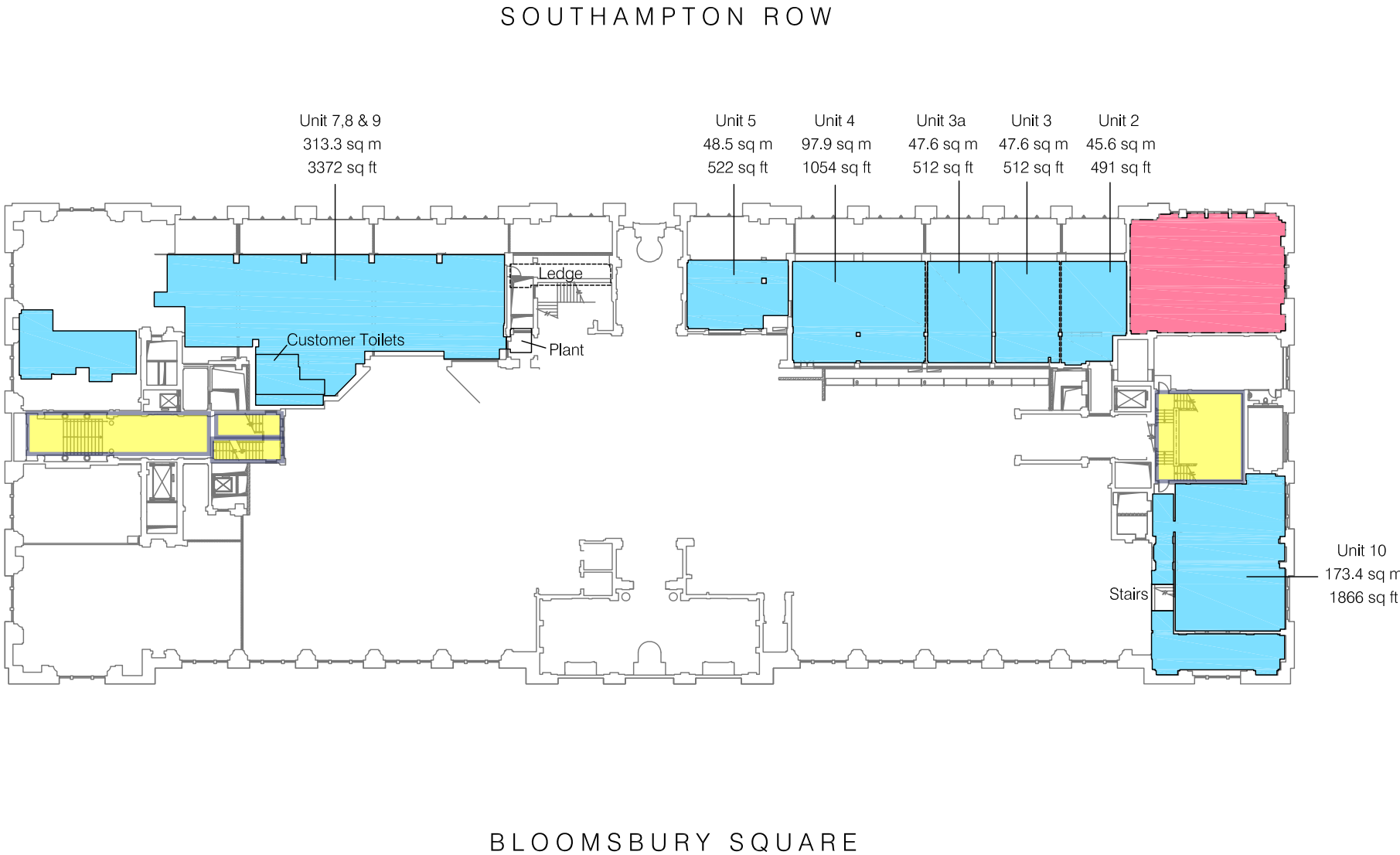
9751 sq ft

The following area has been INCLUDED in the RETAIL Area:

Customer Toilets	15.5 sq m	167 sq ft
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The following areas have been EXCLUDED from the RETAIL Area:

Ledge	15.8 sq m	170 sq ft
Plant	4.1 sq m	44 sq ft
Stairs	4.3 sq m	46 sq ft



Drawing No.

22601-AM

Issue B

November 2009

Scaled for presentation purposes

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Condition of Site:

Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out

Notes.

This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

This survey has been based on Plowman Craven drawing no. 7384-1-AM Issue A. The original survey was carried out to the 5th edition of the RICS code. Any changes to this drawing have been identified, measured and the area amended.

Dash-Dotted line denotes Bank area has been derived from Client Supplied Digital Data.

Revisions:

A - Original Issue (November 2009)
B - Client Amendments (November 2009)
C -
D -
E -
F -

Ground Floor - Street Level

Net Internal Area Plan

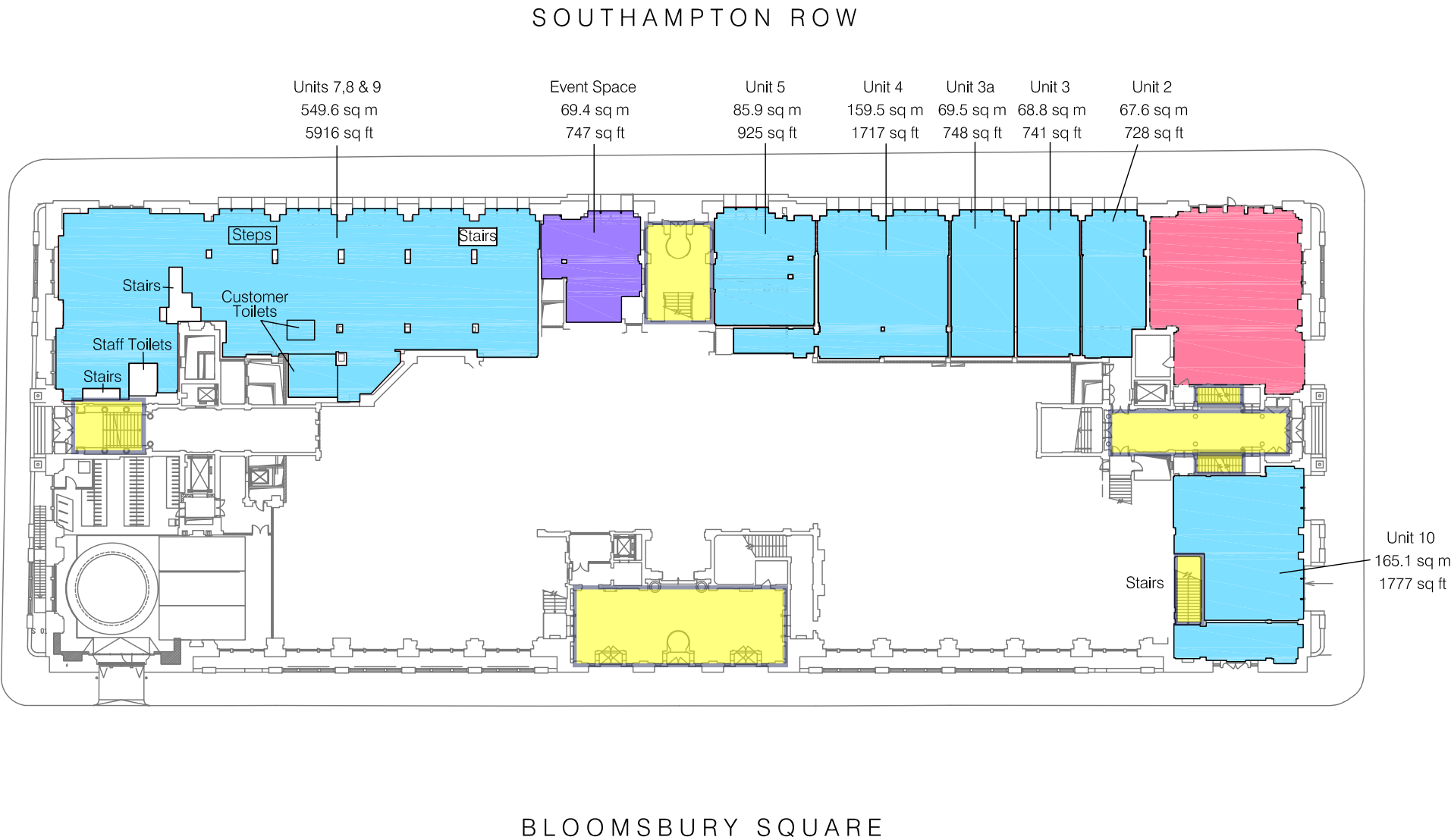
	BANK	192.6 sq m	2073 sq ft
	RETAIL	1166.0 sq m	12552 sq ft
	EVENT SPACE	69.4 sq m	747 sq ft

TOTAL AREA:

1428.0 sq m

15372 sq ft

The following areas have been INCLUDED in the RETAIL Area:			
Customer Toilets	20.2 sq m	217 sq ft	
Steps	6.4 sq m	69 sq ft	
The following areas have been EXCLUDED from the RETAIL Area:			
Staff Toilets	7.0 sq m	75 sq ft	
Stairs	30.8 sq m	332 sq ft	



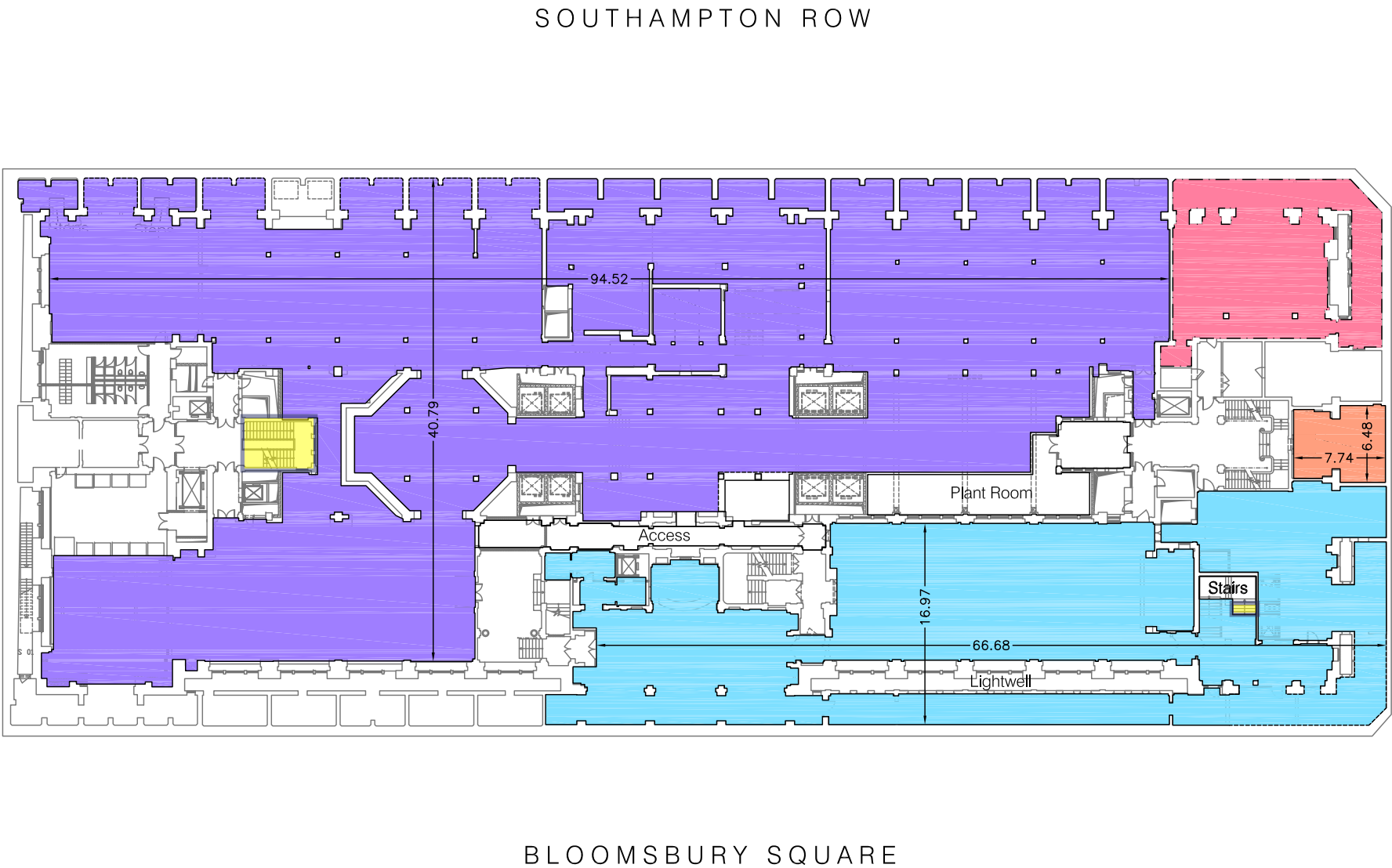
Basement 1
Net Internal Area Plan

	BANK	214.6 sq m	2310 sq ft
	EVENT SPACE	2370.0 sq m	25510 sq ft
	BALLROOM/ LEISURE	946.2 sq m	10185 sq ft
	STORAGE	46.0 sq m	495 sq ft

TOTAL AREA: 3576.8 sq m 38500 sq ft

The following areas have been EXCLUDED from the TOTAL Area:

Access	55.9 sq m	602 sq ft
Plant Room	95.0 sq m	1023 sq ft
Stairs	11.8 sq m	127 sq ft



Drawing No. 22601-AB1

Issue B November 2009

Scaled for presentation purposes

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Condition of Site:

Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out

Notes.

This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.
This survey has been based on Plowman Craven drawing no. 7384-1-AB1 Issue A. The original survey was carried out to the 5th edition of the RICS code. Any changes to this drawing have been identified, measured and the area amended.
Dashed line denotes assumed wall line due to no access at the time of survey. Dash-Dotted line denotes Bank area has been derived from Client Supplied Digital Data.

Revisions:

A - Original Issue (November 2009)
B - Client Amendments (November 2009)
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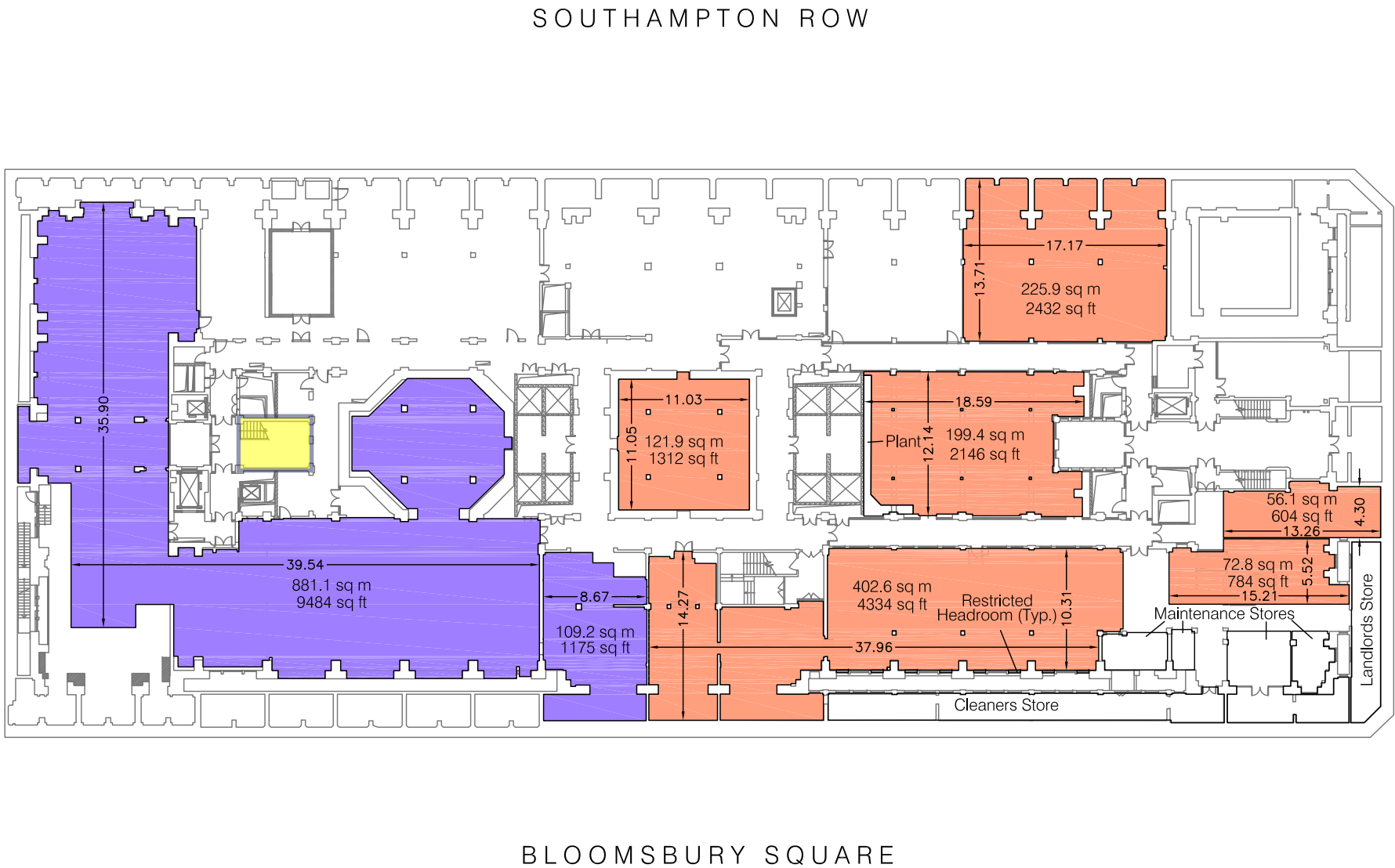
Basement 2
Net Internal Area Plan

	LEISURE	990.3 sq m	10659 sq ft
	STORAGE	1078.7 sq m	11612 sq ft

TOTAL AREA: 2069.0 sq m 22271 sq ft

The following areas have been EXCLUDED from the TOTAL Area:

Cleaners Store	77.6 sq m	835 sq ft
Landlords Store	36.5 sq m	393 sq ft
Maintenance Stores	91.8 sq m	988 sq ft
Plant	10.5 sq m	113 sq ft
Restricted Headroom	1.9 sq m	20 sq ft



Drawing No. 22601-AB2

Issue B November 2009

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Condition of Site: Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	Notes. This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format. This survey has been based on Plowman Craven drawing no. 7384-1-AB2 Issue A, 7384-2-AB2 Issue B & 7384-3-AB2 Issue B. The original survey was carried out to the 5th edition of the RICS code. Any changes to this drawing have been identified, measured and the area amended.
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Revisions:
A - Original Issue (November 2009)
B - Client Amendments (November 2009)
C -
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E -
F -