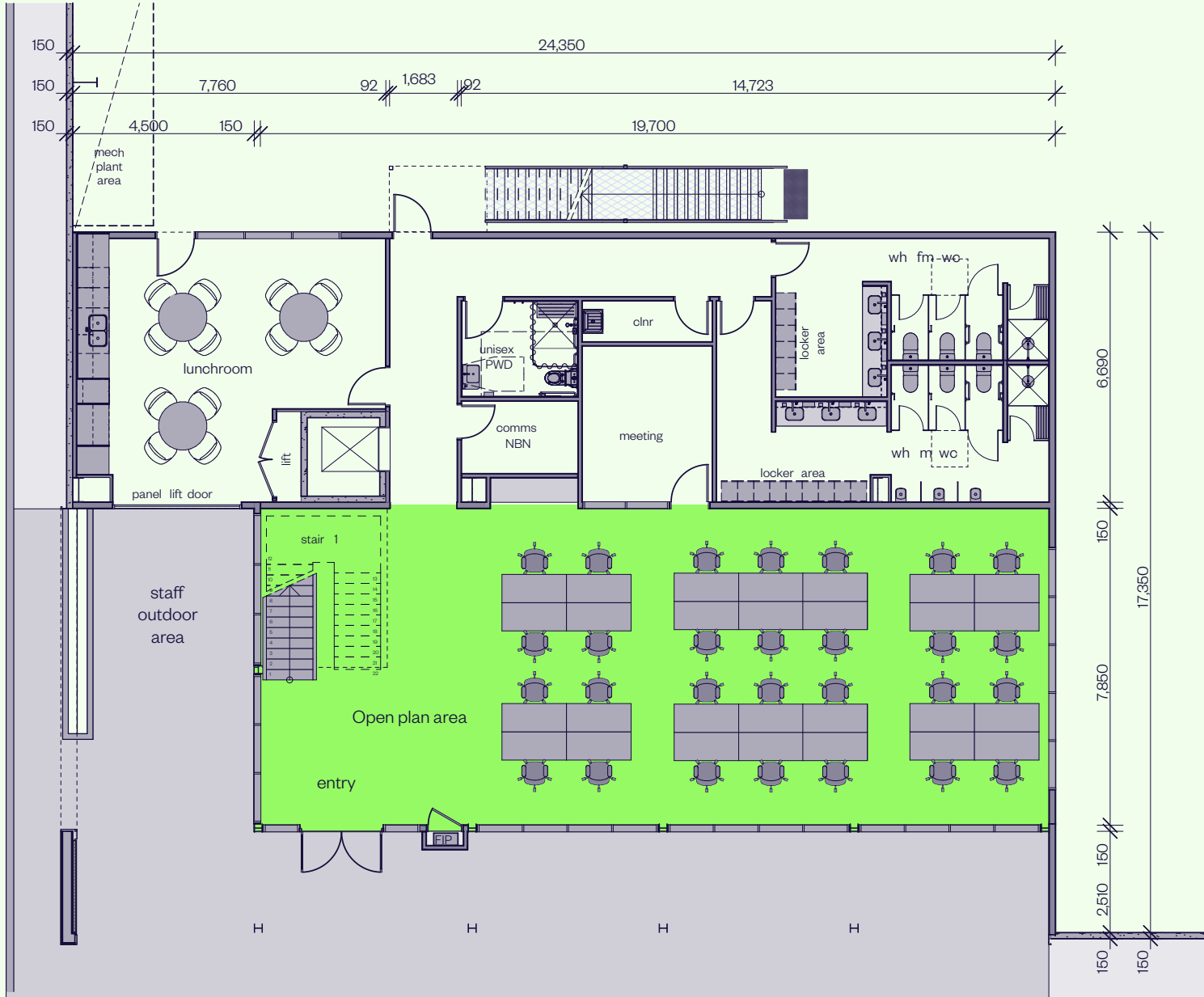


38 Birdwood Crescent

1A GROUND FLOOR

AREA SCHEDULE	SQM
Office ground floor	160
Office first floor	315
Total site area	33,906
Total car parking	129 spaces



38 Birdwood Crescent 1A FIRST FLOOR

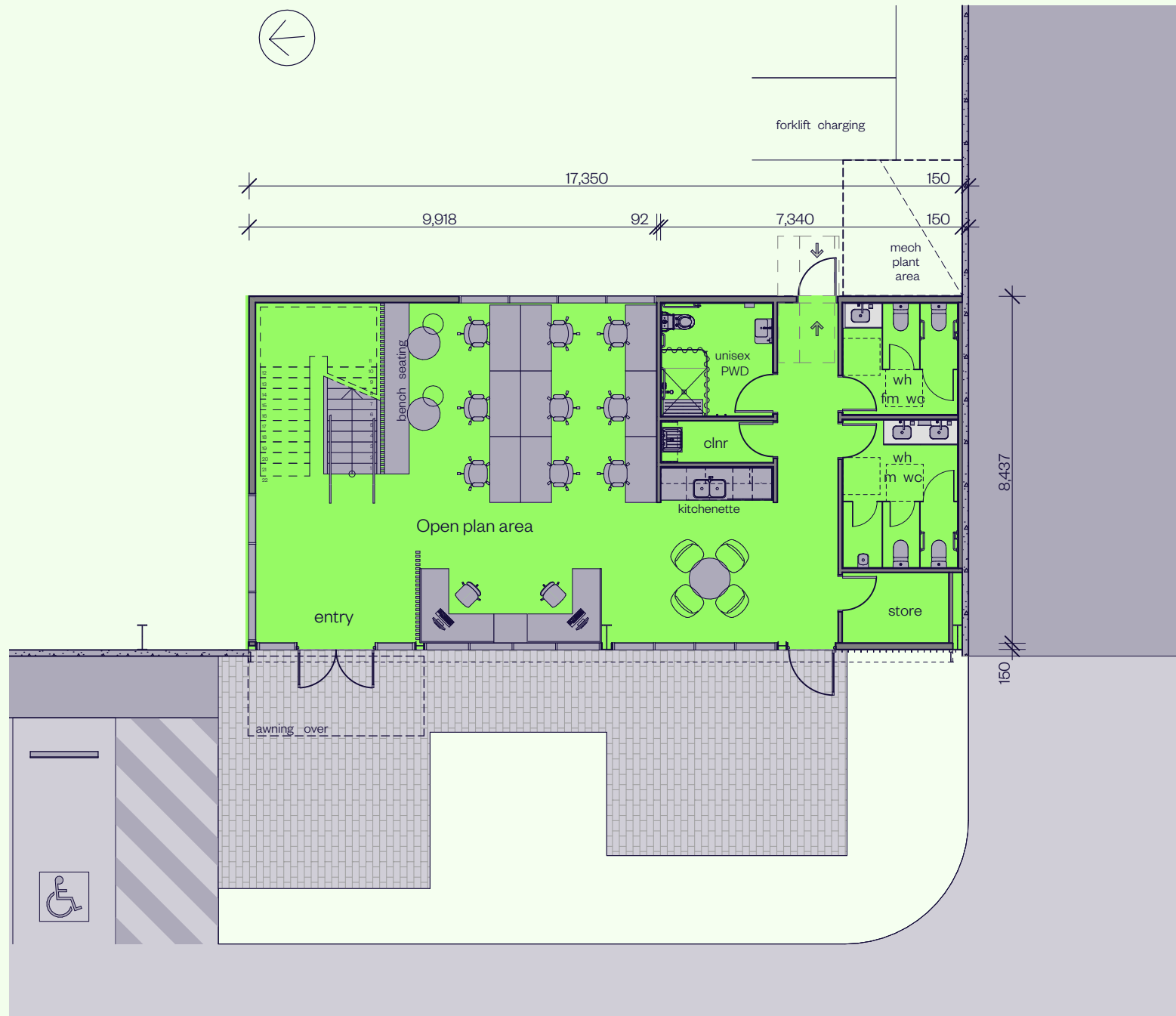
AREA SCHEDULE	SQM
Office ground floor	160
Office first floor	315
Total site area	33,906
Total car parking	129 spaces



38 Birdwood Crescent

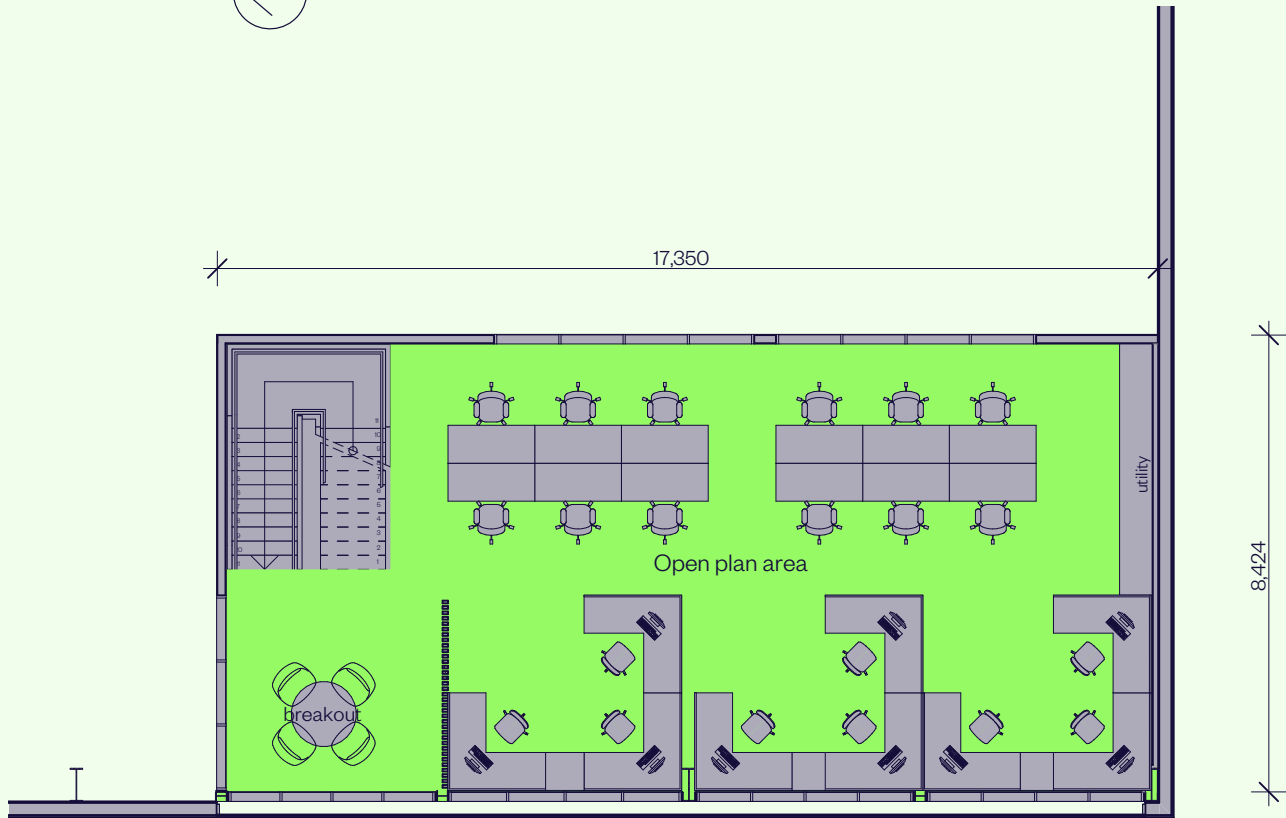
1B GROUND FLOOR

AREA SCHEDULE	SQM
Office ground floor	150
Office first floor	139
Total site area	33,906
Total car parking	129 spaces



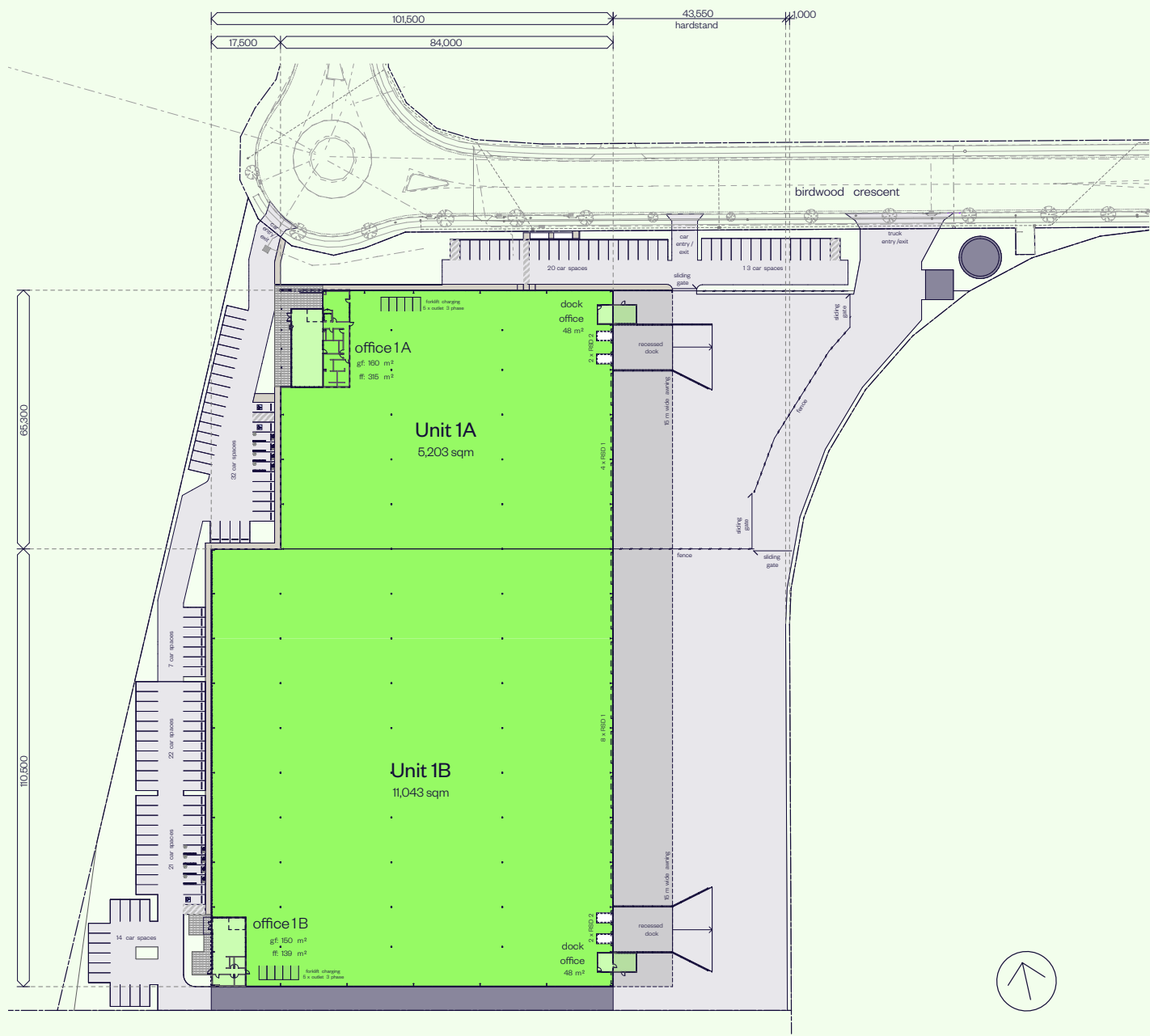
38 Birdwood Crescent 1B FIRST FLOOR

AREA SCHEDULE	SQM
Office ground floor	150
Office first floor	139
Total site area	33,906
Total car parking	129 spaces



38 Birdwood Crescent OPTION 1

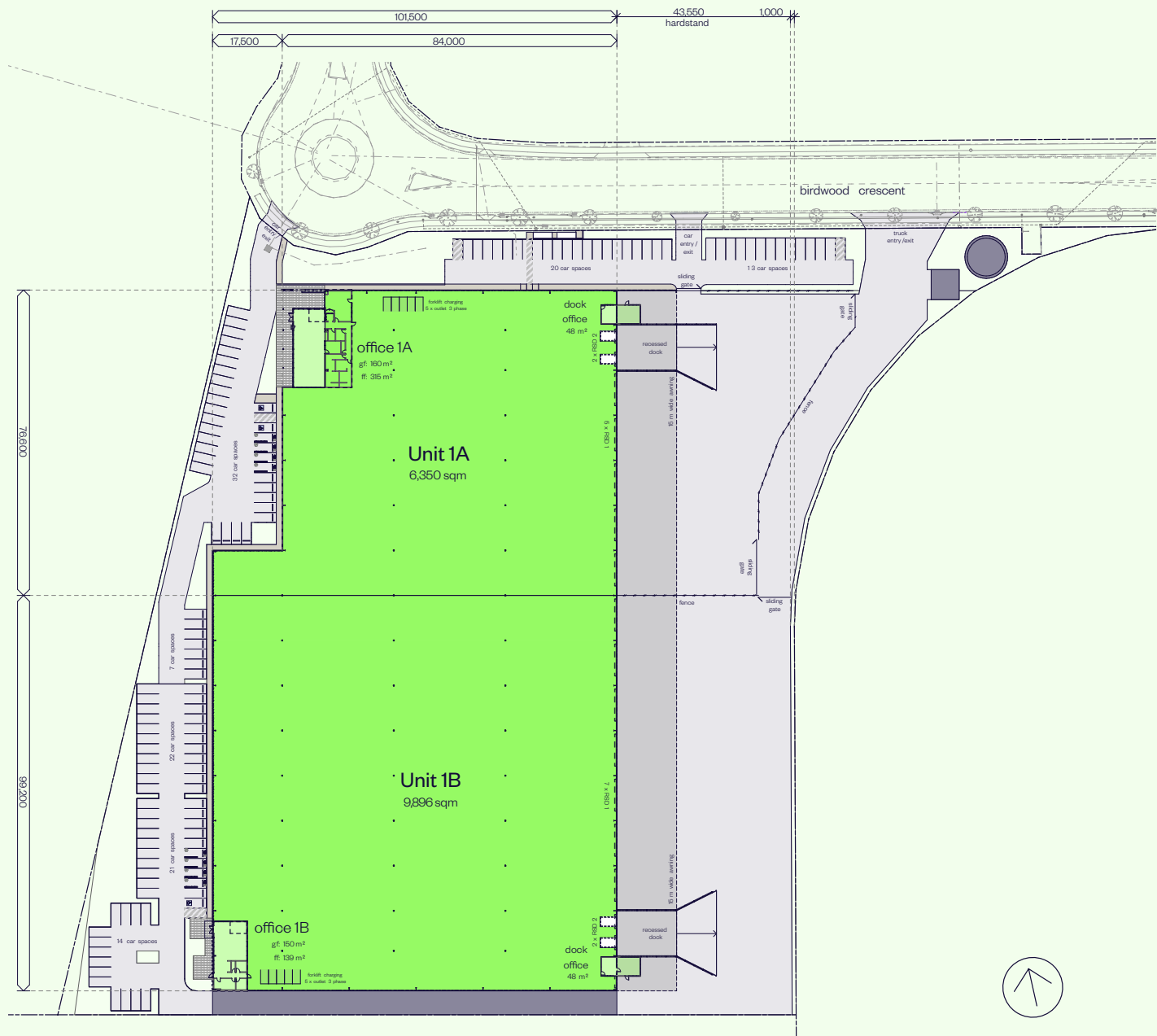
AREA SCHEDULE	SQM
Unit 1A	
Warehouse	5,203
Office ground floor	160
Office first floor	315
Dock office	48
Total	5,726
Unit 1B	
Warehouse	11,043
Office ground floor	150
Office first floor	139
Dock office	48
Total	11,380
Total GFA	17,106
Total car parking (incl. 3 PWD)	129 spaces



38 Birdwood Crescent

OPTION 2

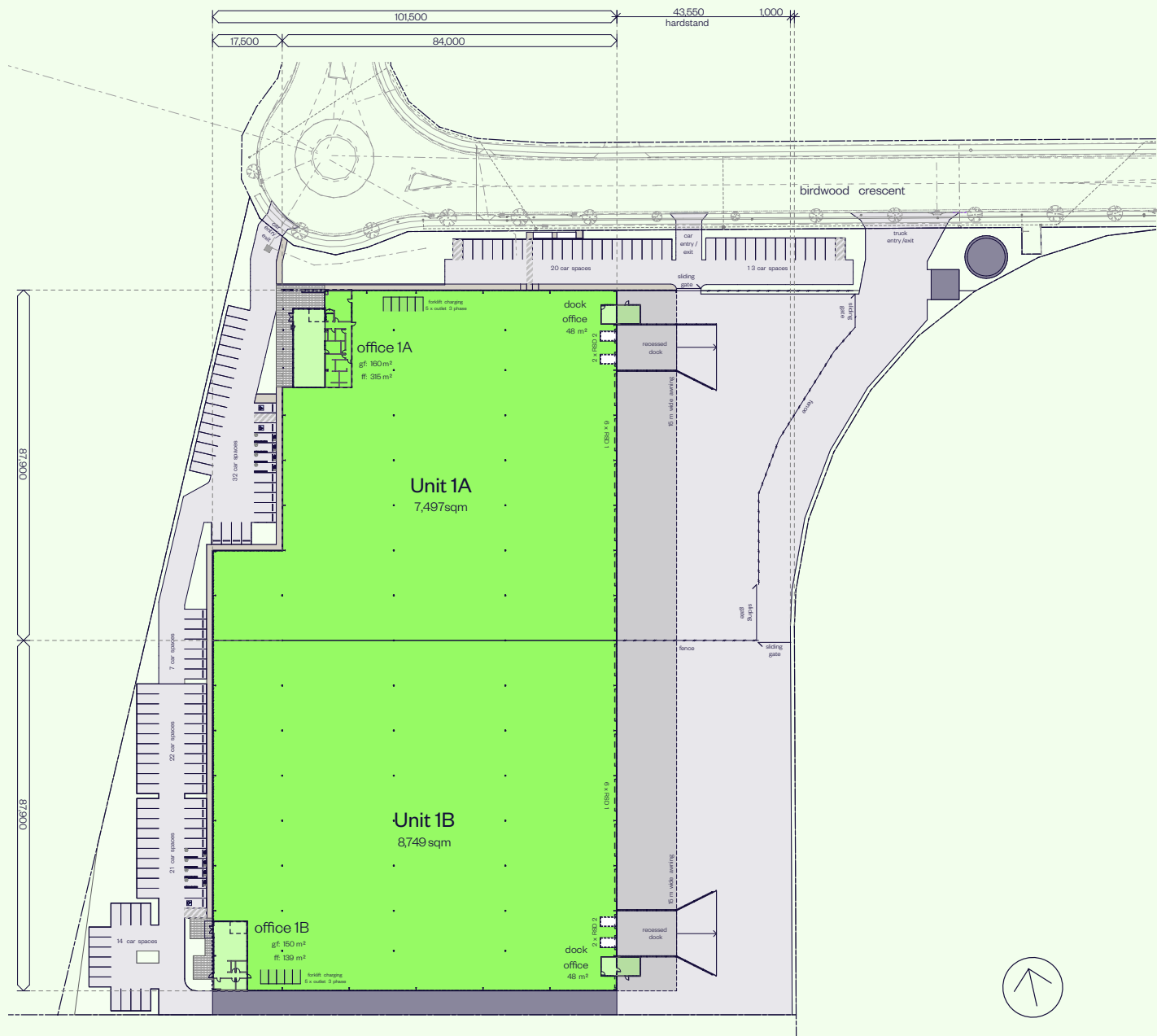
AREA SCHEDULE	SQM
Unit 1A	
Warehouse	6,350
Office ground floor	160
Office first floor	315
Dock office	48
Total	6,873
Unit 1B	
Warehouse	9,896
Office ground floor	150
Office first floor	139
Dock office	48
Total	10,233
Total GFA	17,106
Total car parking (incl. 3 PWD)	129 spaces



38 Birdwood Crescent

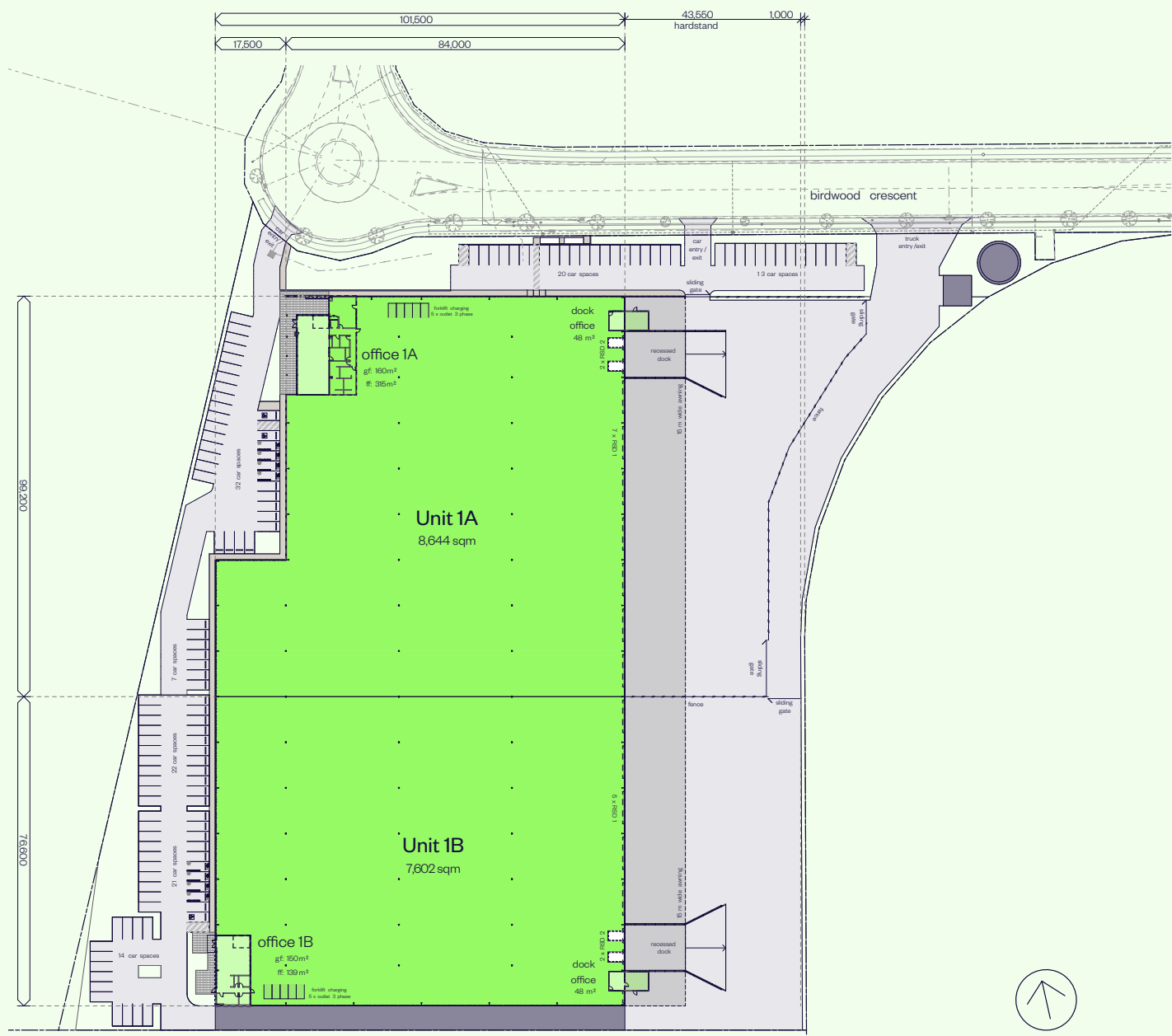
OPTION 3

AREA SCHEDULE	SQM
Unit 1A	
Warehouse	7,497
Office ground floor	160
Office first floor	315
Dock office	48
Total	8,020
Unit 1B	
Warehouse	8,749
Office ground floor	150
Office first floor	139
Dock office	48
Total	9,086
Total GFA	17,106
Total car parking (incl. 3 PWD)	129 spaces



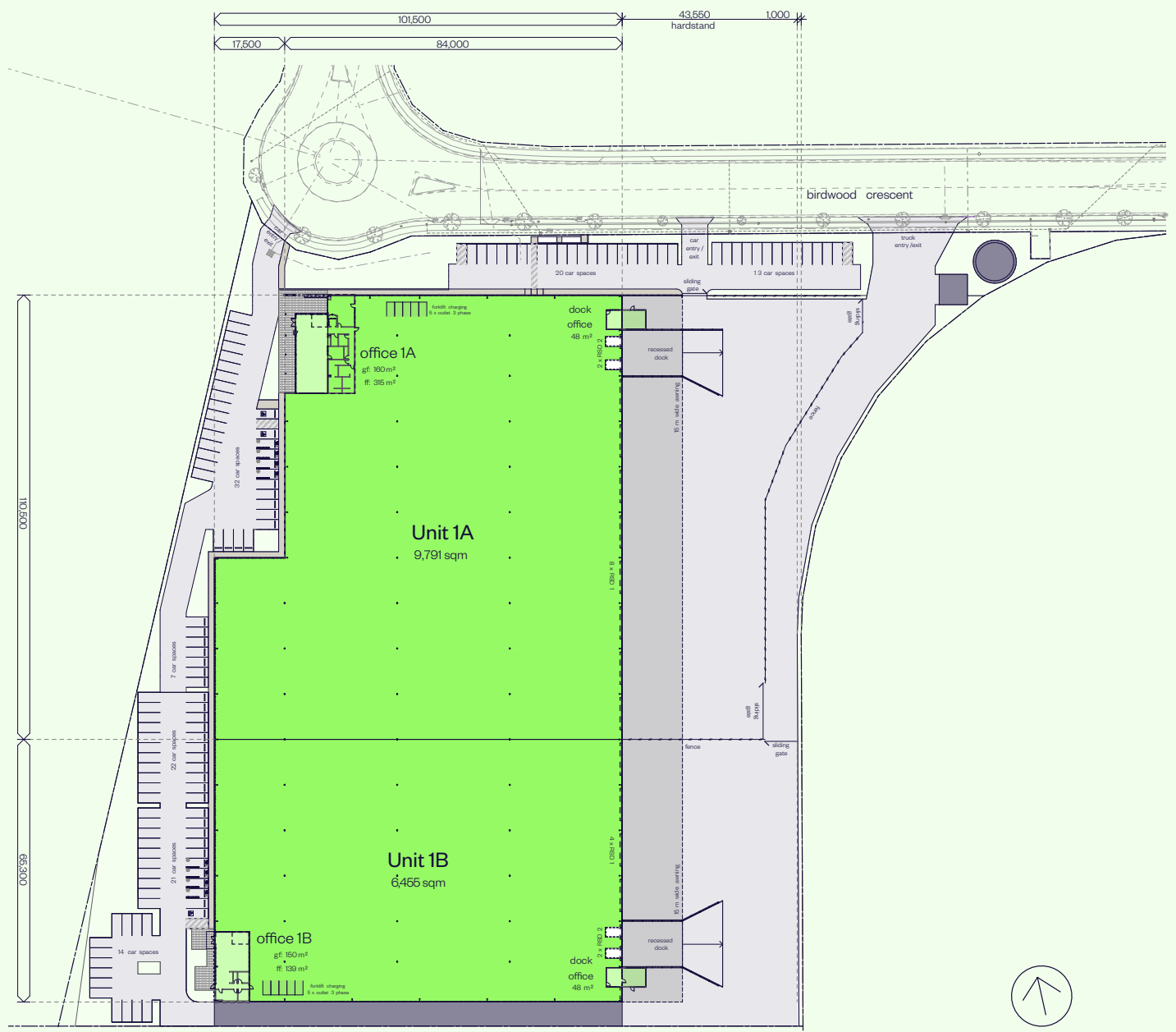
38 Birdwood Crescent OPTION 4

AREA SCHEDULE	SQM
Unit 1A	
Warehouse	8,644
Office ground floor	160
Office first floor	315
Dock office	48
Total	9,167
Unit 1B	
Warehouse	7,602
Office ground floor	150
Office first floor	139
Dock office	48
Total	7,939
Total GFA	17,106
Total car parking (incl. 3 PWD)	129 spaces



38 Birdwood Crescent OPTION 5

AREA SCHEDULE	SQM
Unit 1A	
Warehouse	9,791
Office ground floor	160
Office first floor	315
Dock office	48
Total	10,314
Unit 1B	
Warehouse	6,455
Office ground floor	150
Office first floor	139
Dock office	48
Total	6,792
Total GFA	17,106
Total car parking (incl. 3 PWD)	129 spaces



38 Birdwood Crescent OPTION 6

AREA SCHEDULE	SQM
Unit 1A	
Warehouse	16,246
Office total	764
Dock office	96
Total GFA	17,106
Total car parking (incl. 3 PWD)	129 spaces

