



The Constellation

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|-------|--|
| 2 | Vision & Objectives |
| 3-5 | Neighborhood Benefits: <ul style="list-style-type: none">- Connectivity, Contribution, Benefits |
| 6-14 | Public & Private User Benefits: <ul style="list-style-type: none">- 3 Key Features, Retail Strategy, Green Elements |
| 15-18 | Economic Benefits: <ul style="list-style-type: none">- Parameters, P&L, IRR, Programme |

VISION & OBJECTIVES

Connecting the Neighborhood in a Meaningful Way, Achieving the Quadruple Bottom Line

Our objectives:



PEOPLE

- To provide additional residential dwellings for the people of Hong Kong, in light of the constant shortage of residential supply
- To enhance the amenities (more F&B, groceries, retail experience) for the neighborhood – residents, office workers, shoppers, & business travelers – in light of increasing Exhibition capacities envisioned in the latest Policy Address
- To increase the green features & open space for the public
- To provide easy & convenient access within, to & from the neighborhood



PLANET

- To manage & reduce the carbon footprint of the community as well as the construction process



PROFIT

- To earn a reasonable return on investment
- To increase asset value of the site & peripheral portfolio (i.e. Pacific Place)



PURPOSE

- To enhance the character, identity & uniqueness of the neighborhood

	Existing	Proposed
Total GFA	70,192 sf (G)	108,766 sf (G)
Apartment for Sale (units)	0	71
Apartment for Sale (area)	0	69,580 sf (G)
Hotel (rooms)	0	40
Hotel (area)	0	21,814 sf (G)
Retail (area)	19,297 sf (G)	17,372 sf (G)
Open Space (sf)	0	>5,000 sf (G)

SITE PLAN



Key Feature 1: Combine 8-18 Wing Fung Street into a single lot & renamed as **ASTRA** (Greek for “Stars”)

Key Feature 2: Combine 21-31 Wing Fung Street into a single lot & renamed as **HELIOS** (Greek for “Sun”)

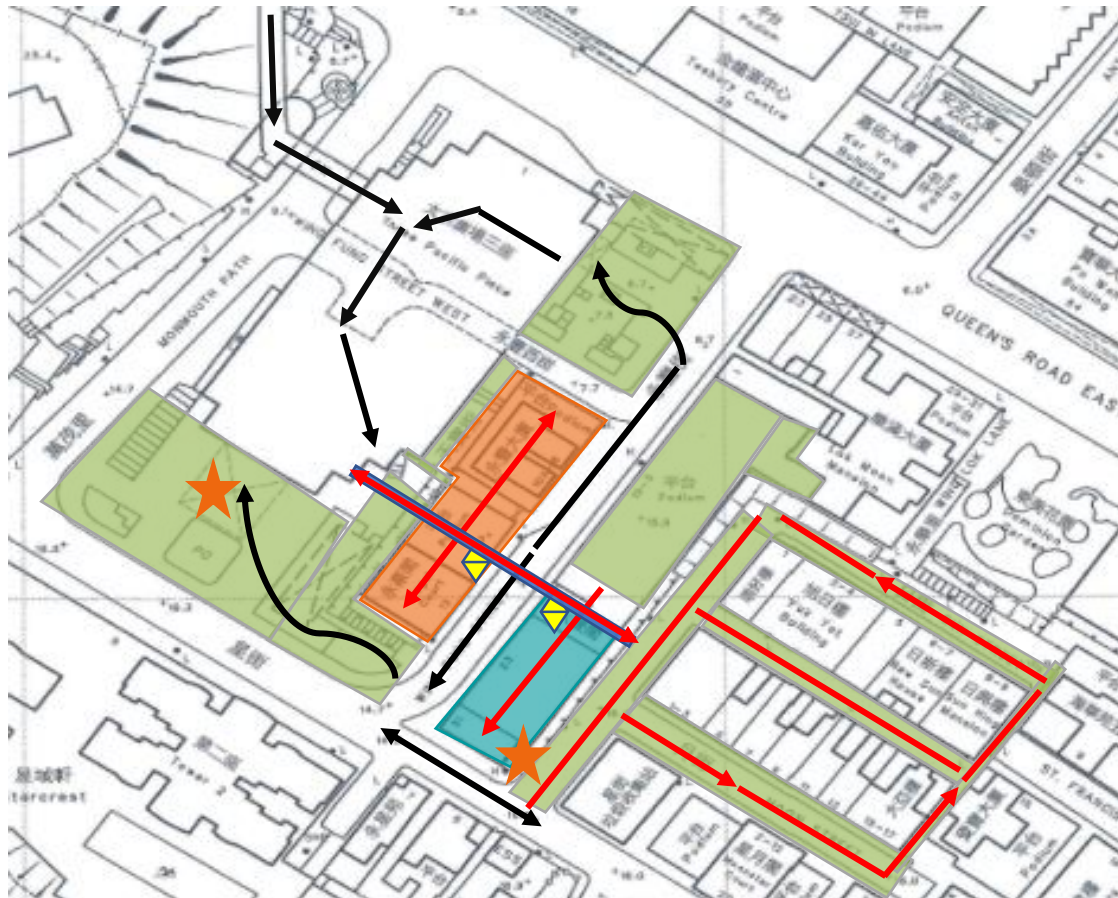
Key Feature 3: Build a footbridge to connect ASTRA & HELIOS 2/F to & from Three Pacific Place & Sun Street, to be named **SKYBRIDGE**

CONNECTIVITY

A Constellation of Activities

The key focus of The Constellation is **connecting the neighborhood – mirroring the interconnectivity of stars in space – by creating the easy flow of pedestrian traffic** around the Star Street Precinct with the following features:

- **Green, open public space** to encourage families & people to meander throughout the area & enjoy the outdoors
- **Pedestrianization** of Sun Street & Moon Street during weekends & public holidays
- **SKYBRIDGE** to link Three Pacific Place with ASTRA & HELIOS, encouraging office tenants & visitors to explore the Star Street Precinct further
- **Ease of access at all levels**, facilitating families & the elderly to get around
- **Minimized vehicular disturbance** by having designated taxis & cars have designated drop-off points



- Public/green space
- No vehicular access (for Sun & Moon Street we propose to apply for pedestrian only access during weekends & public holidays)

- Existing pedestrian traffic & walkways
- Enhanced pedestrian foot flow from the introduction of SKYBRIDGE, encouraging pedestrians from Three Pacific Place through to Sun & Moon Street

- Wheelchair access & escalator from G/F to SKYBRIDGE
- Designated taxi & car drop-off points

THE CONSTELLATION'S CONTRIBUTION

Lighting up the Neighborhood

Each element of our galaxy is uniquely linked & balanced together.

In a similar way, The Constellation is composed of unique elements that together build a community lighting up the Star Street neighborhood.

Building Clusters: ASTRA & HELIOS Residential

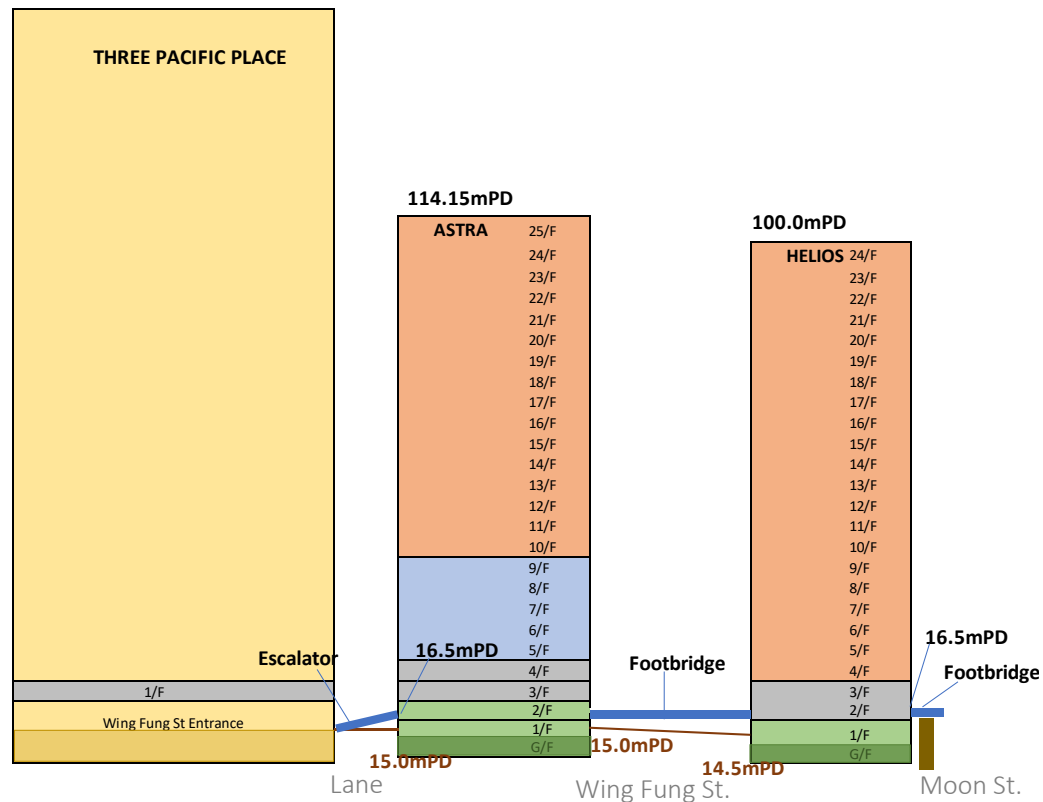
- With a lack of housing in HK, The Constellation offers **premium, architecturally unique spaces** for residents
- The privacy & open space at ASTRA is perfect for young professionals & couples, whilst the whole-floor homes at HELIOS best suit those families that form the nucleus of our community
- The 2 key feature buildings incorporate the design & green elements to mirror the neighborhood's ethos

Connecting the Galaxies: ASTRA Boutique

- A 4-star boutique with 5-storeys, 40 rooms & a swimming pool targeting business travelers & tourists looking for unique urban-oasis experiences
- ASTRA Boutique is the first hotel in the Star Street Precinct & builds on the area's vibrancy by attracting newcomers & explorers

The Main Elements:

- ❖ Residential apartments (for sale)
 - ❖ A boutique hotel (for lease)
 - ❖ Unique F&B & retail (for lease)
 - ❖ A linking bridge (for everyone)



Joining the Dots: SKYBRIDGE

- Semi-enclosed, glass wall footbridge
- With community & vibrancy at the heart of our concept, SKYBRIDGE creates a mechanism to encourage office workers, locals & visitors to the unexplored parts of Star Street Precinct
- The simple design makes travel for large families & the elderly simple & quick. At the Constellation, we encourage all of our community to get involved & support local businesses & initiatives

An Experience with a Bang: The Constellation's Retail & F&B

- With unique retail, an interactive art & event space, food markets & novel dining concepts, The Constellation provides the perfect platform for local HK businesses to thrive
- The high 3.5m-ceilings & interactive elements enhance the flow of traffic around the space & create an ever-changing dynamic

NEIGHBORHOOD BENEFITS

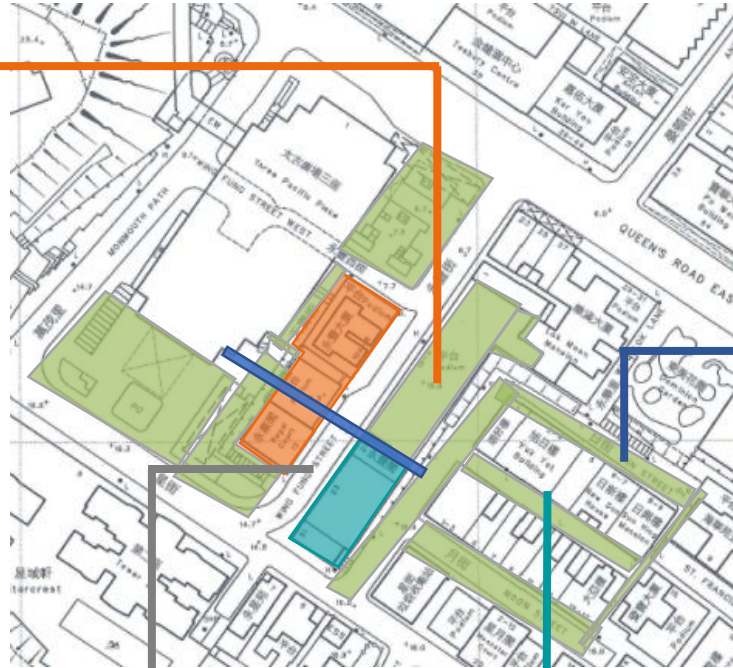
“Why don’t we slow down & enjoy every moment in the fast moving Milky Way”

The Star Street Precinct, centered around Three Pacific Place & comprising mainly of Star Street, Moon Street, Sun Street, & Wing Fung Street is a destination for the slow living concept: stop, breathe & enjoy the interesting things surrounding you.

Outdoor Seating & Fitness



- Well designed outdoor seating around the Star Street Precinct allows people to enjoy the neighborhood
- Outdoor fitness space is also provided to encourage exercise & health



Street Fair



- Star Street Precinct is an unique & artistic community with many possibilities
- Various fairs with different themes will be held on the weekends as an attraction
- Tenants’ business will benefit from the increased footfall

Mini Fashion Show

- A regular fashion show organized by individual promising fashion designers
- Serves as a weekend attraction
- Simultaneously promotes tenants’ products



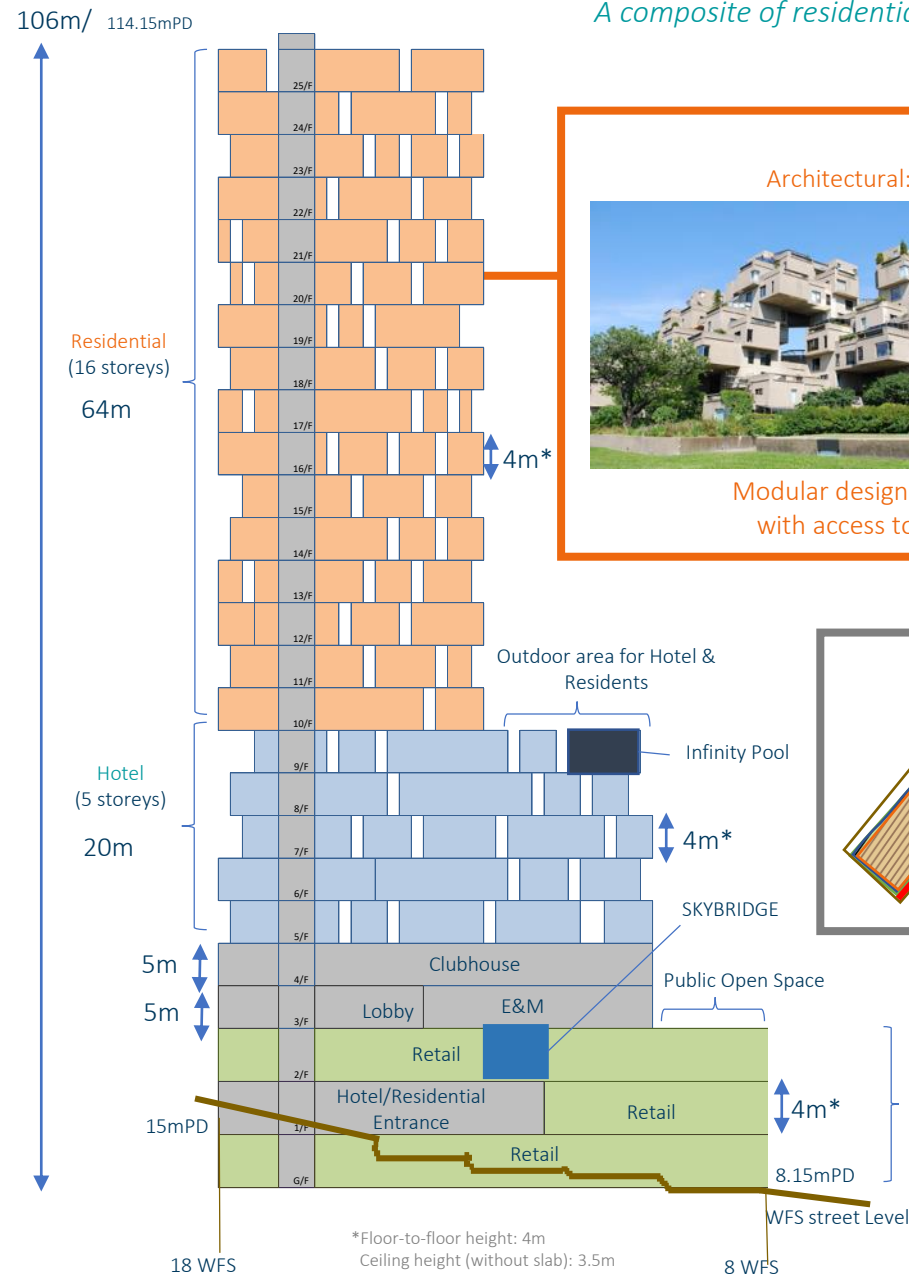
BYP “Bring your pet”

- Encourages a pet-friendly Star Street Precinct
- Walk the dog in the evening after a long day at work
- Enjoy the beautiful weekend with family, friends & your lovely pet



KEY FEATURE 1 - ASTRA

A composite of residential flats featuring world-class architectural designs with wellness-focused retail tenants & a boutique hotel, for people desiring an urban getaway.



Design Inspirations

Architectural: Habitat 67 (Montreal, Canada)



Modular design; every unit has a unique floor plan with access to its own private outdoor terrace

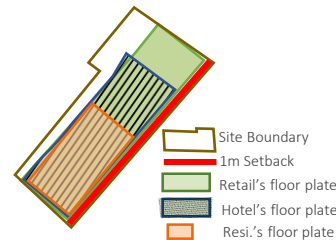


Aesthetical: 31 WFS



Mirrors the existing architectural heritage of 31WFS with its grey-blue curvy balcony

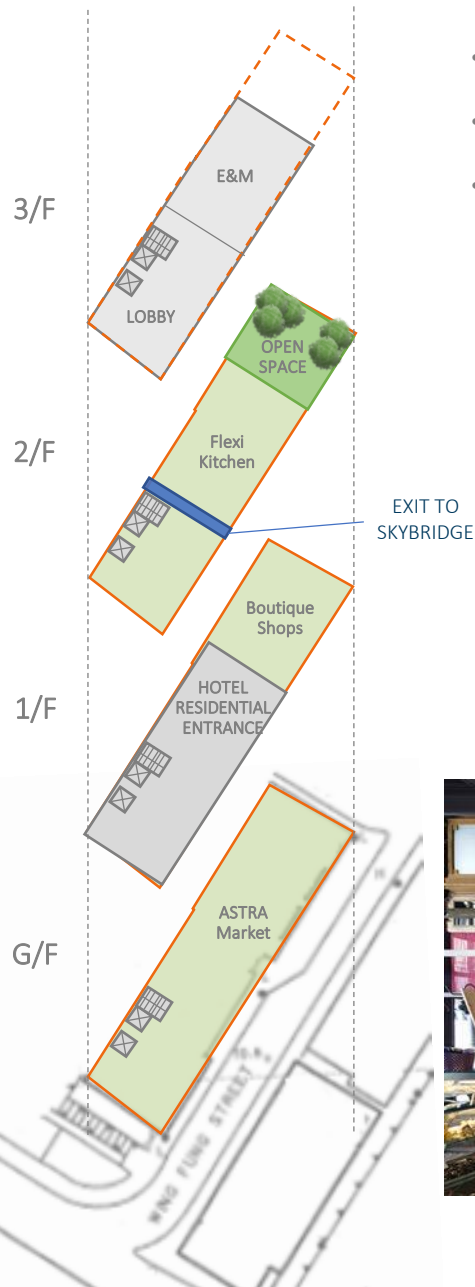
Site Plan



Live like a Star

- With space so sought after in Hong Kong, ASTRA provides a unique offering of privacy & outdoor space to its residents & guests, with small, minimalist units catered to the individual
- This 106m building mirrors the buildings & open space of the Star Street Precinct, encouraging green foliage & happy people to thrive
- With premium retail & F&B at your fingertips, & a loyalty programme for all residents, buying fresh produce & daily chores become a pleasure
- ASTRA Boutique is a 4-star hotel that complements the shining guests by offering a home-away-from home, with easy access to neighboring Central, Admiralty and Wan Chai – the home to international business, transportation hubs, shopping & local favorites

RETAIL | ASTRA MARKET, FLEXI KITCHEN, & BOUTIQUE SHOPS



- ASTRA's retail & F&B has large, spacious floorplans & high 3.5m ceilings
- The SKYBRIDGE on the 2/F encourages traffic to wander throughout the space
- The rectangular floorplan provides easily- adaptable space for tenants to maximize on the efficiency of their units



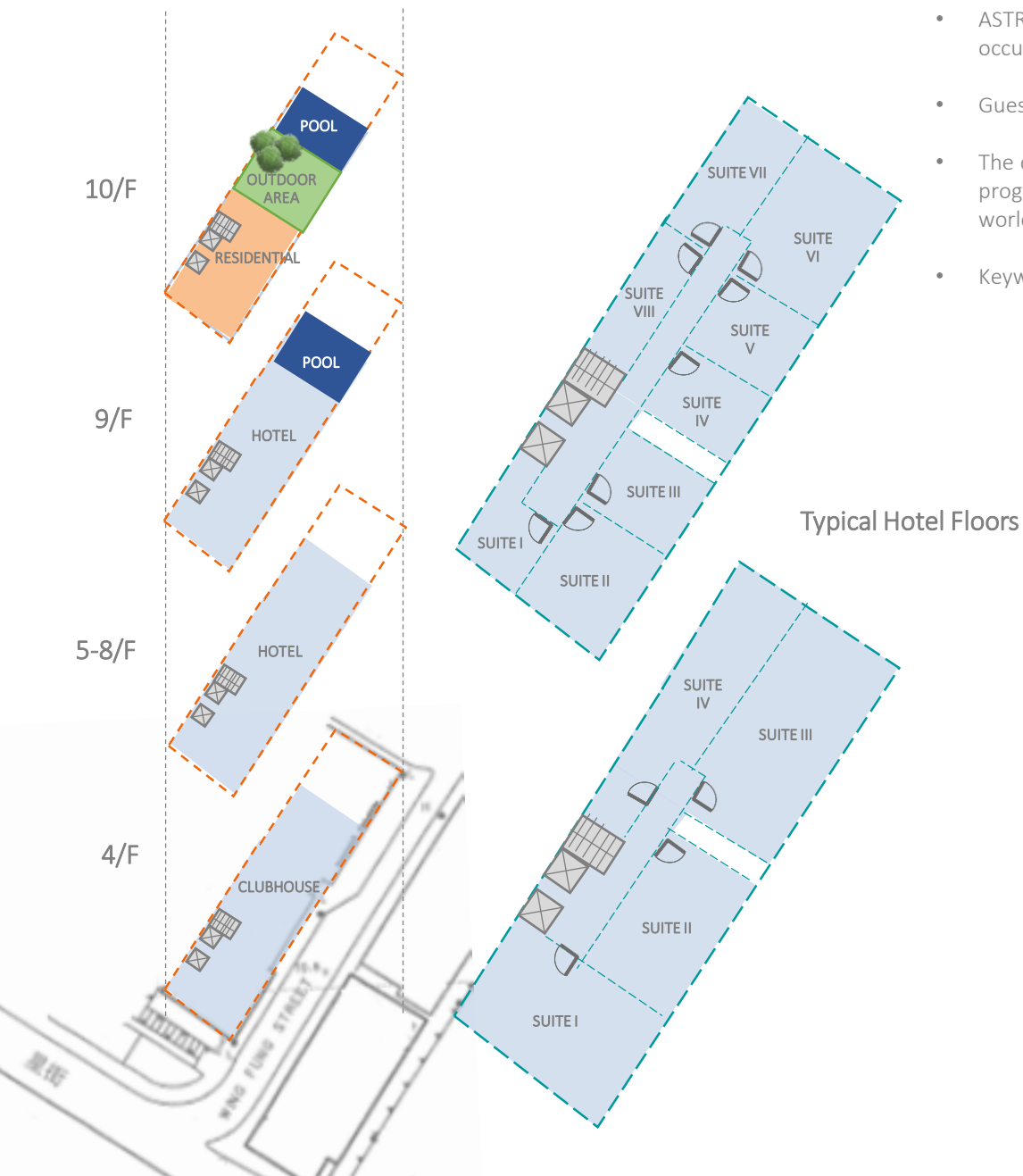
RETAIL

- Total Area: 12,582 sf (G) / 11,324 sf (LFA)
- Per Floor: 4,839 sf (G) / 4,355 sf (LFA)
- Efficiency: 90%
- Assumed Rents:
 - G/F – ASTRA Market: \$120 psf (LFA)
 - 1/F* – Boutique Shops: \$110 psf (LFA)
 - 2/F – Flexi Kitchen: \$90 psf (LFA)

*Exclude lobby area for Hotel & Residential tower



HOTEL | ASTRA BOUTIQUE



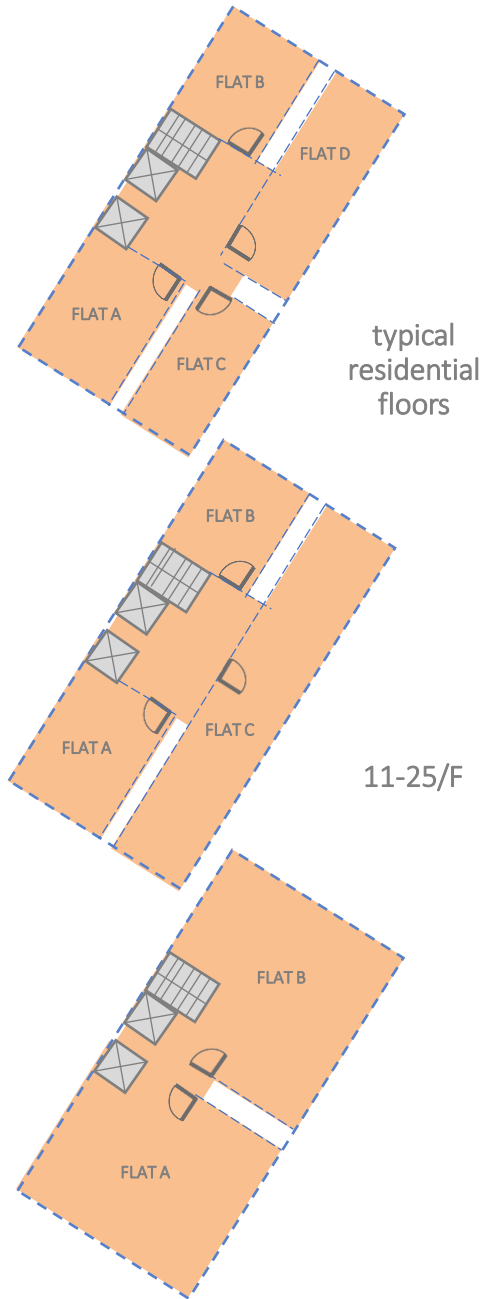
- ASTRA Boutique makes you feel like a guest at a friend's home, rather than just a hotel occupant
- Guestrooms are individually decorated & use upscale linens & exclusive amenities
- The design inspiration comes from the Seven Hotel in Paris. With a 'levitating' bed & progressively forward style with fastidious décor, guests are literally taken out of this world into the galaxy
- Keywords for the hotel: #chic #coolandtrendy #artsy



HOTEL

- Total Area: 21,814 sf (G) / 17,451 sf (LFA)
- Per Floor: 4,234 sf (G) / 3,387 sf (LFA)
- Efficiency: 80%
- No. of Hotel Rooms: 40
- Per Room: **Ranges from 323 to 1,076 sf (G) / 258 to 861 sf (LFA)**
- Per Room: **Avg. 549 sf (G) / 439 sf (LFA)**
- Assumed Room Rate: HK\$2,000 per night

RESIDENTIAL | ASTRA MODULAR FLATS



- The core & each flat unit are prefabricated offsite; this allows for shorter construction time & faster return on investment
- With various layout plans, ASTRA residential will have an array of flats of different sizes for sale, offering choices to different customers & family profiles
- The small units adopt a minimalist, light & space-maximizing feel

RESIDENTIAL

- Total Area: 40,290 sf (G) / 30,218 sf (SA)
- Per Floor: 2,540 sf (G) / 1,905 sf (SA)
- Efficiency: 75%
- No. of Flats: 50
- Per Flat: Ranges from 500 to 1,500 sf (G)/375 to 1,125 sf (SA)
- Per Flat: Avg. 780 sf (G) / 585 sf (SA)
- Assumed Sales Price: HK\$ 35,000 psf (SA) / HK\$21M per flat



Key Feature 2 - HELIOS

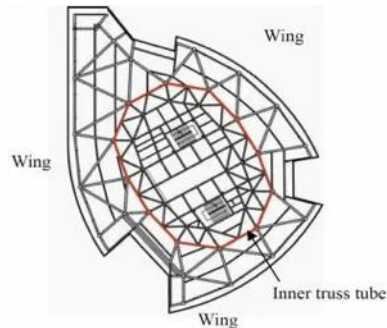
A spiraling residential tower reaching up to the sky which, with its **one-unit-per-floor** design, offers **maximum privacy** & a **360-degree view** from the heart of the city, complemented by a unique market retail space.

Design Inspirations

Architectural: [Mode Gakuen Spiral Tower \(Nagoya, Japan\)](#)



A tower with constellation-like detail on the façade, & a series of dynamic spaces inside

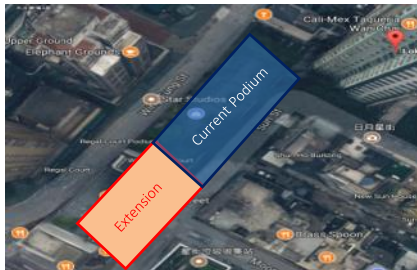


Residential Comparable: [OPUS Hong Kong](#)

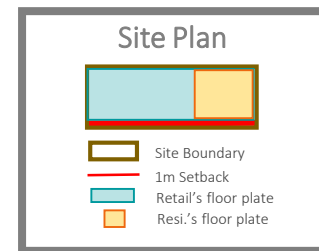


Customers with similar purchasing power yet have smaller families & live closer to the city center

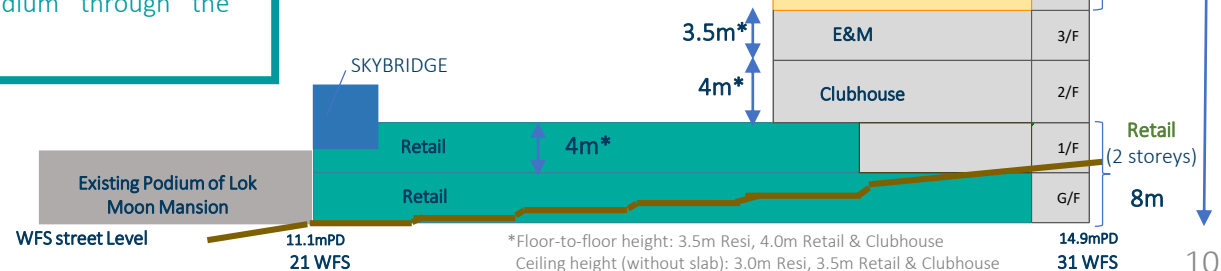
Podium Extension



The adjacent green roof of Lok Moon Mansion is underutilized. We propose to connect the new podium of the subject site to the existing podium. Thus, if the developer acquires Lok Moon Mansion in the future, the 2 podiums could be combined to form a large green roof open to the public. Footfall from the street level & from the other side of Wing Fung Street would be introduced to the podium through the SKYBRIDGE.

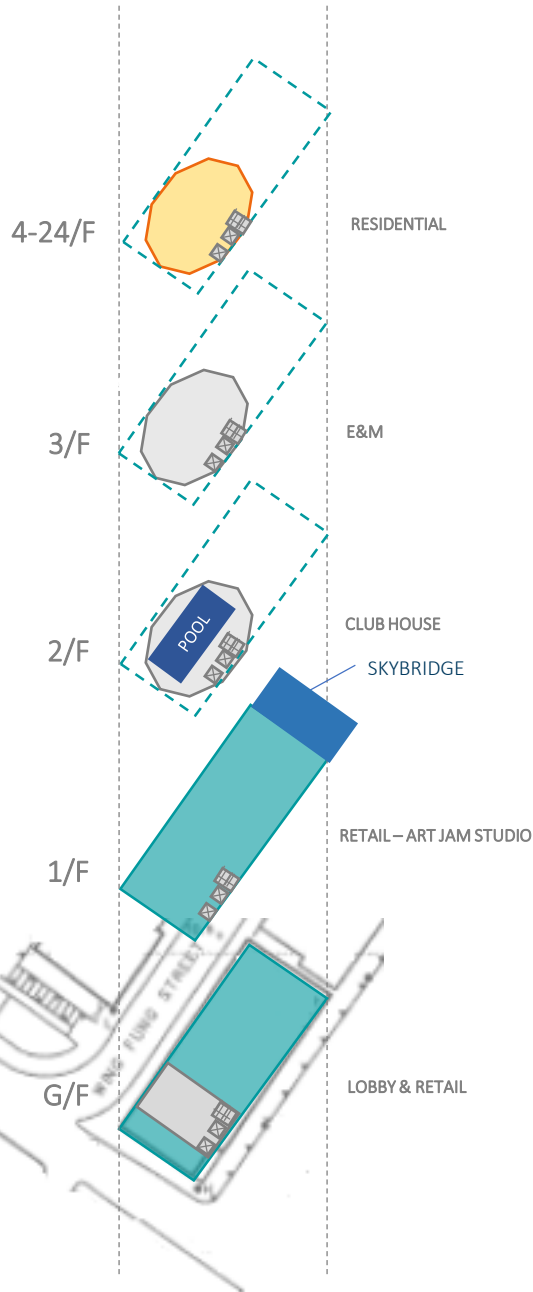


Note: all figures based on Gross Area

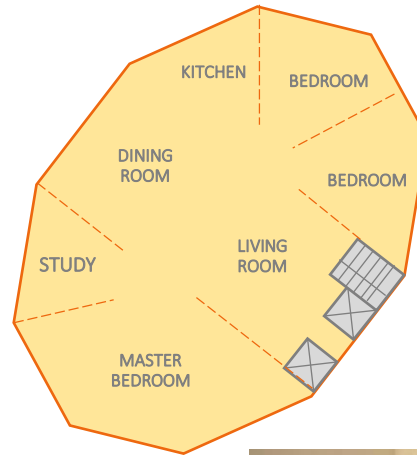


HELIOS FLOOR PLAN

With HELIOS, each floor is one unit to maximize privacy, with each flat uniquely tailored for the purposes & uses of its home owners.



Typical residential floor



Side core

Better for long stretch of floor plate with subdivision

Conservatively assumed 70% efficiency due to small floor plate

Floor plate to slightly rotate to create spiraling effect



RESIDENTIAL

- Total Area: 29,290 sf (G) / 23,432 sf (SA)
- Per Floor: 1,355 sf (G) / 1,084 sf (SA)
- Efficiency: 80%
- No. of Flats: 21
- Per Flat: 1,355 sf (G) / 1,084 sf (SA)
- Assumed Sales Price: HK\$ 40,000 psf (SA) / HK\$45M per flat

RETAIL

- Total Area: 4,790 sf (G) / 4,311 sf (LFA)
- Per Floor: 2,818 sf (G) / 2,536 sf (LFA)
- Efficiency: 90%
- Assumed Rents:
 - G/F – Boutique Shops: \$120 psf (LFA)
 - 1/F* – Art-Jam Studio: \$90 psf (LFA)

*Exclude lobby area for Hotel & Residential tower

Key Feature 3 - SKYBRIDGE

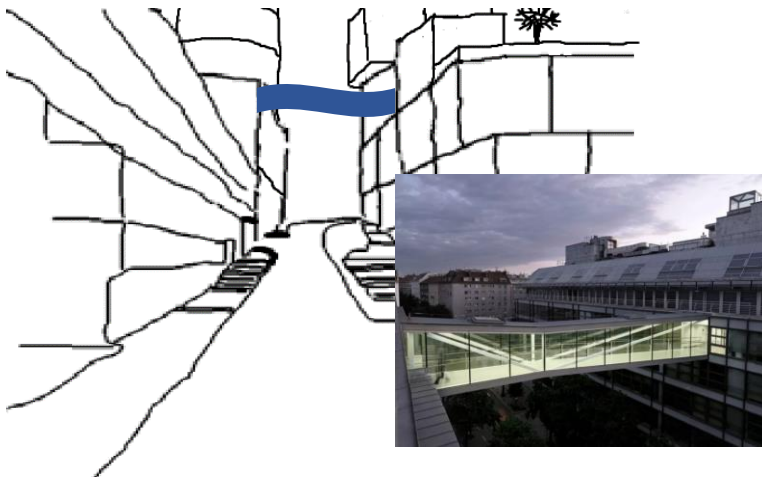
SKYBRIDGE is a uniquely designed, one-of-a-kind, LED illuminated bridge across Wing Fung Street, extending to & from Sun Street & Three Pacific Place.

Design Inspirations



- Serves as a **welcome gate** to the neighborhood since the precinct currently lacks presence & identity
- Is **architecturally unique**, creating a social media-friendly destination and tourist attraction, attracting crowds locally & internationally
- Brings Feature 1, Feature 2 & the neighborhood to life

SKYBRIDGE Features



- Semi-enclosed, glass wall footbridge
- Equipped with LED lighting for illumination for light effect
- 4m headroom under the bridge for vehicles is reserved

GFA & Calculation

Approximately 45m length, 3.5m wide, = 160 m², the SKYBRIDGE will utilize the unused GFA from 8-18 Wing Fung Street, subject to approval from the Highways Department of the HKSARG & other relevant departments. Though costly to build & non-income generating, the SKYBRIDGE will draw traffic, increasing the operating income from the precinct, as well as enhance & appreciate asset value.

RETAIL STRATEGY: BE A STAR

Eat like a star, dine like a star, shop like a star, & be INSPIRED!

The Constellation regards artistic, stimulating & organic retail as the new norm. By best utilizing Wing Fung Street & the Star Street Precinct's airy & welcoming vibe, we aim to create a retail destination where customers go not just to shop, but to become a STAR.

BE A STAR

1

"Eat Like a Star"

ASTRA Market
ASTRA – G/F



- Semi-open food market with buzzing ambiance
- Latest fast-dining trends
- Locally grown farm produce
- A gathering place that unites the neighborhood

2

"Dine Like a Star"

Flexi-Kitchen
ASTRA – 2/F



- 1 kitchen, ∞ restaurants
- Star chefs & menu changing constantly, exclusive to the City
- The REASON to visit & to visit AGAIN

3

"Be Inspired"

Art-Jam Studio
HELIOS – 1/F



- Art appreciation events
- Art-fans gatherings
- Art-jamming classes
- Flexible event space
- Bringing out everyone's inner "artist"

4

"Shop Like a Star"

Various Retail Tenants
Scattered Around



- Keyword for retail tenants:
#boutique #lifestyle #wellness
- Pampering each customer to bring out their best self

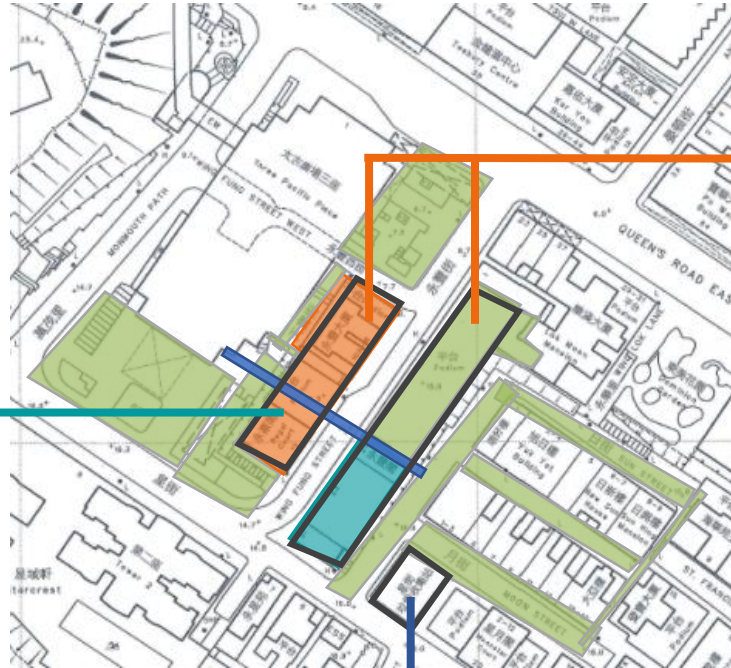
GREEN ELEMENTS

Going green is always expensive if it is an after thought. But if it is built in from the start, it can have limitless potential & savings. We all have a role to play to keep this planet sustainable for generations to come.

Real-Time Consumption Monitoring



- All retail shops are required to install smart metering for real-time monitoring of energy use, water use & waste reduction on an ongoing basis
- Records will be reviewed regularly & tenants can effectively work with the Landlord to set up a sustainable strategy for the neighborhood
- LEED Platinum is no longer sufficient, & LEED Dynamic Plaque is the goal; the Prius effect demonstrates that people will use less energy when they see real-time consumption



Urban Farming & Green Wall



- The rooftops & podium gardens can be used to grow nutritious & delicious organic plants to green up the neighborhood
- The seasonal produce can be rewarded to the tenants as an appreciation of their effort towards their support

Food waste Recycling



- The refuse collection station will be upgraded alongside the installation of an anaerobic digestion facility
- Food scraps from tenants are turned into fertilizer & renewable energy by the food waste processor

It is important that we don't just preach being green. Thus, we choose only to invest in green features that generate maximum energy & offer realistic payback periods to make being green viable.

KEY PARAMETERS

Project Name		Astra				Helios			
Address		8-18 Wing Fung Street				21-31 Wing Fung Street			
Total									
Total Site Area		:	6,774 sf				3,612 sf		
Site Class		:	B				B		
Plot Ratio - Non-Domestic		:	15				15		
Plot Ratio - Domestic		:	9				9		
Non-Domestic									
Retail									
No. of Floors - Retail		:	3 storey				2 storey		
Floor Plate (GFA Countable) - Retail		:	4,839 sf				2,818 sf		
Proposed GFA - Retail		:	12,582 sf				4,790 sf		
Efficiency - Retail		:	90%				90%		
Proposed LFA - Retail		:	11,324 sf				4,311 sf		
Hotel									
No. of Floors - Hotel		:	5 storey				NIL		
Floor Place - Hotel		:	4,234 sf						
Proposed No. of Rooms		:	40						
Proposed GFA - Hotel		:	21,814 sf						
Proposed Room Size (GFA)		:	323 sf	-	1,076 sf	(avg.)			549 sf
Efficiency - Hotel		:	80%						
Proposed LFA - Hotel		:	17,451 sf						
Proposed Room Size (LFA)		:	258 sf	-	861 sf	(avg.)			439 sf
Proposed Total Non-domestic GFA		:	34,396 sf				4,790 sf		
Proposed Total Non-domestic LFA		:	28,775 sf				4,311 sf		
Domestic									
Residential									
No. of Floors - Residential		:	16 storey				21 storey		
Floor Plate - Residential		:	2,540 sf				1,355 sf		
Proposed No. of Flats		:	50				21		
Proposed GFA - Residential		:	40,290 sf				29,290 sf		
Proposed Flat Size (GFA)		:	500 sf	-	1,500 sf	(avg.)	780 sf	1,355 sf	
Efficiency - Residential		:	75%				80%		
Proposed SA - Residential		:	30,218 sf				23,432 sf		
Proposed Flat Size (SA)		:	375 sf	-	1,125 sf	(avg.)	585 sf	1,084 sf	
Proposed Total Domestic GFA		:	40,290 sf				29,290 sf		
Proposed Total Domestic LFA		:	30,218 sf				23,432 sf		

P&L & IRR ANALYSIS

PROFIT & LOSS STATEMENT

(ALL figures in HK\$)

Revenue

Part 1. Capitalised Rental Stream from Retail and Hotel

Floor	Usage	GFA	Efficiency	LFA	Unit Rate / Room Rate	Total
Astra (8-18 WFS) - G/F	Astra Market (semi-open food market)	4,839 s.f.	90%	4,355 s.f.	@ \$120 psf SA x12mths cap.@3%	\$209,057,000
Astra (8-18 WFS) - 1/F	Hotel/Residential Entrance, Driveway to CP, Boutique Shops	2,904 s.f.	90%	2,613 s.f.	@ \$110 psf SA x12mths cap.@3%	\$114,981,000
Astra (8-18 WFS) - 2/F	Flexi-Kitchen (Restaurant), Lifestyle Shops	4,839 s.f.	90%	4,355 s.f.	@ \$90 psf SA x12mths cap.@3%	\$156,793,000
Astra (8-18 WFS) - 5-9/F	Hotel	21,814 s.f.	80%	17,451 s.f.	@ \$13.8 M per room x40 rooms	\$552,960,000
Helios (21-31 WFS) - G/F	Café, Bar, Boutique Shops	2,818 s.f.	90%	2,536 s.f.	@ \$120 psf SA x12mths cap.@3%	\$121,724,000
Helios (21-31 WFS) - 1/F	Art Jamming Studio, Lifestyle Shops	1,972 s.f.	90%	1,775 s.f.	@ \$90 psf SA x12mths cap.@3%	\$63,905,000
						\$1,219,420,000

Part 2. Gross Sales Proceeds from Residential

Building	Usage	GFA	Efficiency	SA	Unit Rate	Total
Astra (8-18 WFS) - 10-25/F	Apartments	40,290 sf (Avg. 780 sf GFA/ flat)	75%	30,218 sf (Avg. 585 sf SA /flat)	\$35,000 / sf (SA)	\$1,057,625,000.00 (Avg \$21.15 M flat)
Helios (21-31 WFS) - 5-24/F	Apartments	29,290 sf (Avg. 1,355 sf GFA/ flat)	80%	23,432 sf (Avg. 1,084 sf SA /flat)	\$40,000 / sf (SA)	\$937,274,000.00 (Avg \$44.63 M flat)
						\$1,994,899,000
GROSS DEVELOPMENT VALUE (GDV):						\$3,214,319,000

less Development Expenditure

		GFA / Unit	Unit Rate		
Accommodation Value Cost	⁽¹⁾ Based on existing	70,192 sf	\$15,000 /sf (GFA)		\$1,052,880,000
Demolition Cost	⁽²⁾ buildings' total GFA	70,192 sf	\$3,229 /sf (GFA)		\$226,664,000
Cost for Obtaining Clean Site:			\$18,229 /sf (GFA)	based on existing GFA	\$1,279,544,000
			\$11,764 /sf (GFA)	based on new GFA	
Construction Cost and Fees					
Retail Construction Cost	⁽³⁾	17,372 sf	@Q1 2020 \$3,117 /sf (GFA)		\$54,154,000
Residential Construction Costs	⁽⁴⁾	69,580 sf	@Q3 2020 \$3,166 /sf (GFA)		\$220,290,000
Hotel Construction Cost	⁽⁵⁾	21,814 sf	@Q3 2020 \$3,702 /sf (GFA)		\$80,750,000
Swimming Pool Construction Cost	⁽⁶⁾ 1 each in Astra and Helios	2	@Q3 2020 \$9,961,472 /pool	cost apportioned to new GFA	\$19,923,000
Basic Construction Cost:			\$3,449 /sf (GFA)		\$375,117,000
Green Features Provision			\$345 /sf (GFA)		\$37,512,000
Skybridge Premium	⁽⁷⁾ @ 10.00%	of Basic Construction Cost	\$ 1,477.62 /sf (GFA)	cost apportioned to new GFA	\$160,715,950
Skybridge Construction Cost	⁽⁸⁾ @ 5.00%	of GDV	\$ 1,103.28 /sf (GFA)	cost apportioned to new GFA	\$120,000,000
Total Construction Cost:			\$6,374.62 /sf (GFA)		\$693,344,950
Fees			\$382 /sf (GFA)		\$41,601,000
Total Construction Costs & Fees:			\$6,757 /sf (GFA)		\$734,945,950
Sales & Marketing Cost					
Marketing	@ 3.00%	of GDV	\$887 /sf (GFA)		\$96,430,000
Agency & Legal Fees	@ 3.50%	of GDV	\$1,034 /sf (GFA)		\$112,501,000
Sales Admin	@ 0.50%	of GDV	\$148 /sf (GFA)		\$16,072,000
	@ 7.00%	of GDV	\$2,069 /sf (GFA)		\$225,003,000
Total Sales & Marketing Costs:					
Development Expenditure (before Interest)			\$20,590 /sf (GFA)		\$2,239,492,950
Notional Interest	⁽¹⁰⁾		\$2,092 /sf (GFA)		\$227,499,000
Development Expenditure (after Interest)			\$22,681.56 /sf (GFA)		\$2,466,991,950
Developer's Profits (before Tax)					\$747,327,050
Less Tax	@ 16.50%				\$123,309,000
Developer's Profits (after Tax)					\$624,018,050

POST-TAX

Return on Total Costs	25.29%
Return on GDV	19.41%
IRR	10.08%

PROGRAMME & CASH FLOW

Astra (8-18 WFS) & Helios (21-31 WFS)

Project Cashflow (ALL figures in HK\$ M)

High Rise Residential for Trading

Interest Rate @ 4.30% pa

Year	12/31/17	3/31/18	6/30/18	9/30/18	12/31/18	3/31/19	6/30/19	9/30/19	12/31/19	3/31/20	6/30/20	9/30/20	12/31/20	3/31/21	6/30/21	9/30/21	Accumulative
Quarter	4th qtr	1st qtr	2nd qtr	3rd qtr	4th qtr	1st qtr	2nd qtr	3rd qtr	4th qtr	1st qtr	2nd qtr	3rd qtr	4th qtr	1st qtr	2nd qtr	3rd qtr	Total
Revenue																	
Revenue from sales														398.98	398.98	1196.94	1994.90
Revenue from lease (retail cap. @ 3%, hotel cap. @ 2.5%)																1219.42	1219.42
TOTAL REVENUE [1]														398.98	398.98	2416.36	3214.32
Expenditure																	
Acomodation Value Cost	1052.88																1052.88
Demolition Costs					68.00	90.67	68.00										226.66
Construction Costs								13.87	34.67	110.94	208.00	166.40	110.94	34.67	13.87		693.34
Professional Fees								0.83	2.08	6.66	12.48	9.98	6.66	2.08	0.83		41.60
Marketing,Sundries & Sales Agency Fee													67.50	45.00	45.00	67.50	225.00
TOTAL EXPENDITURE [2]	1052.88	0.00	0.00	0.00	68.00	90.67	68.00	14.70	36.75	117.59	220.48	176.39	185.09	81.75	59.70	67.50	2239.49
-Deficit [1]-[2]	(1052.88)	0.00	0.00	0.00	(68.00)	(90.67)	(68.00)	(14.70)	(36.75)	(117.59)	(220.48)	(176.39)	(185.09)	317.23	339.28	2348.86	974.83
-Interest Expended	(5.66)	(11.38)	(11.50)	(11.63)	(12.12)	(13.10)	(14.09)	(14.69)	(15.12)	(16.11)	(18.11)	(20.43)	(22.60)	(22.13)	(18.84)		(227.50)
-Tax Expended																(123.31)	(123.31)
NET CASH FLOW FOR PERIOD	(1058.54)	(11.38)	(11.50)	(11.63)	(80.11)	(103.76)	(82.09)	(29.39)	(51.87)	(133.71)	(238.59)	(196.82)	(207.69)	295.10	320.44	2225.55	624.02
CUMULATIVE CASH FLOW	(1058.54)	(1069.92)	(1081.42)	(1093.05)	(1173.16)	(1276.92)	(1359.02)	(1388.40)	(1440.27)	(1573.98)	(1812.57)	(2009.39)	(2217.08)	(1921.97)	(1601.53)	624.02	

After Tax & Interest

IRR **10.08%**

Project Program

Development Period : 48 mths

Year	2017	2018	2019	2020	2021	Accumulative												
Quarter	4th qtr	1st qtr	2nd qtr	3rd qtr	4th qtr	1st qtr	2nd qtr	3rd qtr	4th qtr	1st qtr	2nd qtr	3rd qtr	4th qtr	1st qtr	2nd qtr	3rd qtr	Total	
	Land Acquisition																	
Design & Planning		12 mths			Work Commences													
Demolition					9 mths													
Application for Building the Skybridge				30%	40.0%	30.0%	15 mths											
Foundation & Superstructure							24 mths											OP
Skybridge Construction							2.0%	5.0%	16.0%	30.0%	24.0%	16.0%	5.0%	2.0%				
Marketing & Sales														Pre-sale				
														12 mths				
														30.0%	20.0%	30.0%		

TABLE OF KEY ASSUMPTIONS

Main assumptions for total project construction:

	Assumptions	Rate	Remarks
1.	Accommodation cost on developable GFA	\$15,000 psf	<ul style="list-style-type: none"> Source: ULI Competition Board Government rent is excluded as amount is assumed to be insignificant
2.	Demolition cost	\$3,229 psf	<ul style="list-style-type: none"> Source: DQCCR
3.	Retail mall construction cost – high end	\$32,000 / m2	<ul style="list-style-type: none"> Source: AQCCR Subject to inflation of 2.4%
4.	Apartments construction cost – high rise, high end	\$32,599 / m2	<ul style="list-style-type: none"> Source: AQCCR Subject to inflation of 2.4%
5.	Luxury hotels construction cost – 4-star	\$38,000 / m2	<ul style="list-style-type: none"> Subject to inflation of 2.4% Assume higher end of 4-star construction cost due to novelty design features
6.	Pool design & construction cost	\$9,500,000 per pool	<ul style="list-style-type: none"> Source: ACCH Subject to inflation of 2.4%
7.	Green features provision	10% of total construction cost	<ul style="list-style-type: none"> Source: USGBC.org
8.	SKYBRIDGE construction cost & fees	\$260,000 / m2	<ul style="list-style-type: none"> Source: RLB Report, with consultation from SPL Subject to inflation of 2.4% Assume 461 sqm High-end, semi-enclosed covered footbridge
9.	Bridge premium	\$160M one-off fee	<ul style="list-style-type: none"> 5% of GDV
10.	Notional interest rate	4.3% per annum	<ul style="list-style-type: none"> From developer's 2016 Annual Report
11.	Fees	6% of total construction cost	<ul style="list-style-type: none"> Source: RLB Report, with consultation from SPL Includes costs of statutory insurance, utilities, direct supplies & mock up

Detailed breakdown of Hotel Capital value:

Hotel Capital Value Calculation		
Room rate	\$2,000	per night
Gross rent	\$720,000	per annum
Hotel expenses	40%	
Net rent	\$432,000	per annum
Occupancy	80%	
Net income	\$345,600	per annum
Capped at	2.5%	
Hotel Capital Value	\$13,824,000	per room