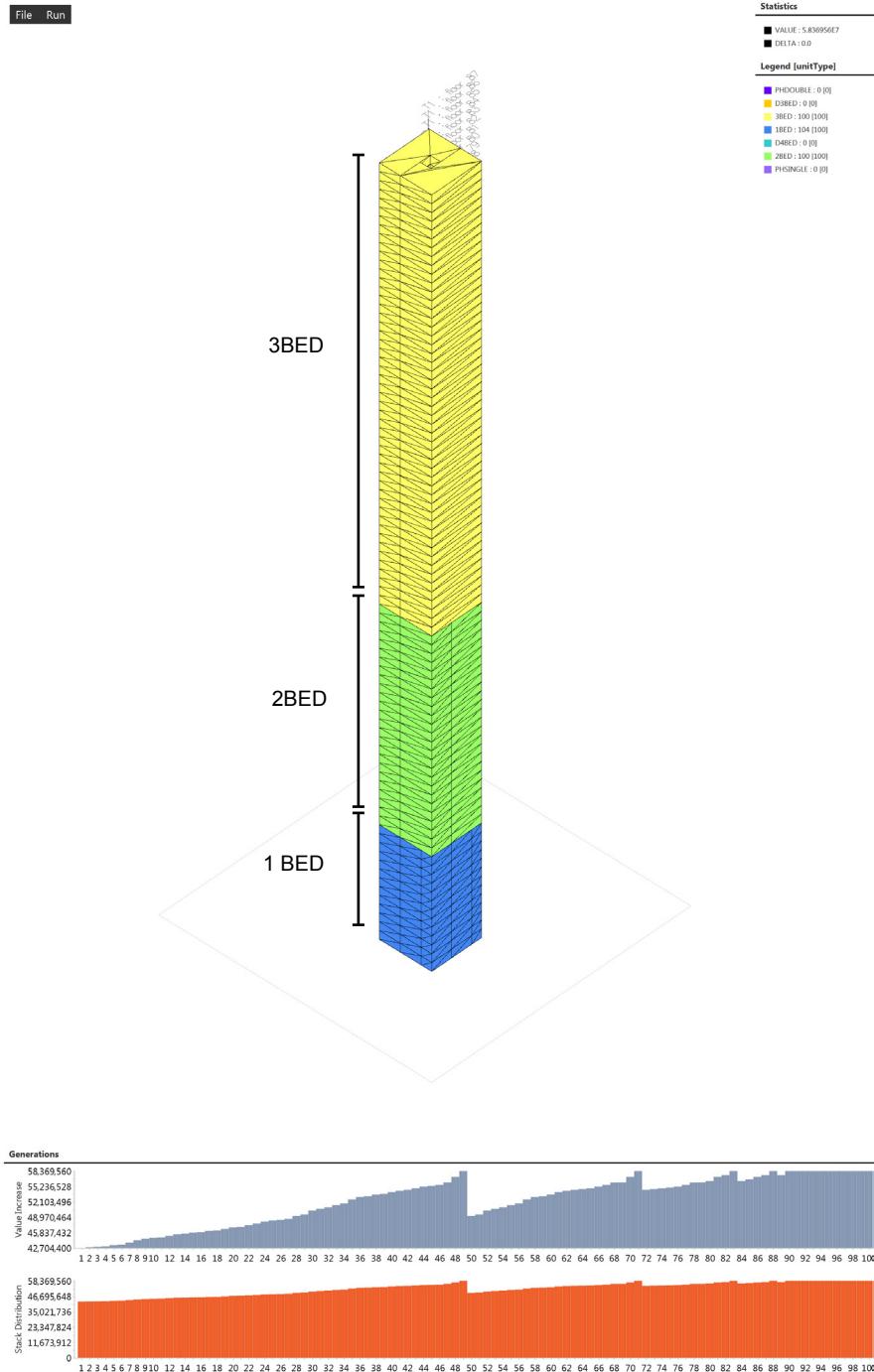


I.i SINGLE FLOORPLATE TOWER MIX FINANCIAL DISTRIBUTIONS



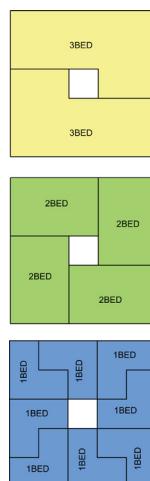
EVALUATION 1 (control) :

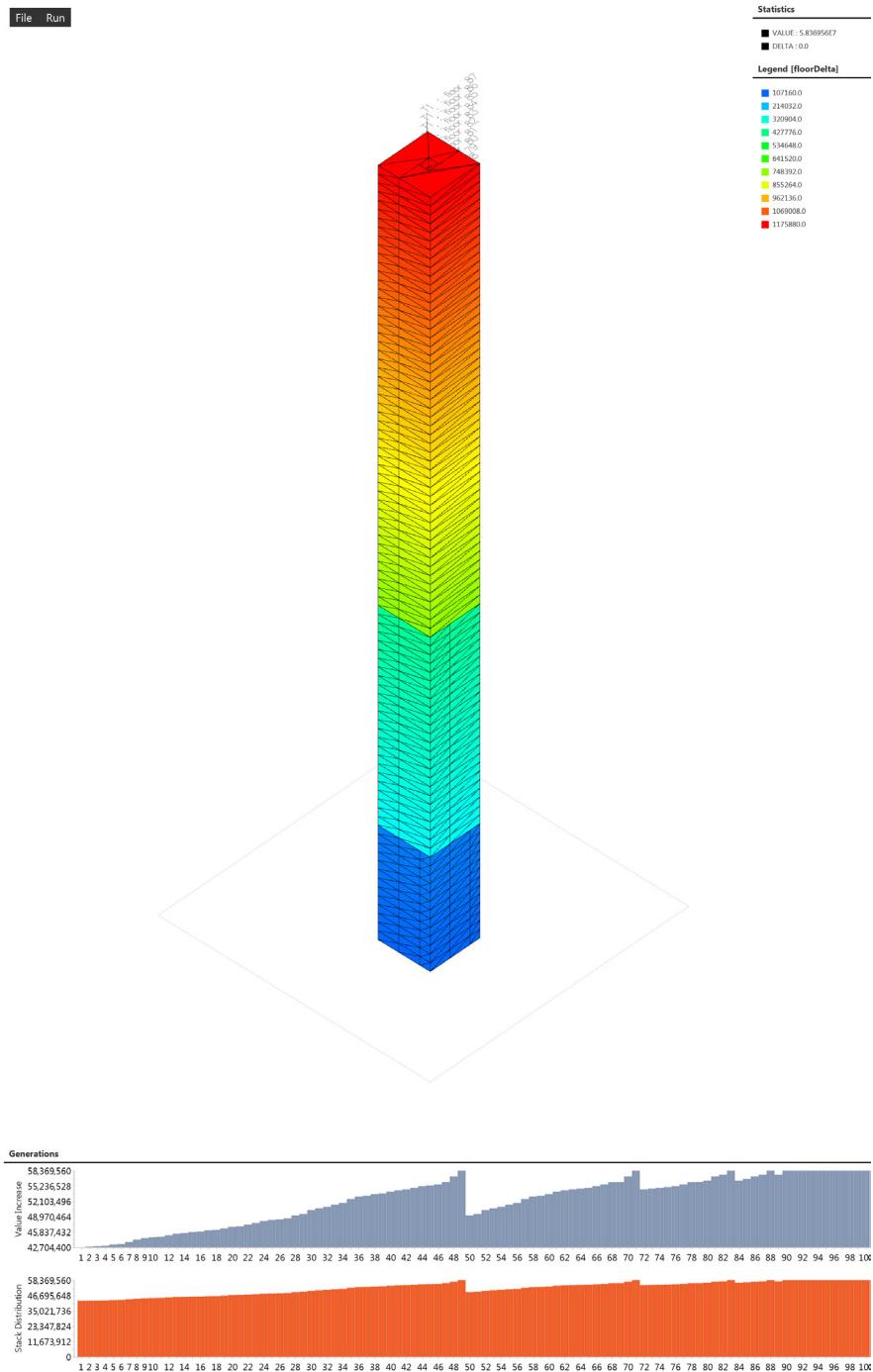
DATA INPUT :

- MAX HEIGHT : NONE
- MAX FAR : NONE
- FLOOR TO CEILING HEIGHT : 4m
- UNIT VALUE MULTIPLIER: 2.2% / flr
- UNIT VALUE CAP: NONE
- UNIT MIX

	COUNT	VAL	CAP
1BED	100	300	0
2BED	100	500	0
3BED	100	800	0
PHSINGLE	0	1800	0
PHDOUBLI	0	1800	0
D3BED	0	1000	0
D4BED	0	1500	0

GEOMETRY INPUT: -FLOORPLATE GEOMETRY





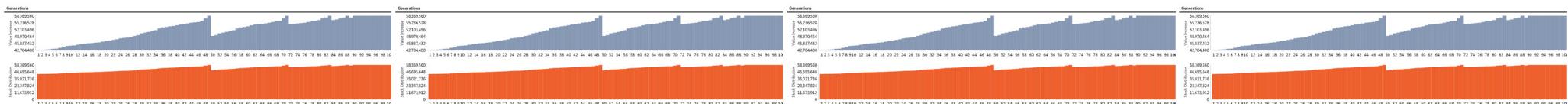
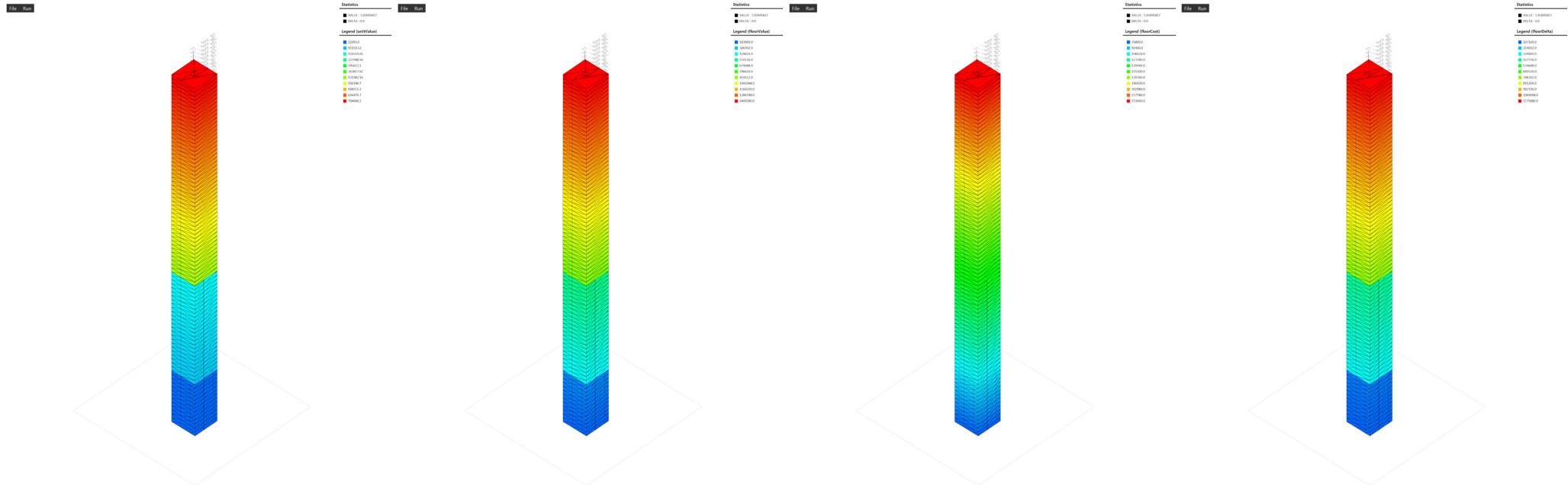
EVALUATION 1 (control):

OUTPUT:

- UNIT TYPE
- UNIT VALUE
- FLOOR VALUE
- FLOOR COST
- FLOOR DELTA (VALUE - COST)

RESULTS - TOTAL VALUE 5.83E7 :

The initial control evaluation establishes a distribution with no value cap per unit. All floors are constrained to a single unit type per floor for base testing. Output results show a predictable gradient of low value units at the base of the tower to higher value units at the top.



Statistics

- VALUE : 5.836956E7
- DELTA : 0.0

Legend [unitValue]

- 22995.0
- 91159.52
- 159324.05
- 227488.56
- 295653.1
- 363817.62
- 431982.16
- 500146.7
- 568311.2
- 636475.7
- 704640.2
- 183960.0
- 306492.0
- 429024.0
- 551556.0
- 674088.0
- 796620.0
- 919152.0
- 1041684.0
- 1164216.0
- 1286748.0
- 1409280.0

Statistics

- VALUE : 5.836956E7
- DELTA : 0.0

Legend [floorValue]

- 183960.0
- 306492.0
- 429024.0
- 551556.0
- 674088.0
- 796620.0
- 919152.0
- 1041684.0
- 1164216.0
- 1286748.0
- 1409280.0

Statistics

- VALUE : 5.836956E7
- DELTA : 0.0

Legend [floorCost]

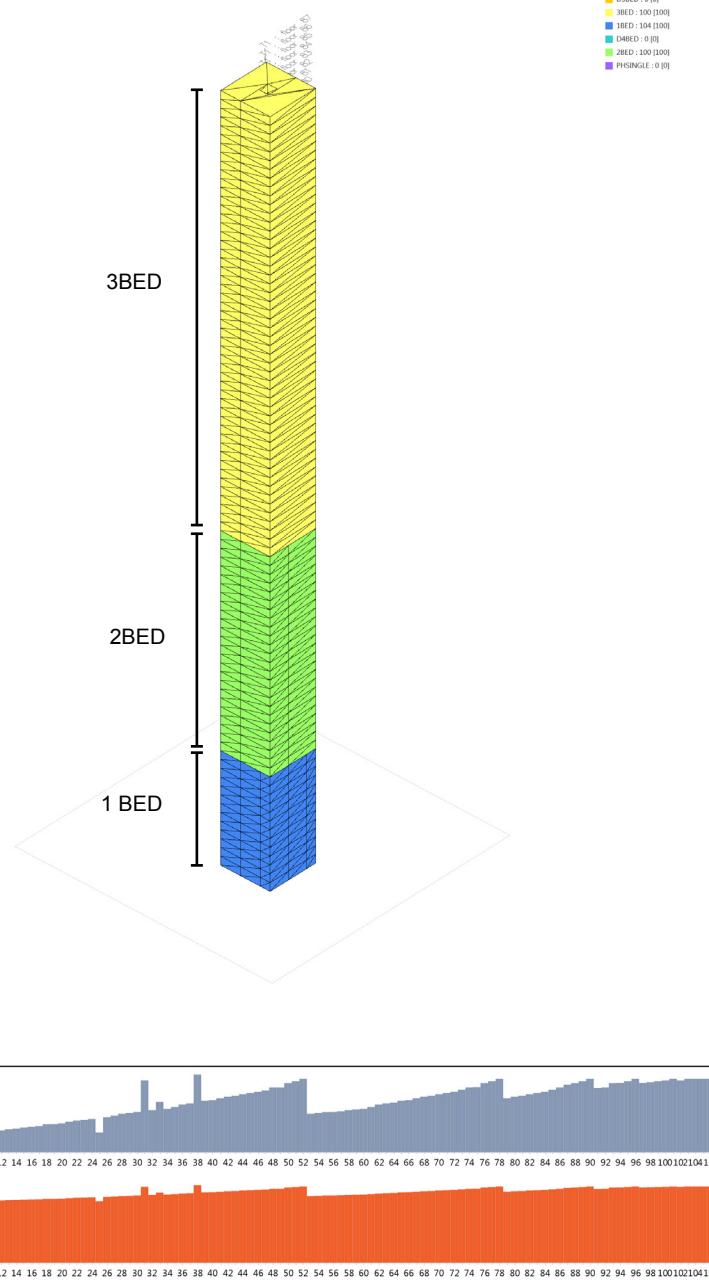
- 76800.0
- 92460.0
- 108120.0
- 123780.0
- 139440.0
- 155100.0
- 170760.0
- 186420.0
- 202080.0
- 217740.0
- 233400.0
- 107160.0
- 214032.0
- 320904.0
- 427776.0
- 534648.0
- 641520.0
- 748392.0
- 855264.0
- 962136.0
- 1069008.0
- 1175880.0

Statistics

- VALUE : 5.836956E7
- DELTA : 0.0

Legend [floorDelta]

Statistics
 ■ VALUE : 5.023967
 ■ DELTA : 0.0
 Legend [unitType]
 ■ PHDOUBLE : 0 [0]
 ■ D3BED : 0 [0]
 ■ 3BED : 100 [100]
 ■ 1BED : 104 [100]
 ■ DBED : 0 [0]
 ■ 2BED : 100 [100]
 ■ PHSINGLE : 0 [0]



EVALUATION 2.01 (500 000 cap uniform floorplate) :

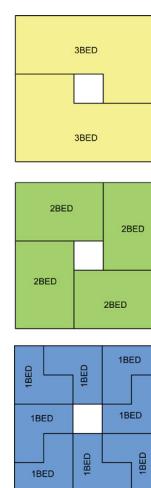
DATA INPUT :

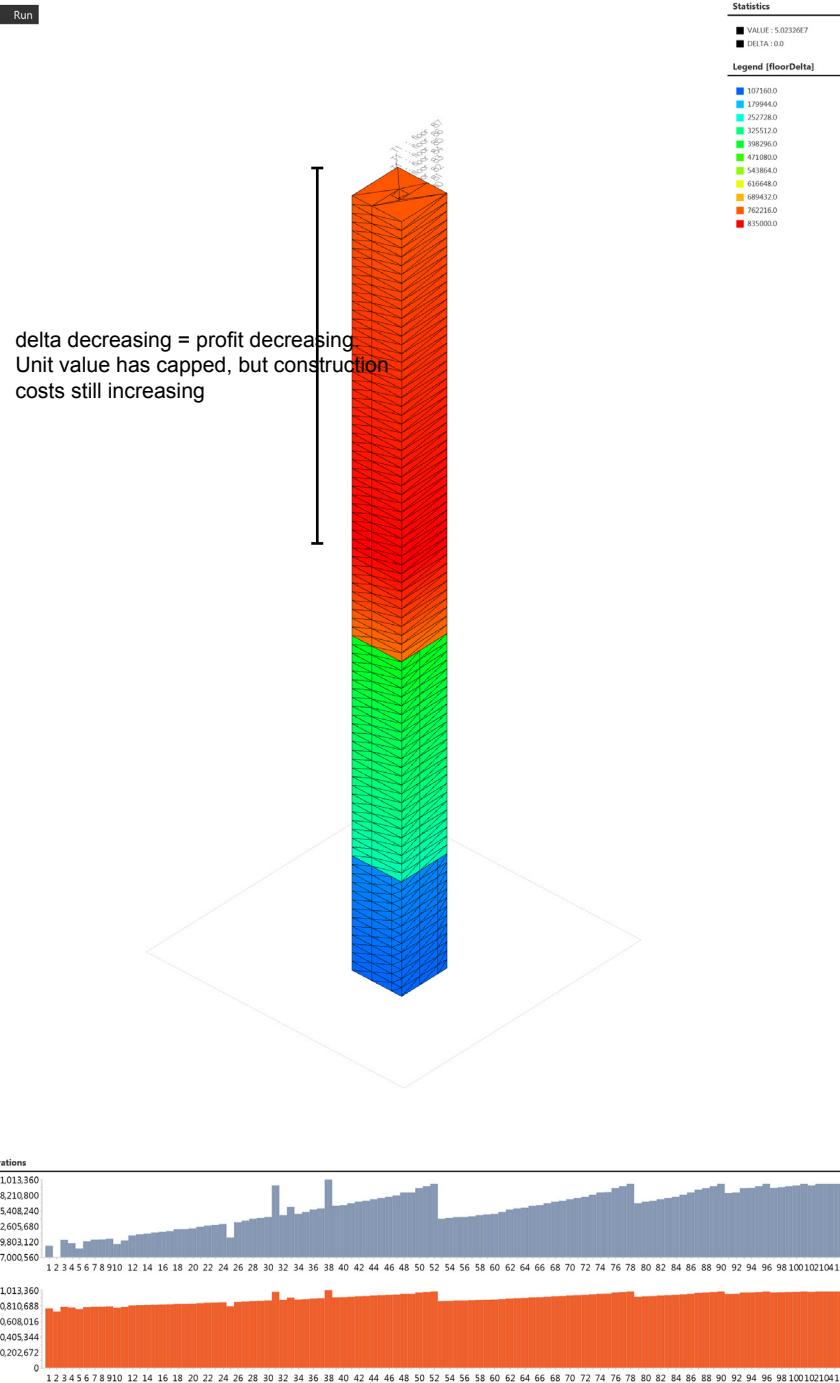
- MAX HEIGHT : NONE
- MAX FAR : NONE
- FLOOR TO CEILING HEIGHT : 4m
- UNIT VALUE MULTIPLIER: 2.2% / flr
- UNIT VALUE CAP: 500 000
- UNIT MIX

	COUNT	VAL	CAP
1BED	100	300	500000
2BED	100	500	500000
3BED	100	800	500000
PHSINGLE	0	1800	500000
PHDOUBLI	0	1800	500000
D3BED	0	1000	500000
D4BED	0	1500	500000

GEOMETRY INPUT:

-FLOORPLATE GEOMETRY





EVALUATION 2.01 (500 000 cap uniform floorplate) :

RESULTS - TOTAL VALUE 5.02E7 :

Evaluation 2.01 tests standard unit distribution with increasing unit values at the top of the tower, and lower unit values at the base, while including a unit value cap imposed by market unit values.

In this case, the test value cap imposed is 500000 across all units for testing purposes, but could be modified per client/scheme/changing market rates.

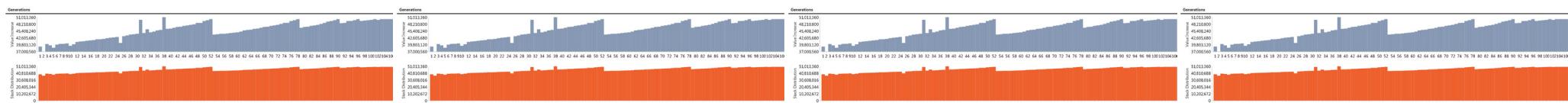
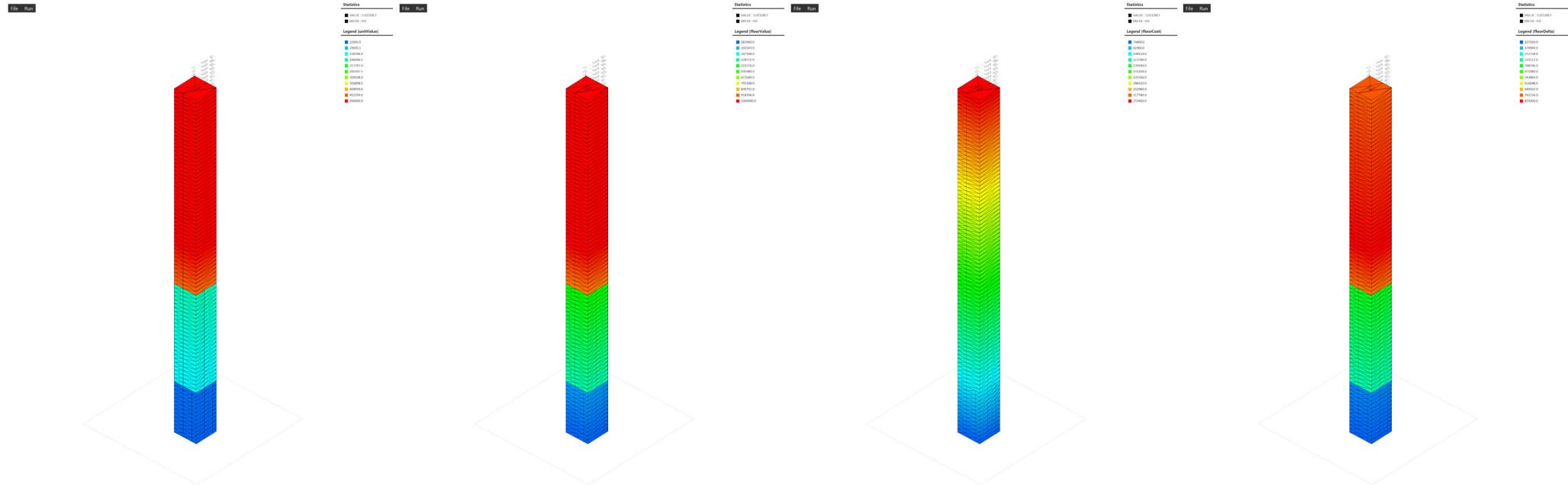
The evaluation shows a graduated increase in tower floor value until the unit value cap threshold is met, after which floor values become stable, but with increasing construction costs per additional floor.

Statistics

- VALUE : 5.02326E7
- DELTA : 0.0

Legend [floorDelta]

- 107160.0
- 179944.0
- 252728.0
- 325512.0
- 398296.0
- 471080.0
- 543864.0
- 616648.0
- 689432.0
- 762216.0
- 835000.0



Statistics

- VALUE : 5.02326E7
- DELTA : 0.0

Legend [unitValue]

- 22995.0
- 70695.5
- 118396.0
- 166096.5
- 213797.0
- 261497.5
- 309198.0
- 356898.5
- 404599.0
- 452299.5
- 500000.0
- 183960.0
- 265564.0
- 347168.0
- 428772.0
- 510376.0
- 591980.0
- 673584.0
- 755188.0
- 836792.0
- 918396.0
- 1000000.0

Statistics

- VALUE : 5.02326E7
- DELTA : 0.0

Legend [floorValue]

- 183960.0
- 265564.0
- 347168.0
- 428772.0
- 510376.0
- 591980.0
- 673584.0
- 755188.0
- 836792.0
- 918396.0
- 1000000.0

Statistics

- VALUE : 5.02326E7
- DELTA : 0.0

Legend [floorCost]

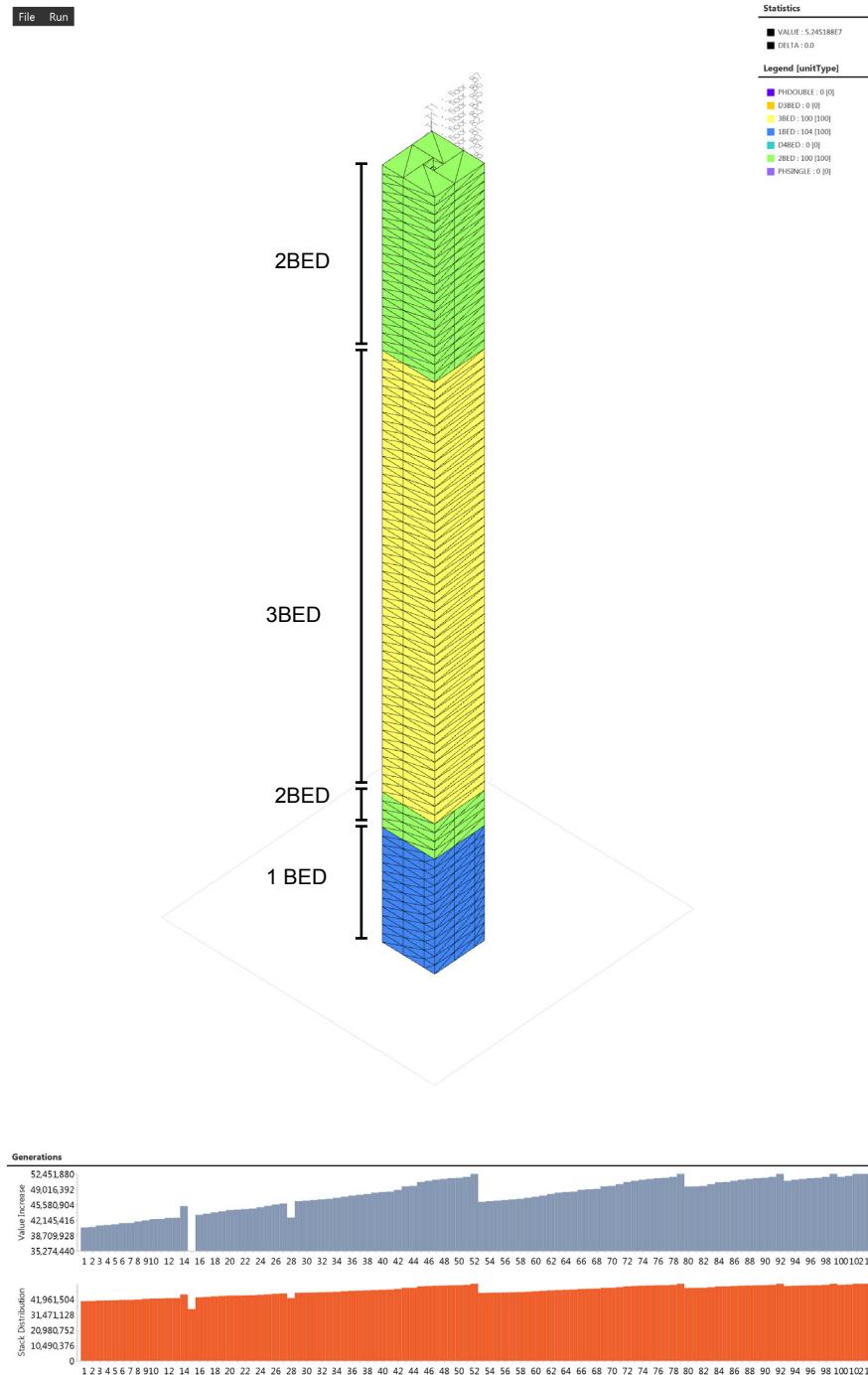
- 76800.0
- 92460.0
- 108120.0
- 123780.0
- 139440.0
- 155100.0
- 170760.0
- 186420.0
- 202080.0
- 217740.0
- 233400.0

Statistics

- VALUE : 5.02326E7
- DELTA : 0.0

Legend [floorDelta]

- 107160.0
- 179944.0
- 252728.0
- 325512.0
- 398296.0
- 471080.0
- 543864.0
- 616648.0
- 689432.0
- 762216.0
- 835000.0



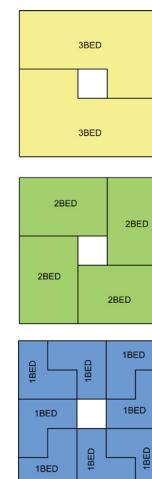
EVALUATION 2.02 (500 000 cap uniform floorplate) :

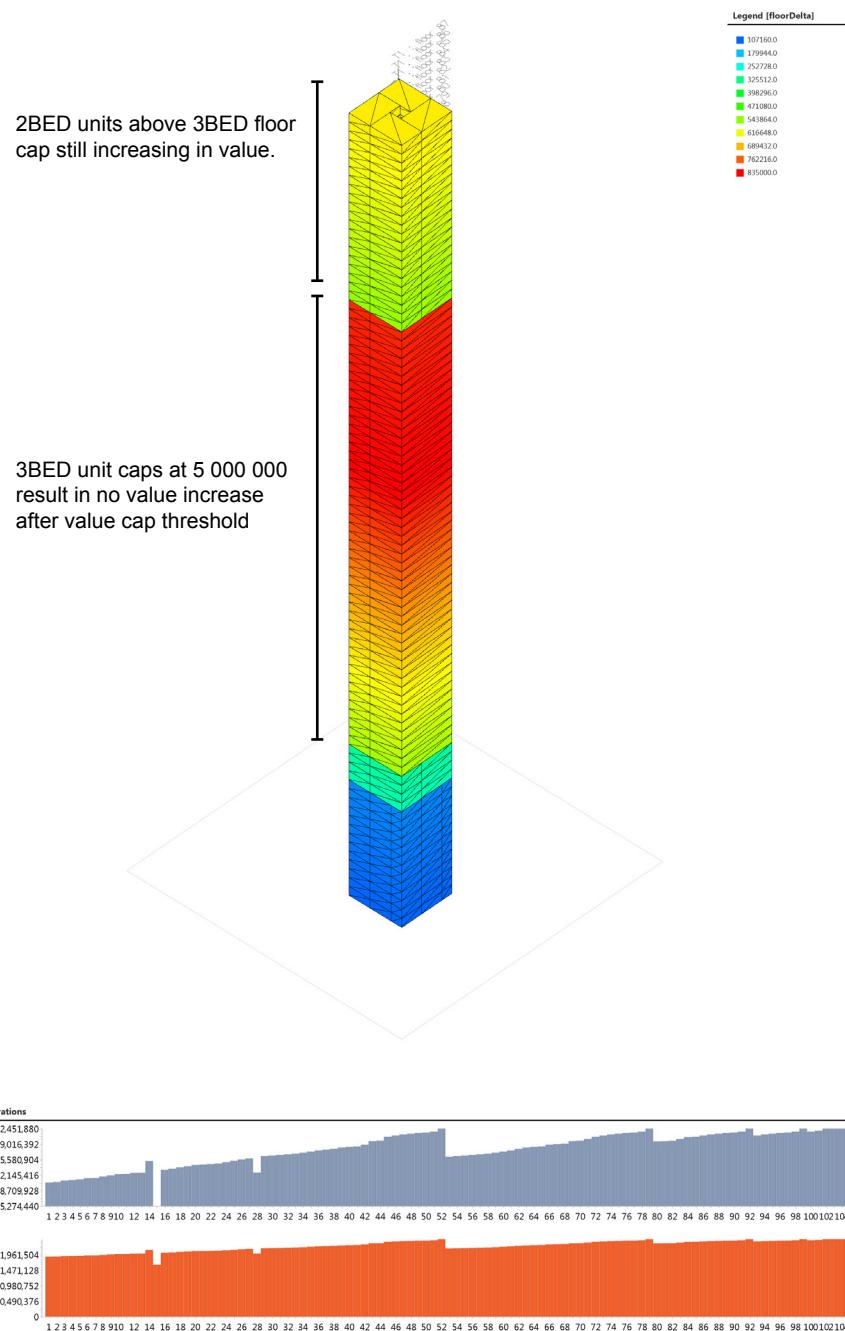
DATA INPUT :

- MAX HEIGHT : NONE
- MAX FAR : NONE
- FLOOR TO CEILING HEIGHT : 4m
- UNIT VALUE MULTIPLIER: 2.2% / flr
- UNIT VALUE CAP: 500 000
- UNIT MIX

	COUNT	VAL	CAP
1BED	100	300	500000
2BED	100	500	500000
3BED	100	800	500000
PHSINGLE	0	1800	500000
PHDOUBLI	0	1800	500000
D3BED	0	1000	500000
D4BED	0	1500	500000

GEOMETRY INPUT: -FLOORPLATE GEOMETRY





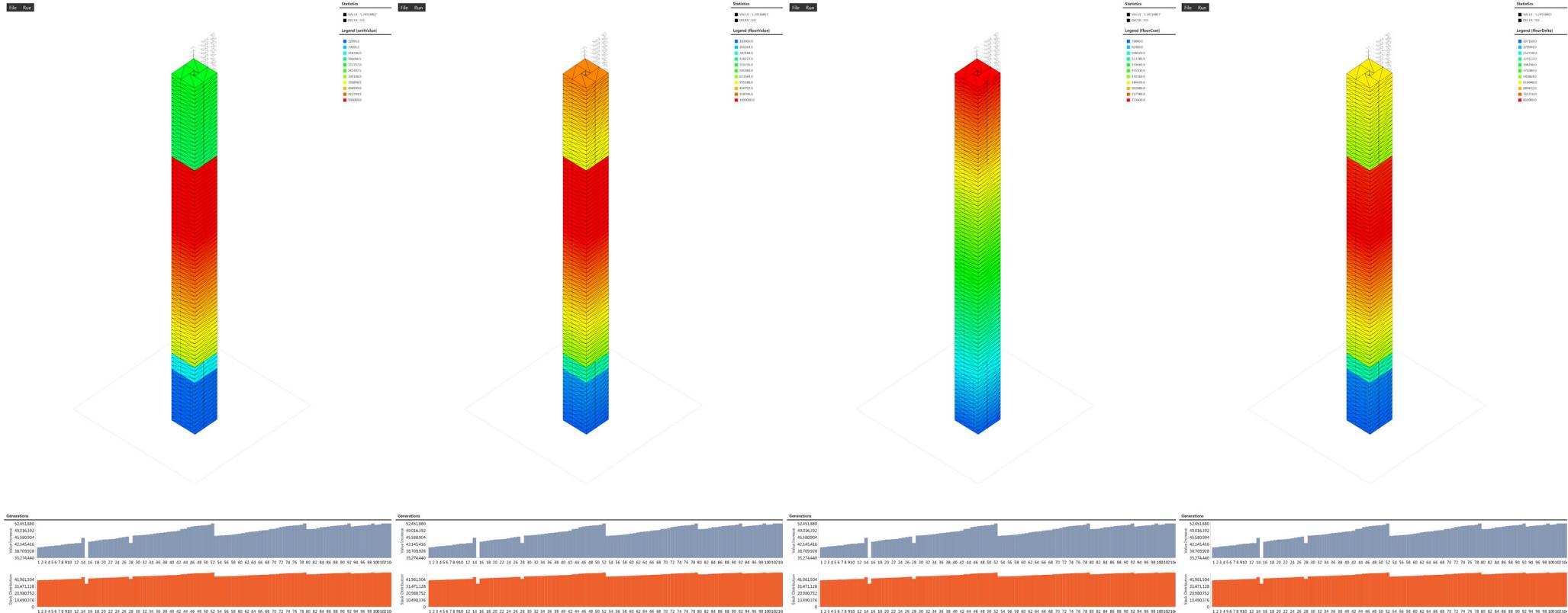
EVALUATION 2.02 (500 000 cap uniform floorplate) :

RESULTS - TOTAL VALUE 5.25E7:

Evaluation 2.02 tests distribution based on floor value and tower value as opposed to unit value as a metric for floor height assignment. As a result, the total tower value is increased by increasing floor value above the unit value cap threshold :

For example :

- 2x 3BED (500 000, capped) = 1 000 000 max floor value
- 4x 2BED (280 000, not capped) = 1 120 000 floor value



Statistics

- VALUE : 5.245188E7
- DELTA : 0.0

Legend [unitValue]

- 22995.0
- 70695.5
- 118396.0
- 166096.5
- 213797.0
- 261497.5
- 309198.0
- 356898.5
- 404599.0
- 452299.5
- 500000.0
- 183960.0
- 265564.0
- 347168.0
- 428772.0
- 510376.0
- 591980.0
- 673584.0
- 755188.0
- 836792.0
- 918396.0
- 1000000.0

Statistics

- VALUE : 5.245188E7
- DELTA : 0.0

Legend [floorValue]

- 183960.0
- 265564.0
- 347168.0
- 428772.0
- 510376.0
- 591980.0
- 673584.0
- 755188.0
- 836792.0
- 918396.0
- 1000000.0

Statistics

- VALUE : 5.245188E7
- DELTA : 0.0

Legend [floorCost]

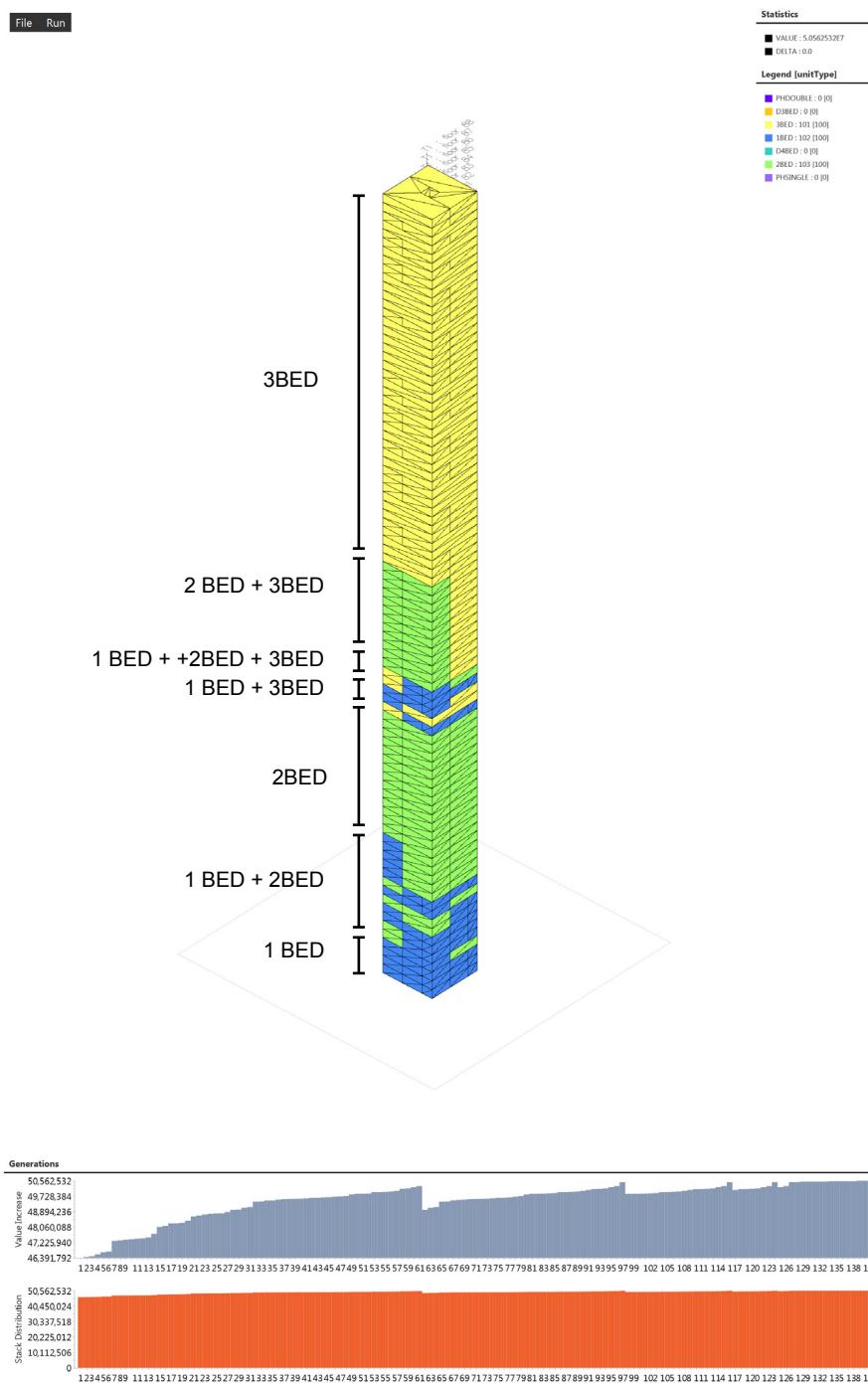
- 76800.0
- 92460.0
- 108120.0
- 123780.0
- 139440.0
- 155100.0
- 170760.0
- 186420.0
- 202080.0
- 217740.0
- 233400.0

Statistics

- VALUE : 5.245188E7
- DELTA : 0.0

Legend [floorDelta]

- 107160.0
- 179944.0
- 252728.0
- 325512.0
- 398296.0
- 471080.0
- 543864.0
- 616648.0
- 689432.0
- 762216.0
- 835000.0



EVALUATION 3.01 (500 000 cap mixed floorplate) :

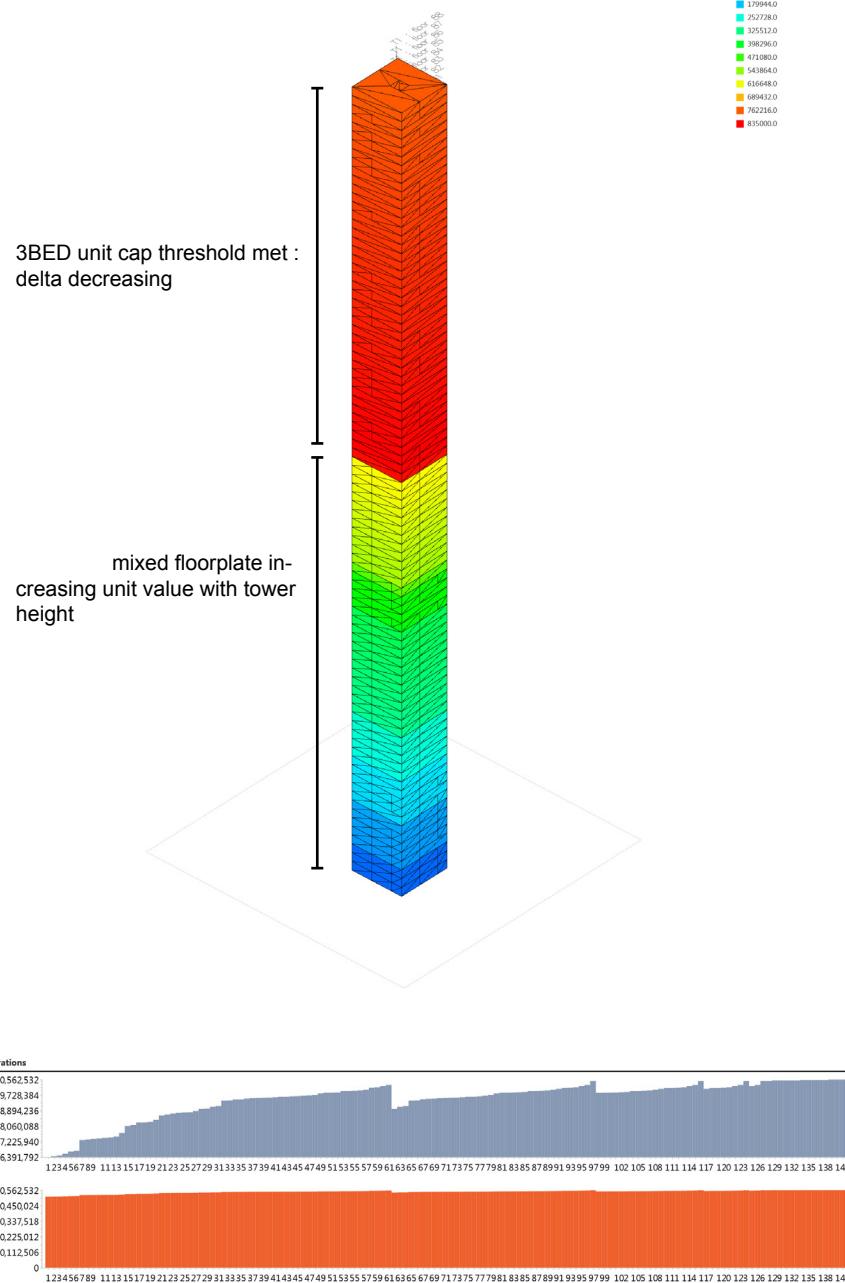
DATA INPUT :

- MAX HEIGHT : NONE
- MAX FAR : NONE
- FLOOR TO CEILING HEIGHT : 4m
- UNIT VALUE MULTIPLIER: 2.2% / flr
- UNIT VALUE CAP: 500 000
- UNIT MIX

	COUNT	VAL	CAP
1BED	100	300	500000
2BED	100	500	500000
3BED	100	800	500000
PHSINGLE	0	1800	500000
PHDOUBLI	0	1800	500000
D3BED	0	1000	500000
D4BED	0	1500	500000

GEOMETRY INPUT: -FLOORPLATE GEOMETRY



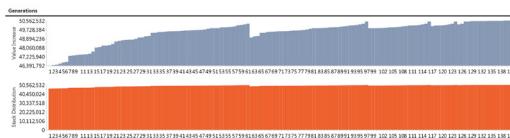
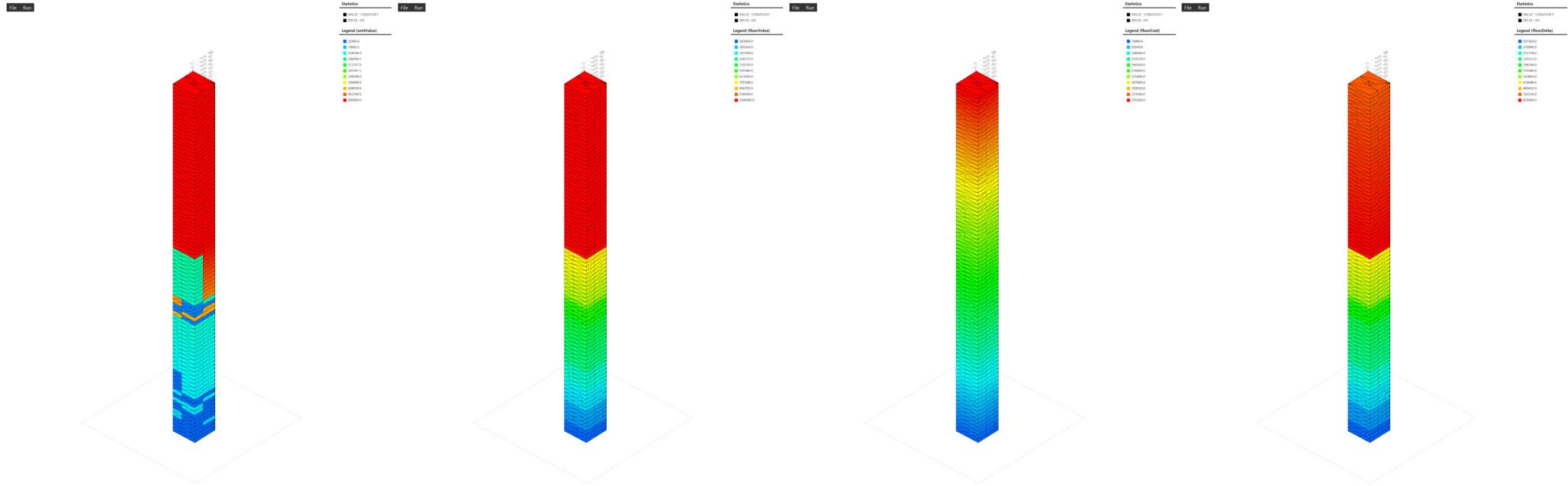


EVALUATION 3.01 (500 000 cap mixed floorplate) :

RESULTS - TOTAL VALUE 5.06E7:

Evaluation 3.01 tests the same distribution typology as evaluation 2.01, placing higher value units at increasing floor heights, but allowing for a gradation of unit distribution rather than a single unit typology per floor. As a result, the potential for total value increase is achieved through a unit value threshold cap at a higher floor.

The net difference in total value for the tower between evaluation 3.01 and 2.01 is relatively low, (5.02E7 vs 5.06E7).



Statistics

- VALUE : 5.0562532E7
- DELTA : 0.0

Legend [unitValue]

- 22995.0
- 70695.5
- 118396.0
- 166096.5
- 213797.0
- 261497.5
- 309198.0
- 356898.5
- 404599.0
- 452299.5
- 500000.0
- 183,960.0
- 265,564.0
- 347,168.0
- 428,772.0
- 510,376.0
- 591,980.0
- 673,584.0
- 755,188.0
- 836,792.0
- 918,396.0
- 1,000,000.0

Statistics

- VALUE : 5.0562532E7
- DELTA : 0.0

Legend [floorValue]

- 183,960.0
- 265,564.0
- 347,168.0
- 428,772.0
- 510,376.0
- 591,980.0
- 673,584.0
- 755,188.0
- 836,792.0
- 918,396.0
- 1,000,000.0

Statistics

- VALUE : 5.0562532E7
- DELTA : 0.0

Legend [floorCost]

- 76,800.0
- 92,640.0
- 108,480.0
- 124,320.0
- 140,160.0
- 156,000.0
- 171,840.0
- 187,680.0
- 203,520.0
- 219,360.0
- 235,200.0

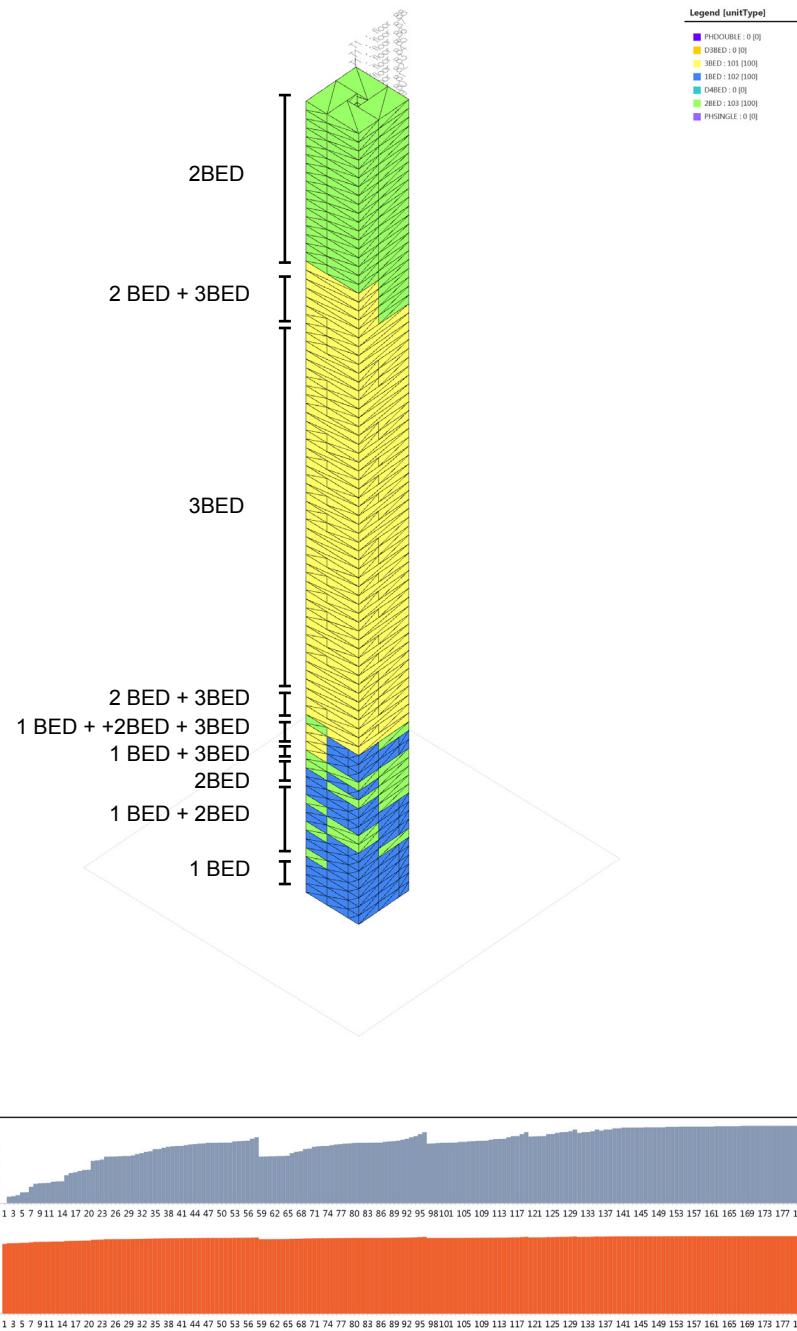
Statistics

- VALUE : 5.0562532E7
- DELTA : 0.0

Legend [floorDelta]

- 107,160.0
- 179,944.0
- 252,728.0
- 325,512.0
- 398,296.0
- 471,080.0
- 543,864.0
- 616,648.0
- 689,432.0
- 762,216.0
- 835,000.0

EVALUATION 3.02 (500 000 cap mixed floorplate) :



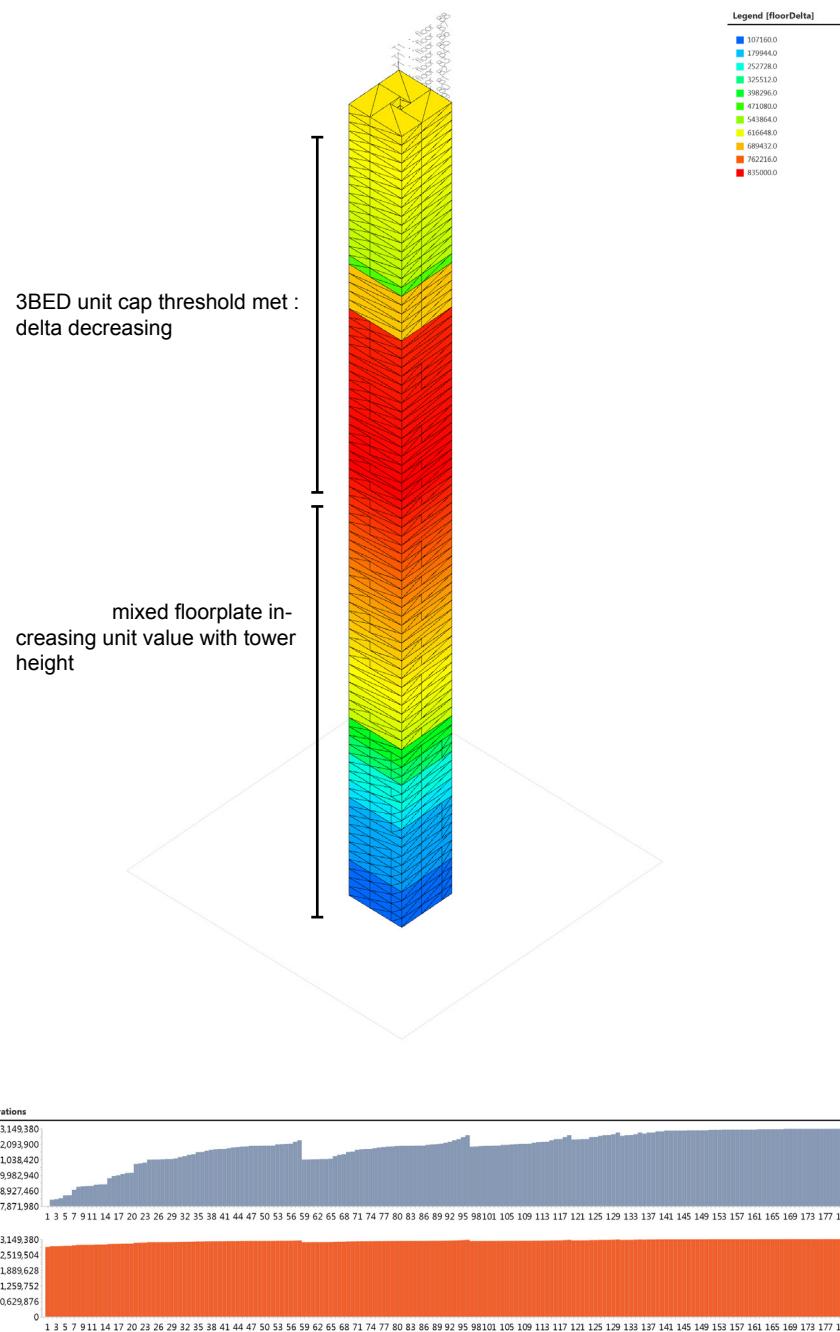
DATA INPUT :

- MAX HEIGHT : NONE
- MAX FAR : NONE
- FLOOR TO CEILING HEIGHT : 4m
- UNIT VALUE MULTIPLIER: 2.2% / flr
- UNIT VALUE CAP: 500 000
- UNIT MIX

	COUNT	VAL	CAP
1BED	100	300	500000
2BED	100	500	500000
3BED	100	800	500000
PHSINGLE	0	1800	500000
PHDOUBLI	0	1800	500000
D3BED	0	1000	500000
D4BED	0	1500	500000

GEOMETRY INPUT: -FLOORPLATE GEOMETRY



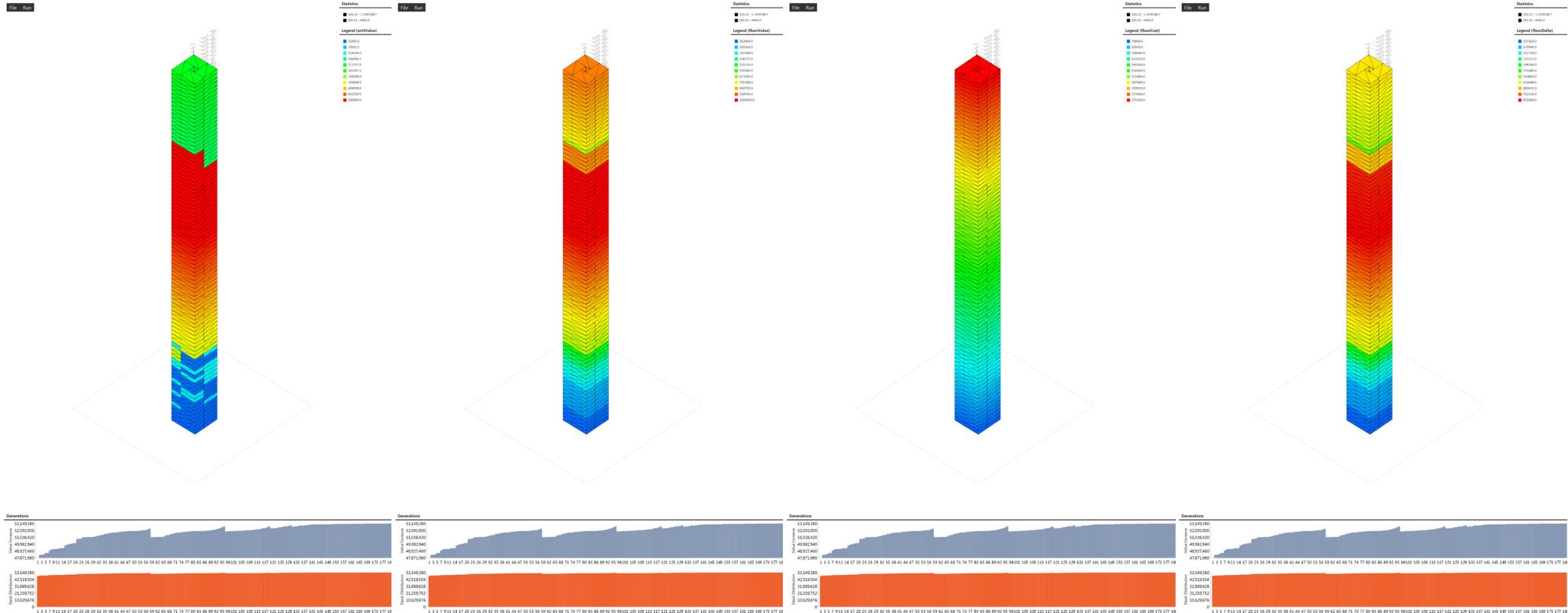


EVALUATION 3.02 (500 000 cap mixed floorplate) :

RESULTS - TOTAL VALUE 5.31E7:

Evaluation 3.02 tests the same distribution typology as evaluation 2.02, assigning unit location based on floor value and tower value, but allowing for a gradation of unit distribution rather than a single unit typology per floor. As a result, the potential for total value increase is achieved through a unit value threshold cap at a higher floor.

The net difference in total value between 3.02 and 3.01, as well as 3.02 and 2.01 is significant (5.05E7 vs 5.31E7 ~ 5% total profit increase and 5.02E7 vs 5.31E7 ~ 6% total profit increase)



Statistics

- VALUE : 5.314938E7
- DELTA : 9900.0

Legend [unitValue]

- 22995.0
- 70695.5
- 118396.0
- 166096.5
- 213797.0
- 261497.5
- 309198.0
- 356898.5
- 404599.0
- 452299.5
- 500000.0
- 183960.0
- 265564.0
- 347168.0
- 428772.0
- 510376.0
- 591980.0
- 673584.0
- 755188.0
- 836792.0
- 918396.0
- 1000000.0

Statistics

- VALUE : 5.314938E7
- DELTA : 9900.0

Legend [floorValue]

- 183960.0
- 265564.0
- 347168.0
- 428772.0
- 510376.0
- 591980.0
- 673584.0
- 755188.0
- 836792.0
- 918396.0
- 1000000.0

Statistics

- VALUE : 5.314938E7
- DELTA : 9900.0

Legend [floorCost]

- 76800.0
- 92640.0
- 108480.0
- 124320.0
- 140160.0
- 156000.0
- 171840.0
- 187680.0
- 203520.0
- 219360.0
- 235200.0

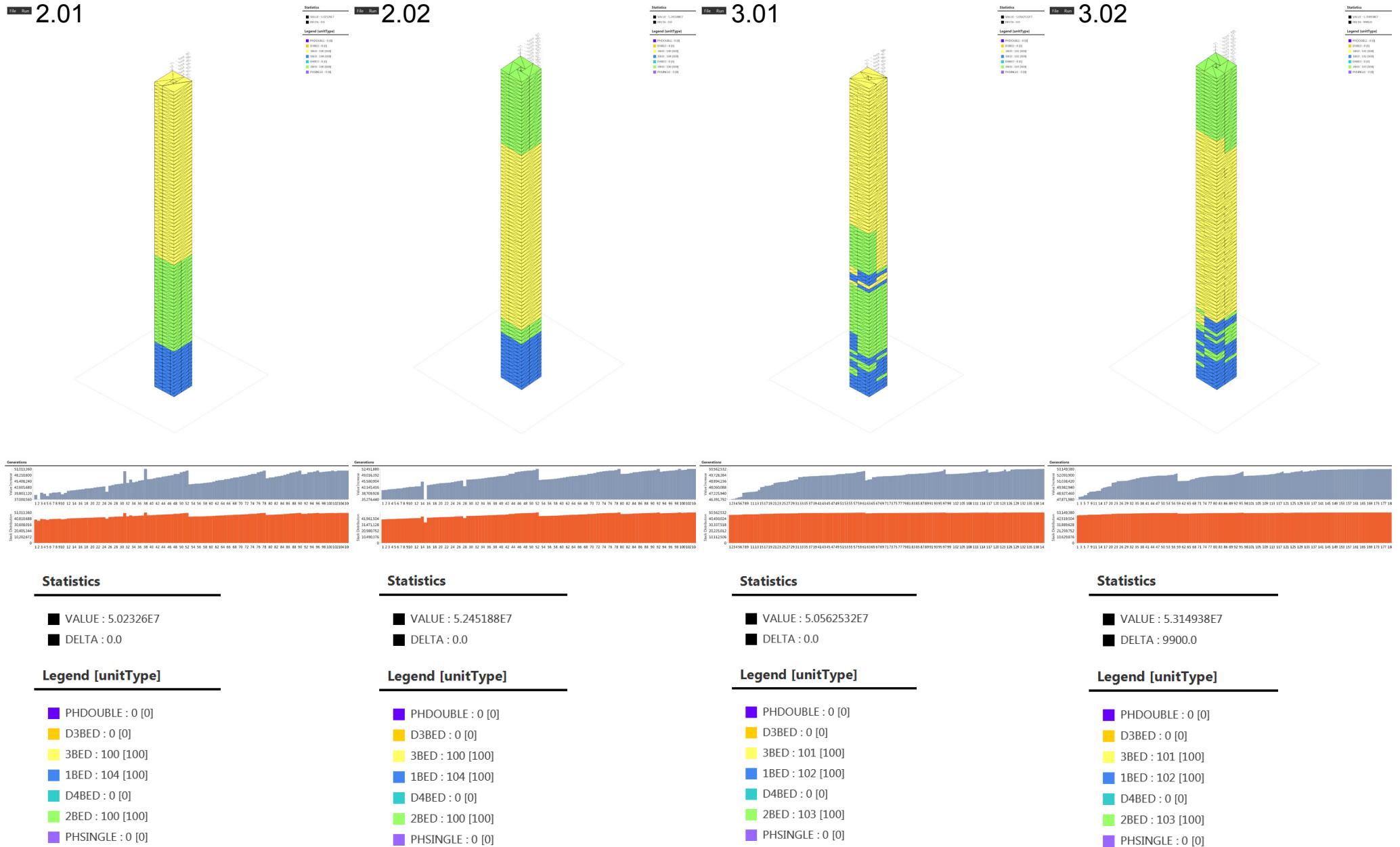
Statistics

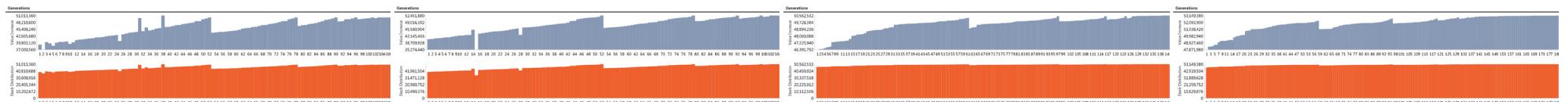
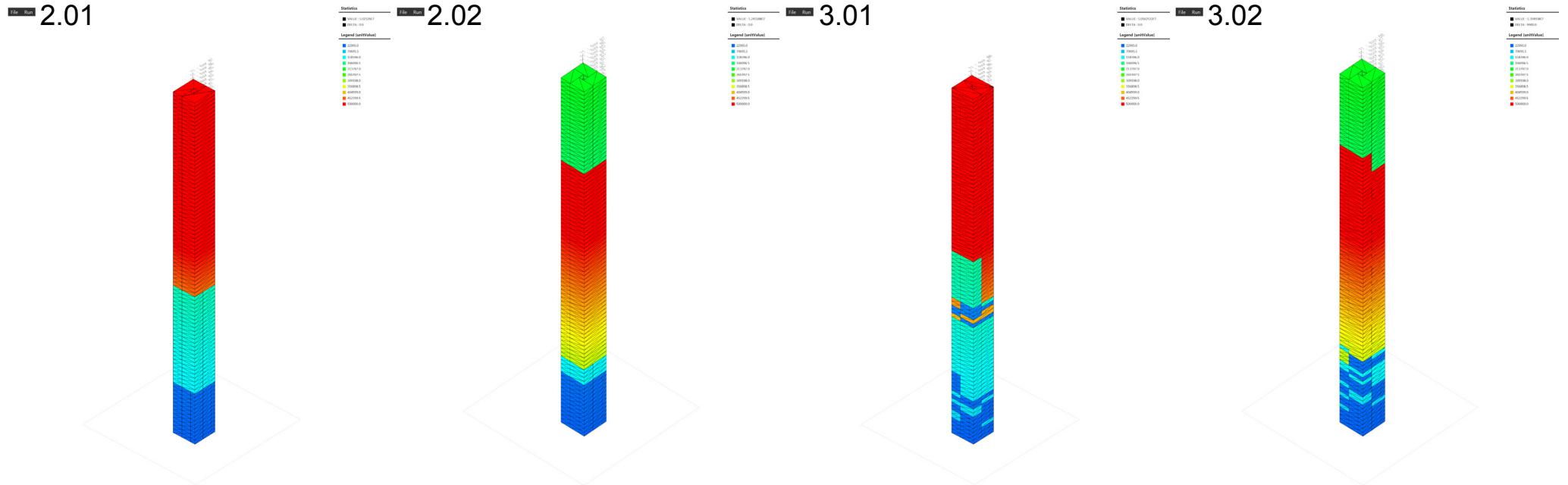
- VALUE : 5.314938E7
- DELTA : 9900.0

Legend [floorDelta]

- 107160.0
- 179944.0
- 252728.0
- 325512.0
- 398296.0
- 471080.0
- 543864.0
- 616648.0
- 689432.0
- 762216.0
- 835000.0

I.ii SINGLE FLOORPLATE TOWER MIX FINANCIAL SUMMARY





Statistics

■ VALUE : 5.02326E7
■ DELTA : 0.0

Legend [unitValue]

- 22995.0
 - 70695.5
 - 118396.0
 - 166096.5
 - 213797.0
 - 261497.5
 - 309198.0
 - 356898.5
 - 404599.0
 - 452299.5
 - 500000.0

Statistics

■ VALUE : 5.245188E7
■ DELTA : 0.0

Legend [unitValue]

- 22995.0
70695.5
118396.0
166096.5
213797.0
261497.5
309198.0
356898.5
404599.0
452299.5
500000.0

Statistics

■ VALUE : 5.0562532E
■ DELTA : 0.0

Legend [unitValue]

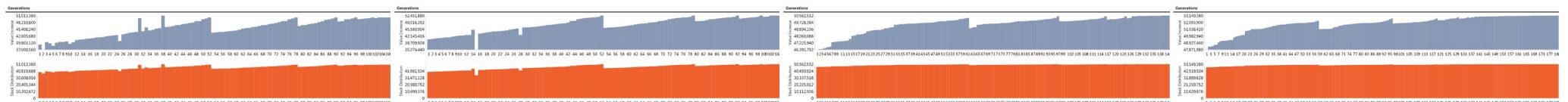
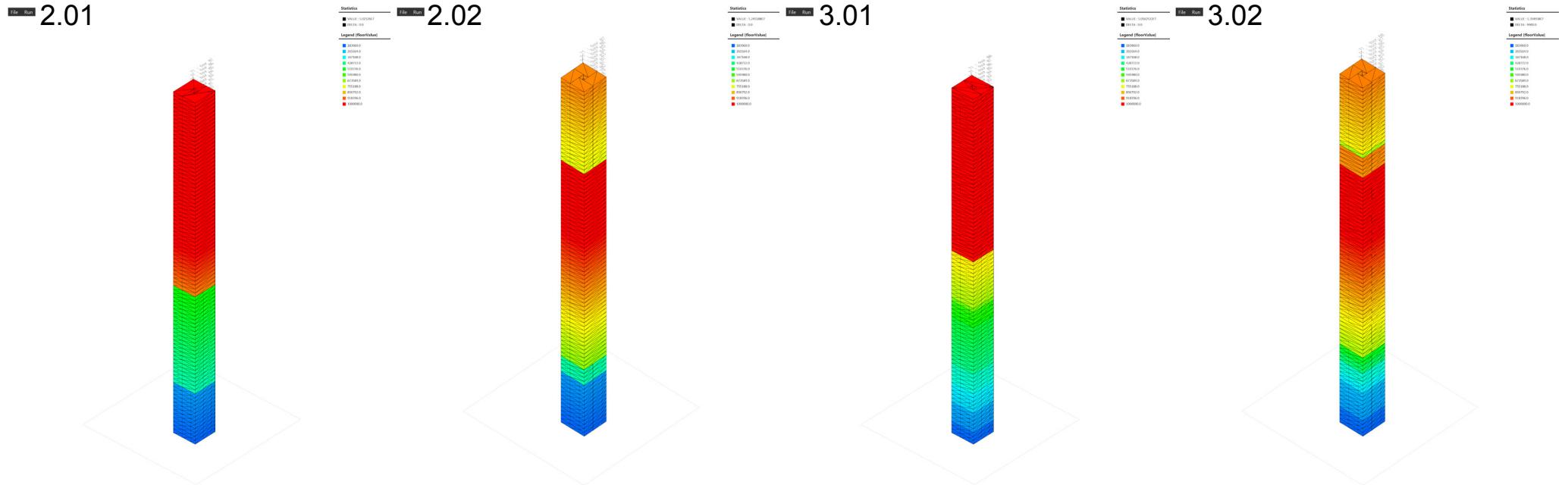
- 22995.0
70695.5
118396.0
166096.5
213797.0
261497.5
309198.0
356898.5
404599.0
452299.5
500000.0

Statistics

■ VALUE : 5.314938E7
■ DELTA : 9900.0

Legend [unitValue]

- | |
|----------|
| 22995.0 |
| 70695.5 |
| 118396.0 |
| 166096.5 |
| 213797.0 |
| 261497.5 |
| 309198.0 |
| 356898.5 |
| 404599.0 |
| 452299.5 |
| 500000.0 |



Statistics

■ VALUE : 5.02326E7
■ DELTA : 0.0

Legend [floorValue]

- 183960.0
 - 265564.0
 - 347168.0
 - 428772.0
 - 510376.0
 - 591980.0
 - 673584.0
 - 755188.0
 - 836792.0
 - 918396.0
 - 1000000.0

Statistics

■ VALUE : 5.245188E7
■ DELTA : 0.0

Legend [floorValue]

- | |
|-----------|
| 183960.0 |
| 265564.0 |
| 347168.0 |
| 428772.0 |
| 510376.0 |
| 591980.0 |
| 673584.0 |
| 755188.0 |
| 836792.0 |
| 918396.0 |
| 1000000.0 |

Statistics

■ VALUE : 5.0562532E-
■ DELTA : 0.0

Legend [floorValue]

- 183960.0
 - 265564.0
 - 347168.0
 - 428772.0
 - 510376.0
 - 591980.0
 - 673584.0
 - 755188.0
 - 836792.0
 - 918396.0
 - 1000000.0

Statistics

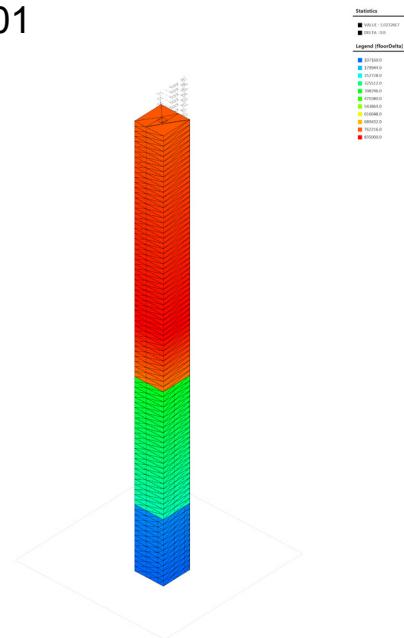
■ VALUE : 5.314938E7
■ DELTA : 9900.0

Legend [floorValue]

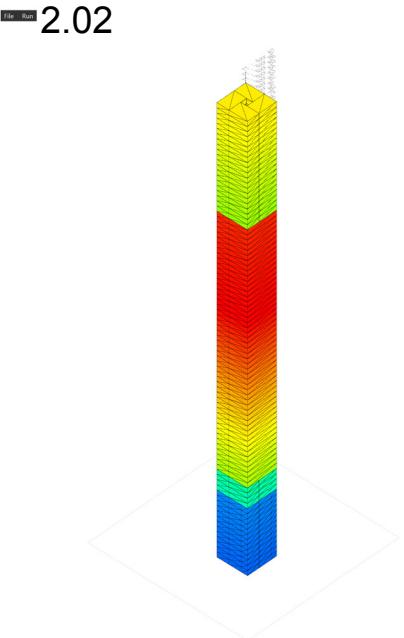
- A vertical color bar consisting of ten horizontal segments, each representing a different numerical value. The colors transition from dark blue at the top to red at the bottom. The values are as follows:

Value
183960.0
265564.0
347168.0
428772.0
510376.0
591980.0
673584.0
755188.0
836792.0
918396.0
1000000.0

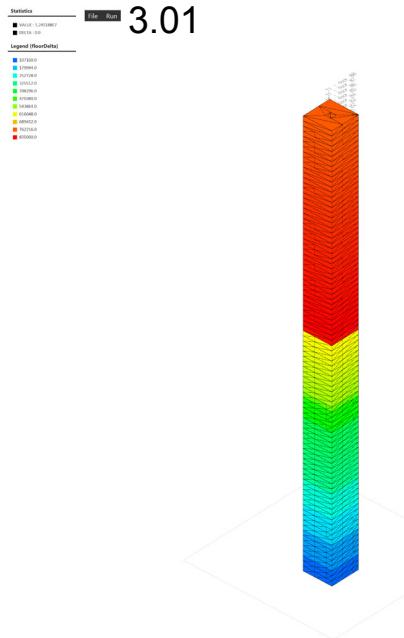
2.01



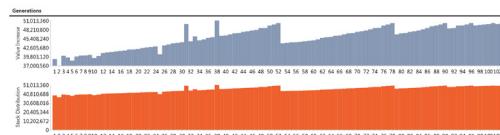
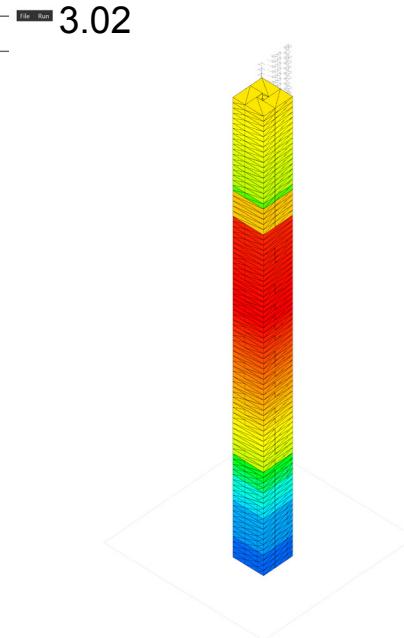
2.02



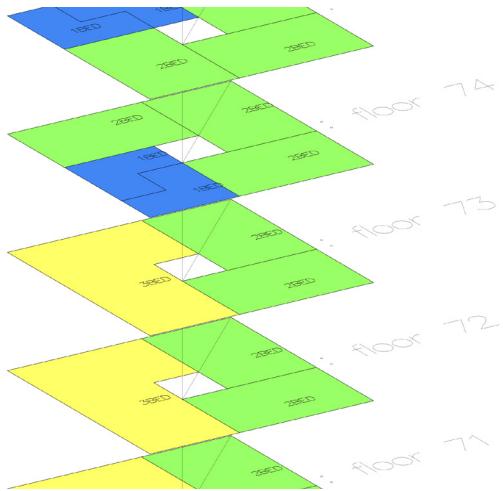
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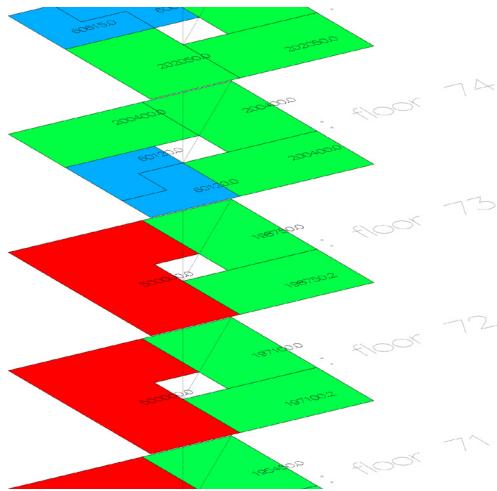
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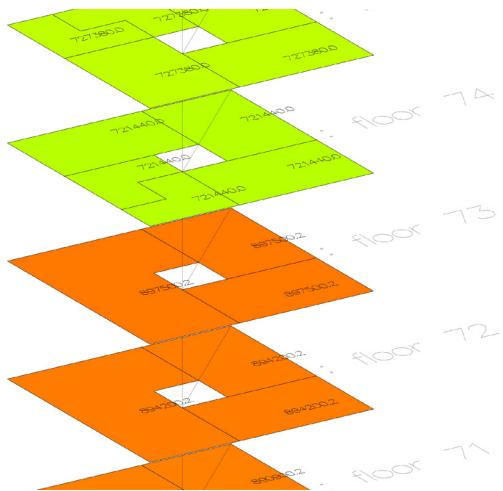
X. APPENDIX



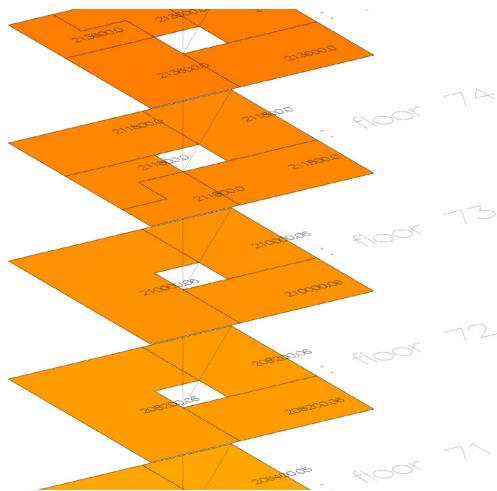
UNIT TYPE = DETERMINED BY FLOORPLATE GEOMETRY



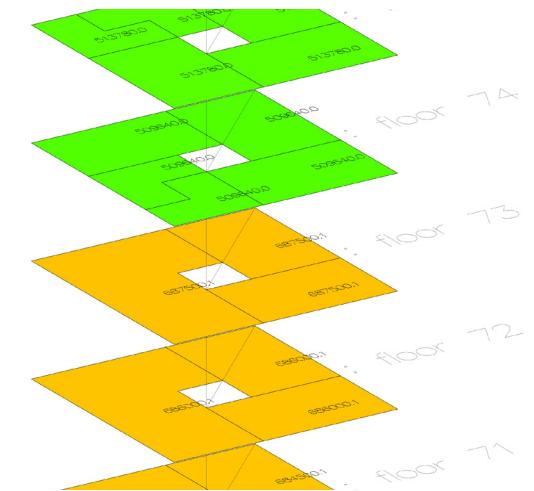
UNIT VALUE GROSS = unit area(m²) * unit value (\$/m²)
 UNIT PREMIUM = UNIT VALUE GROSS * unit floor (i.e 72) * unit premium floor multiplier (~2.2%)
 UNIT VALUE NET = (UNIT VALUE GROSS + UNIT PREMIUM) or (unit value cap if value > cap)



FLOOR VALUE = \sum UNIT VALUES



FLOOR COST = (\sum unit area) * floor cost multiplier



FLOOR DELTA = FLOOR VALUE - FLOOR COST