

DEVELOPMENT NAME BACK ROAD MALAHIDE

Appendix 1 - Part V Schedule of Accommodation & Approximate Cost

Note: All figures are based on the Tender Index as of the First Half of 2021 without prejudice, provisional and are subject to change.

Unit Type	No. bedrms	Plan type	NETT Internal Sq M	NETT Sq ft	Approx Cost per Sq Ft €	Approx Cost per unit €	Site development approx costs €	Plot Value €	VAT @ 13.5%	Total Approx cost per unit €	Unit No's	Total Approx cost €	Sales Price per Unit €	Sales Price Overall €
BLOCK D [2 BLOCKS]														
Apartment Type B; 2 Bed	2	Apartment	85.1	916	€ 275	€ 252,000	€ 35,000	€ 2,000	€ 39,100	€ 328,100	3	€ 984,300	€ 425,000.00	€ 1,275,000.00
Duplex Type B1; 3 Bed	3	Duplex	121.0	1302	€ 286	€ 373,000	€ 35,000	€ 3,000	€ 55,500	€ 466,500	3	€ 1,399,500	€ 525,000.00	€ 1,575,000.00
HOUSES														
House Type A; 3 Bed	3	House	109.2	1175	€ 196	€ 230,000	€ 35,000	€ 3,000	€ 36,200	€ 304,200	1	€ 304,200	€ 600,000.00	€ 600,000.00
House Type B; 4 Bed	4	House	132.0	1421	€ 201	€ 285,000	€ 35,000	€ 3,000	€ 43,700	€ 366,700	1	€ 366,700	€ 750,000.00	€ 750,000.00
House Type C & C1; 3 Bed	3	House	117.7	1267	€ 197	€ 250,000	€ 35,000	€ 3,000	€ 38,900	€ 326,900	18	€ 5,884,200	€ 625,000.00	€ 11,250,000.00
BLOCK E														
Apartment Type C; 1 Bed	1	Apartment	53.7	578	€ 254	€ 147,000	€ 35,000	€ 2,000	€ 24,900	€ 208,900	8	€ 1,671,200	€ 340,000.00	€ 2,720,000.00
Duplex Type C1; 2 Bed	2	Duplex	89.5	963	€ 277	€ 267,000	€ 35,000	€ 2,000	€ 41,100	€ 345,100	8	€ 2,760,800	€ 425,000.00	€ 3,400,000.00
Total											42	€ 13,370,900		€ 21,570,000.00

NOTES:

Total Figures are INCLUSIVE of VAT

All Cost per Sq Ft are calculated on the NETT areas (e.g. communal areas attributable to apartments are not factored into the unit rea)

Plot values estimated on existing use value basis

All figures are Approximate, without prejudice, provisional and are subject to change.

The Approx costs do not constitute an offer to deliver the units for this total

EXCLUSIONS

Inflation from First Half of 2021

Levies, Bonds or contributions imposed by the Planning Authorities.

Development Contributions

Unknown and unforeseen ground conditions e.g. contamination etc.

Works beyond the boundaries of site (Unless noted otherwise)

Construction Contingency

Piled Foundations (all foundations assumed to be traditional strip foundations)

Loose Furniture, Fixtures, Fittings, White Goods, Floor Finishes (except tile to Bath/ Ensuite)

Costs associated with Covid-19 compliance measures on construction sites, or its impact on future Construction Tender Market

Impact of Brexit on the Construction Market