

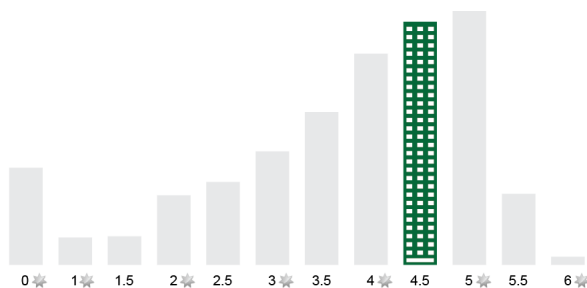
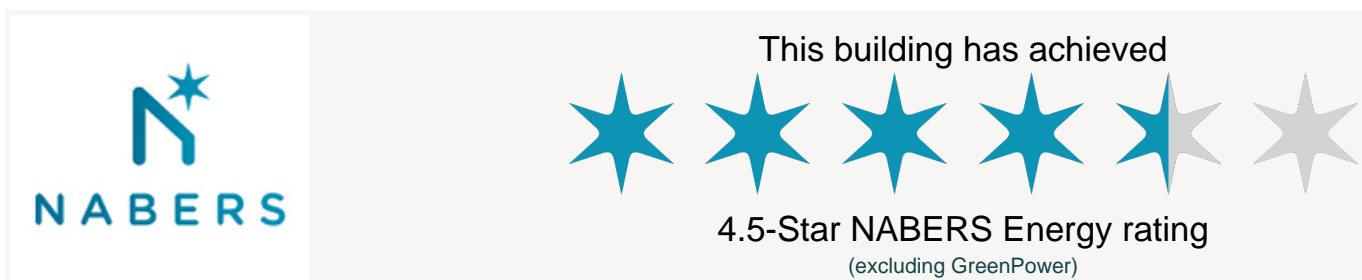


BUILDING ENERGY EFFICIENCY CERTIFICATE

BUILDING DETAILS

| | | | |
|-----------------------------------|--|-------------------|-----------------|
| Building name | | Certificate no. | B0734-2019/8 |
| Owner's name | AMP CAPITAL INVESTORS LIMITED | Current from | 16 Jan 2019 |
| Building address | 1 Pacific Highway, North Sydney, NSW, 2060 | Current to | 11 Jan 2020 |
| Net Lettable Area of the building | 7,666.5 m ² | CBD assessor name | Harry Lepedjian |
| | | CBD assessor no. | CBDA0373 |

PART 1 - NABERS ENERGY RATING



HOW DOES YOUR BUILDING COMPARE?
The highlighted building on the adjacent graph compares the NABERS Star rating of your building to other buildings that were issued a BEEC nationally in 2017.

PART 2 – TENANCY LIGHTING ENERGY EFFICIENCY ASSESSMENT

The average tenancy lighting efficiency in the assessed spaces of your building is 'Median'.

| YOUR LIGHTING | NATIONAL AVERAGE |
|---------------|------------------|
| Excellent | Excellent |
| Good | Good |
| Median | Median |
| Poor | Poor |
| Very Poor | Very Poor |

This table shows how your building compares with other buildings that were issued a BEEC nationally in 2017.

These averages are area-weighted. Individual spaces may perform better or worse than the average.

The worst performing space is 10th Floor - Whole Floor ('Very Poor'), while the best performing space is Part 6th Floor - Suite 1 ('Excellent'). Details on Page 3.

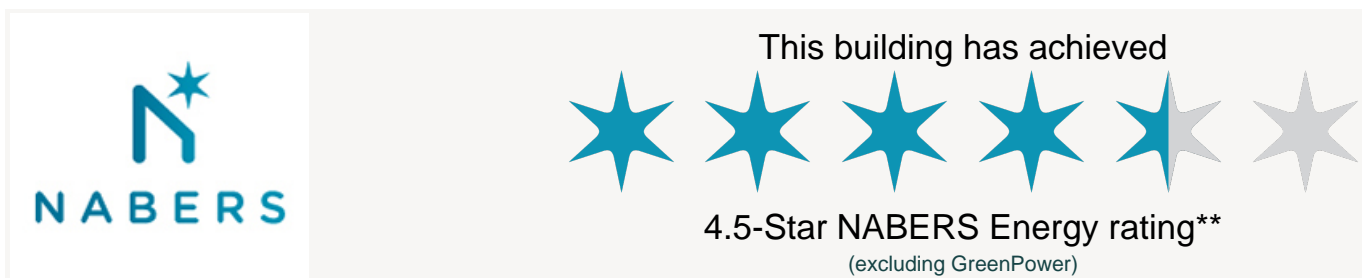


PART 1 – NABERS* ENERGY RATING

BUILDING DETAILS

| | | | |
|------------------|---|-------------------|-------------|
| Building address | 1 Pacific Highway, NORTH SYDNEY, NSW, 2060 | NABERS rating no. | N53578 |
| | | Certified date | 11 Jan 2019 |
| | | Current to | 11 Jan 2020 |

NABERS ENERGY RATING



| | |
|--------------|------------------------|
| Rating scope | Base Building |
| Rated area | 7,050.3 m ² |
| Rated hours | 50.0 |

BUILDING CONSUMPTION & EMISSION DETAILS

| | |
|----------------------------|--|
| Annual emissions | 507,303 kg CO ₂ -e per year |
| Annual emissions intensity | 72.0 kg CO ₂ -e/m ² per year |
| Annual consumption | 2,657,963 MJ per year |

NABERS ASSESSOR DETAILS

| | |
|-----------------|-----------------|
| Assessor name | Harry Lepedjian |
| Assessor number | 90290 |

ABOUT NABERS ENERGY RATINGS

| | |
|--------------|----------------|
| 0..... | Very poor |
| 1..... | Poor |
| 2..... | Below average |
| 2.5 to 3.... | Average |
| 4..... | Good |
| 5..... | Excellent |
| 6..... | Market leading |

* National Australian Built Environment Rating System is a joint initiative of the Australian, State and Territory governments.

** This rating must be used in all advertising.



PART 2 – TENANCY LIGHTING

ENERGY EFFICIENCY ASSESSMENT

ASSESSMENT SUMMARY

Building address 1 Pacific Highway, North Sydney, NSW, 2060

Assessment scope All Office Space

Assessed NLA 7,615.5 m²

| Assessor name | Assessor no. | Assessment no. | Version no. | Space ID | Certified date | Current to |
|---------------|--------------|----------------|-------------|---|----------------|-------------|
| Tim Grigg | CBDA0223 | LA5289 | V.3 | 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 | 09 Dec 2016 | 09 Dec 2021 |

| Space ID | Functional space name | NLA (m ²) | NLPD (W/m ²) | NLPD Performance comparison | Lighting System Existing/Proposed | Control Capacity | Performance comment |
|----------|--------------------------|-----------------------|--------------------------|-----------------------------|-----------------------------------|------------------|---------------------|
| 1 | 5th Floor - Whole Floor | 140.3 | 13.3 | Median | Existing | Moderate | |
| 2 | Part 6th Floor - Suite 1 | 418.8 | 5.4 | Excellent | Existing | Poor | |
| 3 | Part 6th Floor - Suite 2 | 295.0 | 5.4 | Excellent | Existing | Poor | |
| 4 | Part 7th Floor - Suite 3 | 233.4 | 18.5 | Very Poor | Existing | Moderate | |
| 5 | Part 7th Floor - Suite 2 | 182.8 | 5.4 | Excellent | Existing | Moderate | |
| 6 | Part 7th Floor - Suite 1 | 294.0 | 18.5 | Very Poor | Existing | Poor | |
| 7 | 8th Floor - Whole Floor | 762.0 | 6.4 | Excellent | Existing | Poor | |
| 8 | 9th Floor - Whole Floor | 723.0 | 6.6 | Excellent | Existing | Poor | |
| 9 | 10th Floor - Whole Floor | 761.1 | 20.5 | Very Poor | Existing | Poor | |
| 10 | 11th Floor - Whole Floor | 761.1 | 6.4 | Excellent | Existing | Poor | |
| 11 | 12th Floor - Whole Floor | 761.0 | 18.5 | Very Poor | Existing | Poor | |
| 12 | 13th Floor - Whole Floor | 761.0 | 10.7 | Median | Existing | Moderate | |
| 13 | 14th Floor - Whole Floor | 761.0 | 10.7 | Median | Existing | Moderate | |
| 14 | 15th Floor - Whole Floor | 761.0 | 6.4 | Excellent | Existing | Poor | |

Disclaimer: The Australian/New Zealand Standards 1680 series makes recommendations for the lighting of interiors and workplaces. This assessment makes no judgment about the performance of the installed lighting system against the recommendations of those standards. Prospective tenants or owners should check that the lighting system is fit for their requirements.

Definitions and other information on how to interpret the lighting assessments are at Attachment A.

ATTACHMENT A

ENERGY EFFICIENCY GUIDANCE

Guidance on how building energy efficiency might be improved for building owners and tenants may be found at <http://cbd.gov.au/get-and-use-a-rating/how-to-improve-your-NABERS-rating>.

DEFINITIONS

Definitions and other information on how to interpret the tenancy lighting energy efficiency assessments are in accordance with the CBD Tenancy Lighting Assessment for Offices Rules, available from the CBD website at www.cbd.gov.au.

Average tenancy lighting efficiency

The average tenancy lighting efficiency, as shown on the front page of the BEEC, is calculated based on an area weighted average of the Nominal Lighting Power Density (NLPD) of all of the functional spaces included on the BEEC. This means that larger functional spaces with a greater floor area will count more towards this calculation than smaller spaces. The calculated area weighted average NLPD for the building is then categorised as per the NLPD performance comparison below. Spaces which are deemed non-assessable are excluded, and where a proposed system has been assessed the proposed system NLPD is used in the calculation. The national average is an area-weighted average of the NLPD of all functional spaces listed on all BEECs issued in 2017. If a space was listed on more than one BEEC issued in 2017, only the most recent instance of that space was included in the calculation.

Nominal Lighting Power Density (NLPD)

The NLPD is calculated and reported for each assessed functional space. It is based on dividing the total power of the base lighting system in the assessed space by the Net Lettable Area (NLA) of that space.

NLPD performance comparison is divided into the following categories;

Excellent performance is where the NLPD is equal to or less than 7.0 W/m²

Good performance is where the NLPD is between 7.1 - 10.0 W/m²

Median performance is where the NLPD is between 10.1 - 15.0 W/m²

Poor performance is where the NLPD is between 15.1 - 18.0 W/m²

Very Poor performance is where the NLPD is greater than or equal to 18.1 W/m²

Existing Lighting System

The existing lighting system, in an owner occupied functional space, refers to the lighting that might reasonably be expected to remain immediately prior to any subsequent lease or sublease. In a leased space, it refers to the lighting that might reasonably be expected to remain at the conclusion of the lease or sublease, disregarding the impact of any make good clause or any negotiations that may occur between the landlord and the tenant. It does not include desk mounted task lighting nor architectural or feature lighting installed by the owner, lessee or sublessee. All other lighting will generally be included. In an unoccupied functional space, it refers to the lighting that exists at the time the assessment is conducted.

Control capacity

| | |
|-----------------|---|
| <u>Poor</u> | Most of the lighting within the functional space relies on manual switching to turn the lights on and off where switching zones are greater than 250m ² . |
| <u>Moderate</u> | At least 50% by area of the lighting within the functional space is managed by a timer/ supervisory control system that ensures that lights are turned off outside normal working hours. |
| OR | |
| | At least 50% by area of the lighting within the functional space is managed by a occupancy control system that ensures that lights only operate when the space is occupied, rooms are individually controlled and a general switching zones are more than 100m ² . |
| OR | |
| | The lighting within the functional space relies on manual switching to turn the lights on and off where the functional space is less than 250m ² . |
| <u>Good</u> | At least 50% by area of lighting within the functional space is managed by a occupancy control system that ensures that lights only operate when the space is occupied, rooms are individually controlled and general switching zones are less than 100m ² . |

Fully functioning lighting control systems may reduce the energy consumption of the installed lighting system by reducing the amount of time the lights are on or by reducing the operating power through dimming strategies. This assessment has identified the level of sophistication of the installed lighting controls but has not verified their functionality. Prospective tenants or owners should check the ongoing functionality of the installed lighting control system, its ability to be modified if required and whether it is fit for their requirements.

Performance comment

The performance comment describes any additional features of the lighting system that may affect its energy or functional performance.

Proposed lighting system

Proposed lighting refers to the lighting system as it may exist following either an owner/lessor proposed upgrade or resulting from a make good provision in an existing lease/sublease where the relevant work is expected to be completed within three months of the lighting assessment. Prospective buyers, lessees and sublessees should assume that the existing lighting remains in place in the absence of specific assurances from the seller or lessor that the work to install the proposed lighting has in fact been carried out.

Reason for assessment

Scheduled upgrade - Scheduled upgrade refers to works that, at the time of the assessment, were to be carried out within three months on the lighting system in the relevant functional space by the owner.

Make good - Make good refers to works that, at the time of the assessment, were to be carried out within three months on the lighting system in the relevant functional space by the outgoing lessee or sublessee.

DISCLAIMER

The Australian and New South Wales governments do not guarantee the accuracy, reliability, or completeness of the materials and assumes no legal liability whatsoever arising from or in connection with the information contained in Part One and Part Two of this certificate. The Australian and NSW governments recommend that users exercise their own skill and care with respect to the use of the information contained in this certificate and that users carefully evaluate the accuracy, reliability, currency, completeness and relevance of the certificate for their purposes, including seeking professional advice, as appropriate.

ISSUING AUTHORITY

Issued by the Australian Government, under the ***Building Energy Efficiency Disclosure Act 2010*** to disseminate information and encourage energy efficiency in large commercial office building in Australia.