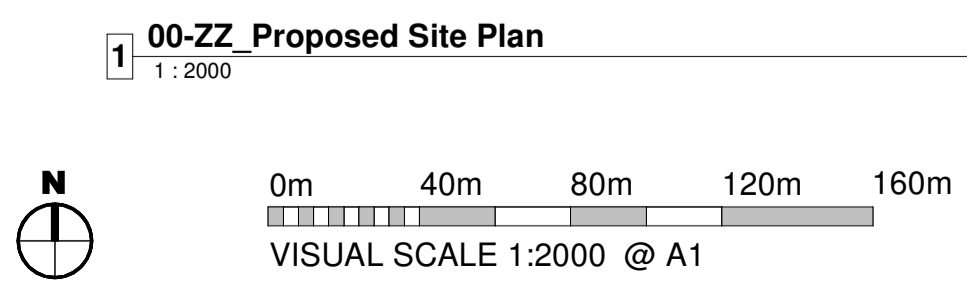


| Area Schedule (GIA) Phase 2 Only | | |
|----------------------------------|--------------------------|-------------------------|
| Name | Area | |
| | Metric | Imperial |
| Unit 5 | | |
| Unit 5A GF GIA | 1,045.16 m ² | 11,250 ft ² |
| Unit 5A FF Office GIA | 139.34 m ² | 1,500 ft ² |
| Unit 5B GF GIA | 1,045.16 m ² | 11,250 ft ² |
| Unit 5C GF GIA | 1,045.16 m ² | 11,250 ft ² |
| Unit 5D GF GIA | 1,045.16 m ² | 11,250 ft ² |
| Unit 5E GF GIA | 1,045.16 m ² | 11,250 ft ² |
| Unit 5F GF GIA | 388.53 m ² | 4,182 ft ² |
| Unit 5G GF GIA | 388.53 m ² | 4,182 ft ² |
| Unit 5B FF Office GIA | 139.33 m ² | 1,500 ft ² |
| Unit 5C FF Office GIA | 139.33 m ² | 1,500 ft ² |
| Unit 5D FF Office GIA | 139.33 m ² | 1,500 ft ² |
| Unit 5E FF Office GIA | 139.33 m ² | 1,500 ft ² |
| Unit 5F FF Office GIA | 139.33 m ² | 1,500 ft ² |
| Unit 5G FF Office GIA | 139.33 m ² | 1,500 ft ² |
| Unit 6 | 6,699.60 m ² | 72,114 ft ² |
| Unit 6 GF GIA | 7,227.50 m ² | 77,796 ft ² |
| Unit 6 GF Office GIA | 163.10 m ² | 1,756 ft ² |
| Unit 6 FF Office GIA | 560.62 m ² | 6,034 ft ² |
| Unit 7 | 7,951.22 m ² | 85,586 ft ² |
| Unit 7 GF GIA | 32,496.62 m ² | 349,812 ft ² |
| Unit 7 GF Office GIA | 478.56 m ² | 5,151 ft ² |
| Unit 7 FF Office GIA | 724.61 m ² | 7,800 ft ² |
| Unit 7 SF Office GIA | 734.61 m ² | 7,890 ft ² |
| Unit 7 GF Hub Office GIA | 234.52 m ² | 2,524 ft ² |
| Unit 7 FF Hub Office GIA | 234.52 m ² | 2,524 ft ² |
| Unit 8 | 34,895.42 m ² | 375,611 ft ² |
| Unit 8 GF GIA | 8,437.15 m ² | 90,817 ft ² |
| Unit 8 GF Office GIA | 251.72 m ² | 2,709 ft ² |
| Unit 8 FF Office GIA | 591.99 m ² | 6,372 ft ² |
| Unit 9 | 9,230.86 m ² | 99,898 ft ² |
| Unit 9 GF GIA | 7,432.24 m ² | 80,000 ft ² |
| Unit 9 FF Office GIA | 743.19 m ² | 8,000 ft ² |
| Unit 10 | 8,175.42 m ² | 88,000 ft ² |
| Unit 10 GF GIA | 6,819.17 m ² | 73,401 ft ² |
| Unit 10 FF Office GIA | 681.92 m ² | 7,340 ft ² |
| Unit 10 FF Office GIA | 7,501.09 m ² | 80,741 ft ² |
| TOTAL | 74,503.61 m ² | 801,950 ft ² |

| Parking Schedule Phase 2 | |
|---------------------------------|-------|
| Description | Count |
| Hub | |
| Electric Charge Car Parking Bay | 8 |
| Standard car parking bay | 16 |
| Trailer Parking Bay | 24 |
| Unit 5 | |
| Cable Enabled Parking | 5 |
| Accessible Parking Bay | 13 |
| Electric Charge Car Parking Bay | 12 |
| Standard car parking bay | 81 |
| Car Sharing Bay | 4 |
| Trailer Parking Bay | 115 |
| Unit 6 | |
| Cable Enabled Parking | 5 |
| Accessible Parking Bay | 6 |
| Electric Charge Car Parking Bay | 5 |
| Standard car parking bay | 65 |
| Car Sharing Bay | 5 |
| Trailer Parking Bay | 22 |
| Unit 7 | |
| Cable Enabled Parking | 14 |
| Accessible Parking Bay | 15 |
| Electric Charge Car Parking Bay | 12 |
| Standard car parking bay | 226 |

| Parking Schedule Phase 2 | |
|---------------------------------|-------|
| Description | Count |
| Car Sharing Bay | 30 |
| Trailer Parking Bay | 45 |
| Unit 8 | |
| Cable Enabled Parking | 6 |
| Accessible Parking Bay | 6 |
| Electric Charge Car Parking Bay | 6 |
| Standard car parking bay | 109 |
| Car Sharing Bay | 5 |
| Trailer Parking Bay | 33 |
| Unit 9 | |
| Cable Enabled Parking | 4 |
| Accessible Parking Bay | 4 |
| Electric Charge Car Parking Bay | 2 |
| Standard car parking bay | 71 |
| Disabled parking bay | 4 |
| Car Sharing Bay | 4 |
| Trailer Parking Bay | 25 |
| Unit 10 | |
| Cable Enabled Parking | 2 |
| Accessible Parking Bay | 2 |
| Electric Charge Car Parking Bay | 2 |
| Standard car parking bay | 29 |
| Car Sharing Bay | 1 |
| TOTAL: | 903 |



PLANNING

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Note: Boundary Lines shown are indicative, based on information provided - Land Registry title ownership to be confirmed by client.

Site areas are subject to change to suit confirmed land title plans, topographic survey data and any site related constraints.

- DEVELOPMENT KEY**
- Development Boundary Edged Red
 - Ownership Line Edged Blue

Note: Boundary Lines shown are indicative, based on information provided - Land Registry title ownership to be confirmed by client.

- Indicative Running Track Route Please refer to Landscape Architects drawings for further details.
- Mine shaft location and exclusion zone

| | | | | |
|-----|---|-----|----------|----|
| P18 | CRT plot added and ownership boundary amended | JTJ | 07.11.23 | JA |
| P17 | Footpath to phase 1 spine road shown for completeness | JA | 03.11.23 | DC |
| P16 | Updated attenuation ponds and red line boundary following Civil Engineer cut and fill strategy. Client name amended. | LT | 26.10.23 | JA |
| P15 | Updated RPA, footpath shown to canal and south of unit 7 as per Transport Consultant feedback. | JA | 19.10.23 | DC |
| P14 | Red Line Boundary amended. | JA | 12.10.23 | DC |
| P13 | Sub station positions and red line boundary amended. | JA | 10.10.23 | DC |
| P12 | Area schedule amended. | JA | 27.09.23 | DC |
| P11 | Updated to reflect protruding offices to U5 & 8, indicative running track amended, fencing around unit plots, indicative transformer locations, BREEM and vehicle tracking items. | JA | 25.09.23 | DC |
| P10 | Updated to include running track, ponds to south west, unit 5 service yard and open storage. | JTJ | 12.09.23 | DC |
| P9 | Layout updated. | JTJ | 11.09.23 | DC |
| P8 | Proposed site layout revised. | JA | 25.08.23 | DC |
| P7 | Car parking layouts updated. Cycle and bin stores included. | JA | 06.07.23 | DC |
| P6 | Unit 9 rotated. | JA | 07.06.23 | DC |
| P5 | Grasscrete fire track shown around Unit 6 & 10. | JA | 02.06.23 | DC |
| P4 | Layout amended. | JA | 01.06.23 | DC |
| P3 | Layout amended. | JA | 31.05.23 | DC |
| P2 | Updated Issue | JA | 12.05.23 | DC |
| P1 | First Issue | JA | 05.05.23 | DC |

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Project Management • Architecture • Building Surveying • Cost Consultancy

Client
HPREF | Konect Investments S.a r.l. & Harworth Group plc

Project
Konect Phase 2
Knottingley

Drawing Title
Site Plan as Proposed

Status Purpose of Issue
S2 SUITABLE FOR INFORMATION

Drawn by JA Created Apr 23

C4 Job no. 21169 Scale As indicated @ A1

| Dwg no. | Rev |
|------------------------|-----|
| 21169-C4P-XX-DR-A-0107 | P18 |