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| <div>  <br/> gardiner+theobald </div> <div> 19.06.14<br/> COST ESTIMATE COMPARISON -<br/> THE RUNWAY INNOVATIONS/ HEATHROW HUB LTD WITH HEATHROW AIRPORT LTD </div> |                      |   |                |
|  | HEATHROW AIRPORT LTD | THE RUNWAY INNOVATIONS/<br>HEATHROW HUB LTD |                |
|  | Airport              | Airport                                     | Difference     |
| <b>A ENVIRONMENTAL</b>   | 679,000,000          | 403,942,500                                 | -275,057,500   |
| Ecology/Landscape  | 168,500,000          | 115,000,000                                 | -53,500,000    |
| <b>A1 Surface Water Flood Mitigation</b>   | 305,100,000          | 288,942,500                                 | -16,157,500    |
| Surface Water Flood Mitigation   | 134,700,000          | 93,750,000                                  | -40,950,000    |
| Culverts   | 31,900,000           | 146,812,500                                 | 114,912,500    |
| Waterways  | 85,800,000           | 25,380,000                                  | -60,420,000    |
| De- Icings Pads  | 32,900,000           | 23,000,000                                  | -9,900,000     |
| Sundries   | 19,800,000           | Included                                    | -19,800,000    |
| <b>A2 Listed Building Decants/Relocations</b>  | 51,000,000           | Included                                    | 51,000,000     |
| Listed Building Decants/Relocations  | 24,000,000           | Included                                    | -24,000,000    |
| Archaeology  | 27,000,000           | Included                                    | -27,000,000    |
| <b>A3 Energy /Water /Waste</b>   | 43,900,000           | 0   | -43,900,000    |
| <b>A4 Noise Mitigation</b>   | 110,500,000          | Included                                    | -110,500,000   |
| Noise Bunds  | 86,600,000           | Included                                    |                |
| Local road Resurfacing   | 16,200,000           | Included                                    |                |
| Acoustic Fence   | 7,700,000            | Included                                    |                |
| <b>B COMMUNITY</b>   | 2,883,700,000        | 866,000,000                                 | -2,017,700,000 |
| Residential Property Compulsory Purchase   | 300,000,000          | 98,000,000                                  | -202,000,000   |
| Commercial Property Compulsory Purchase  | 1,740,000,000        | 456,000,000                                 | -1,284,000,000 |
| Noise insulation provisions  | 250,000,000          | 250,000,000                                 | 0              |
| Noise compensation provisions  | Incl. above          | Included                                    | 0              |
| CIL  | 59,700,000           | 50,000,000                                  | -9,700,000     |
| Land Purchase  | 455,000,000          | 7,000,000                                   | -448,000,000   |
| Other Community  | 79,000,000           | 5,000,000                                   | -74,000,000    |
| <b>C SURFACE ACCESS</b>  | 891,550,000          | 690,839,500                                 | -200,710,500   |
| <b>C1 Advanced Enabling Works</b>  |                      | 15,000,000                                  | 15,000,000     |
| <b>C2 Utilities</b>  |                      | 7,500,000                                   | 7,500,000      |
| <b>C3 Roads/ Highways</b>  | 350,800,000          | 212,249,500                                 | -138,550,500   |
| Roads/ Highways/ Collector & Distributor roads   | 216,400,000          | 165,723,750                                 | -50,676,250    |
| Western airport access road tunnels  | 134,400,000          | 0   | -134,400,000   |
| Service Roads  |                      | 25,000,000                                  | 25,000,000     |
| Sundries (Junctions/Viaducts/Bridges)  |                      | 21,525,750                                  | 21,525,750     |
| <b>C4 Motorways</b>  | 480,000,000          | 456,090,000                                 | -23,910,000    |
| Motorways  | 283,000,000          | 94,965,000                                  | -188,035,000   |
| Tunnels  | 194,000,000          | 361,125,000                                 | 167,125,000    |
| Sundries (Junctions/Viaducts/Bridges)  | 3,000,000            | Included                                    | -3,000,000     |
| <b>C5 Rail Scheme Contribution</b>   | 60,750,000           | 0   | -60,750,000    |
| West Station Fit-Out   | 60,750,000           | 0   | -60,750,000    |
| <b>D AIRPORT INFRASTRUCTURE</b>  | 11,138,000,000       | 7,450,706,950                               | -3,687,293,050 |
| <b>D1 Decants/ Demolition</b>  | 341,000,000          | 187,500,000                                 | -153,500,000   |
| Site Clearance   | 121,000,000          | 156,250,000                                 | 35,250,000     |
| Decants/ Demolition  | 220,000,000          | 31,250,000                                  | -220,000,000   |
| <b>D2 Enabling Works</b>   | 221,000,000          | 867,850,000                                 | 646,850,000    |
| Earthworks   | 46,000,000           | 812,500,000                                 | 766,500,000    |
| Site Levelling and Soil Remediation/ Stabilisation   | 175,000,000          | Included                                    | -175,000,000   |
| Utilities/Undergrounding powerlines  |                      | 47,250,000                                  | 47,250,000     |
| Diversion of Existing fuel line  |                      | 8,100,000                                   | 8,100,000      |
| <b>D3 Terminals and Satellites</b>   | 4,663,000,000        | 3,967,571,175                               | -695,428,825   |
| Terminal Basement  | 320,000,000          | 690,525,550                                 | 370,525,550    |
| Terminal Superstructure  | 603,000,000          | 1,255,022,025                               | 652,022,025    |
| Terminal Fit Out   | 1,143,000,000        | Included                                    | -1,143,000,000 |
| Satellite Basement   | 176,000,000          | 867,357,600                                 | 691,357,600    |
| Satellite Superstructure   | 533,000,000          | 972,552,000                                 | 439,552,000    |
| Satellite Fit-out  | 368,000,000          | Included                                    | -368,000,000   |
| VCC, Airbridges, PCA, Nodes and fixed links to new stands  | 294,000,000          | 182,114,000                                 | -111,886,000   |
| Western Campus; TTS Stations T5A, B&C  | 287,000,000          | Excluded                                    | -287,000,000   |
| T2E Satellite  | 939,000,000          | Excluded                                    | -939,000,000   |
| <b>D4 Baggage and TTS</b>  | 2,617,000,000        | 975,287,256                                 | -1,641,712,744 |
| Baggage Tunnels Civils   | 158,000,000          | Included                                    | -158,000,000   |
| Baggage Equipment Terminal   | 386,000,000          | 313,462,256                                 | -72,537,744    |
| Baggage Equipment Satellite  | 555,000,000          | 172,500,000                                 | -382,500,000   |
| Baggage Tunnels Fit-Out  | 377,000,000          | 124,200,000                                 | -252,800,000   |
| Baggage Tunnels Fit-out(T5-T2)   |                      | 0   | 0              |
| Early Baggage Store  |                      | 57,500,000                                  | 57,500,000     |
| TTS Tunnels Civils   | 470,000,000          | 137,425,000                                 | -332,575,000   |
| TTS Station Fit Out  | 139,000,000          | 69,000,000                                  | -70,000,000    |
| TTS Tunnels Fit Out & Rolling Stock  | 180,000,000          | 101,200,000                                 | -78,800,000    |
| TTS Maintenance Base Substructure  | 133,000,000          | 0   | -133,000,000   |
| TTS Maintenance Base Fit Out   | 42,000,000           | 0   | -42,000,000    |
| T2E Baggage  | 177,000,000          | Included                                    | -177,000,000   |
| <b>D5 Airfield</b>   | 1,979,000,000        | 1,110,948,519                               | -868,051,481   |
| Runways and Taxiways   | 591,000,000          | 315,986,995                                 | -275,013,005   |
| Stands and Aprons  | 17,000,000           | 381,052,500                                 | 364,052,500    |
| Contact Stands to Satellites   | 127,000,000          | Included                                    | -127,000,000   |
| Remote Stands  | 102,000,000          | Included                                    | -102,000,000   |
| Airside Roads & Tunnels  | 429,000,000          | 129,060,625                                 | -299,939,375   |
| Landscaping  |                      | 13,206,899                                  | 13,206,899     |
| Grassed area and carriage drainage   |                      | 13,190,500                                  | 13,190,500     |
| Balancing Ponds  | 168,000,000          | 23,000,000                                  | -145,000,000   |
| Flow/Oil Interceptor   |                      | 8,625,000                                   | 8,625,000      |
| Land Use Plan  | 125,000,000          | 0   | -125,000,000   |
| Fuel Farms   | 136,000,000          | 135,700,000                                 | -136,000,000   |
| Control Tower  | 102,000,000          | Not Required                                | -102,000,000   |
| Navigational Equipment/ Lighting   | 64,000,000           | 34,040,000                                  | -29,960,000    |
| Airfield Noise Mitigation  | 93,000,000           | 22,264,000                                  | -70,736,000    |
| Site Security Fence  | 7,000,000            | 5,497,000                                   | -1,503,000     |
| Control Posts  | 18,000,000           | 0   | -18,000,000    |
| Police facility  |                      | 17,250,000                                  | 17,250,000     |
| Bus/Coach facilities   |                      | 8,625,000                                   | 8,625,000      |
| Fire station   |                      | 3,450,000                                   | 3,450,000      |
| <b>D6 Landside Infrastructure</b>  | 1,112,000,000        | 341,550,000                                 | -770,450,000   |
| Car Parking  | 645,000,000          | 103,500,000                                 | -541,500,000   |
| Energy and Infrastructure  | 120,000,000          | 69,000,000                                  | -51,000,000    |
| Utilities  | 222,000,000          | Included                                    | -222,000,000   |
| Sewage Pumping station   |                      | 51,750,000                                  | 51,750,000     |
| Landside connectivity systems  | 125,000,000          | 0   | -125,000,000   |
| Hotel  |                      | 115,000,000                                 | 115,000,000    |
| Taxi Feeder Park   |                      | 2,300,000                                   | 2,300,000      |
| <b>D7 Development Process Costs</b>  | 205,000,000          | Included                                    | -205,000,000   |
| Consents   | 175,000,000          | Included                                    | -175,000,000   |
| Operational Readiness  | 25,000,000           | Included                                    | -25,000,000    |
| Aerodrome Manual   | 5,000,000            | Included                                    | -5,000,000     |
| Sub-Total  | 15,592,250,000       | 9,411,488,950                               | -6,180,761,050 |
| Phasing (2%)   |                      | 150,000,000                                 | 150,000,000    |
| Professional Fees (15%)  |                      | 1,132,500,000                               | 1,132,500,000  |
| Rounding   |                      | 16,011,050                                  |                |
| <b>TOTAL</b>   |                      | 10,710,000,000                              |                |