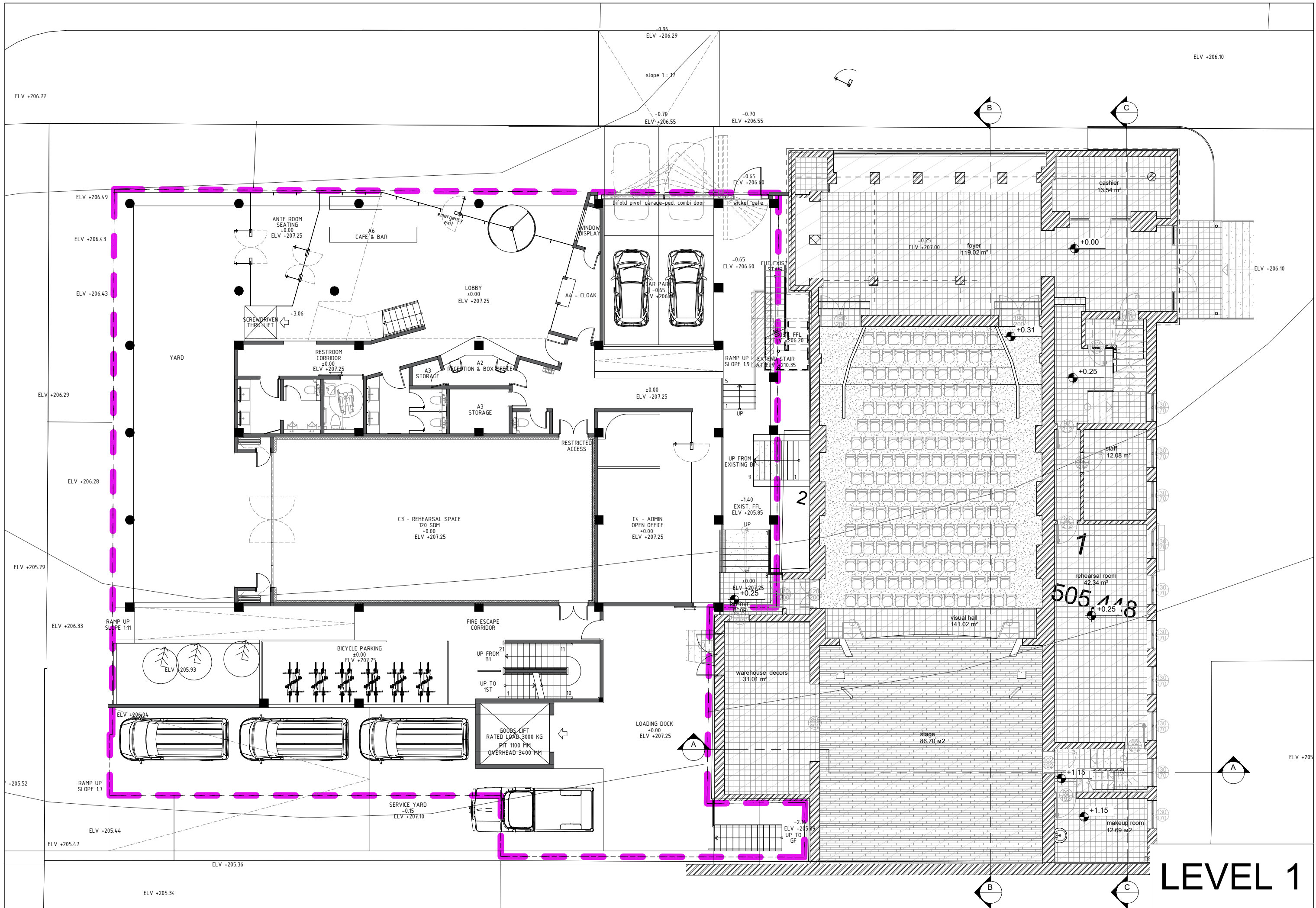


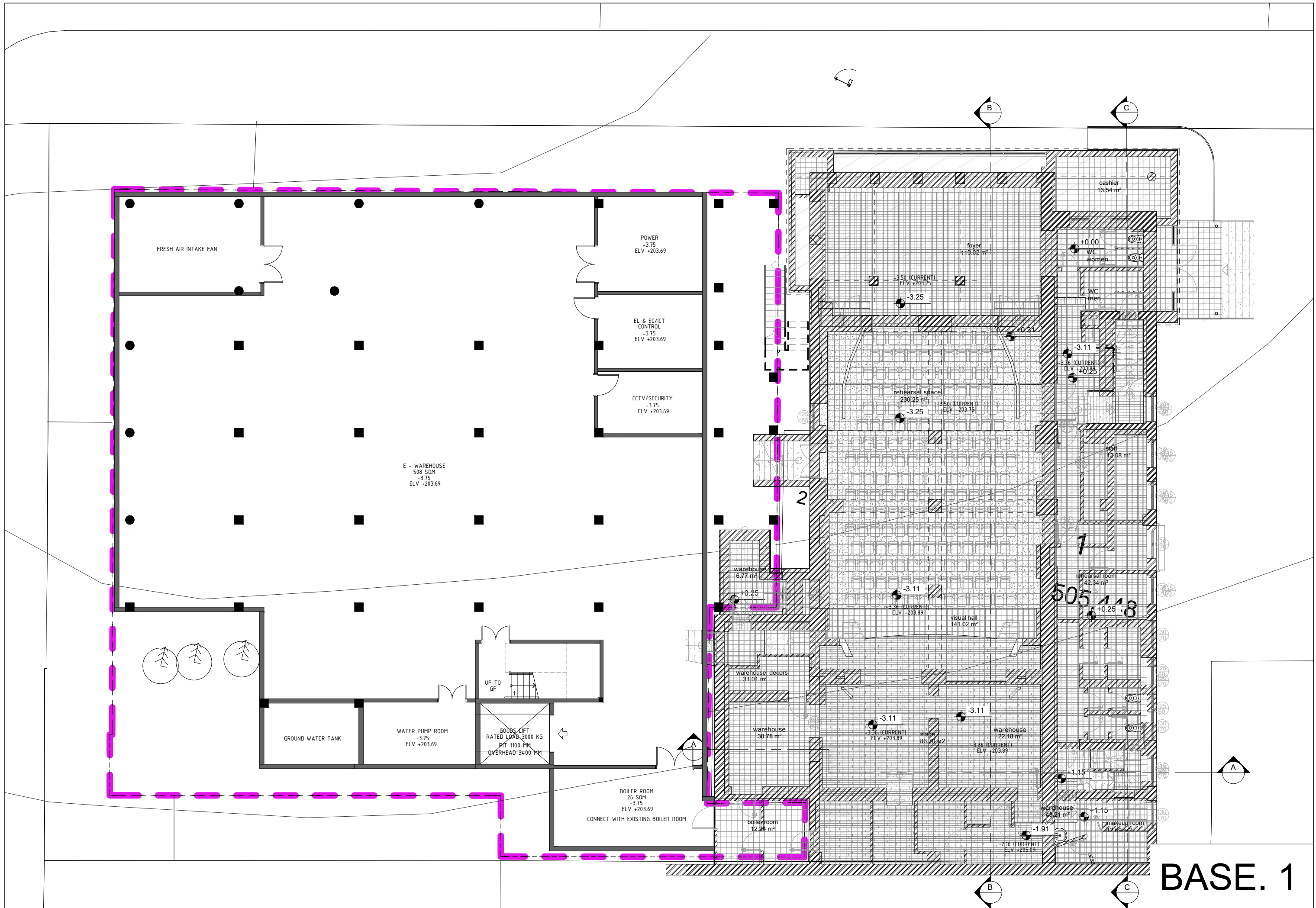
Level	Zone (as per brief)	Room Name	Room Area (m ²)	Area by Level (m ²)		Area (m ²)	Unit Cost* (€/m ²)	Subtotal Cost (€)
B1				697,79	BASEMENT	697,79	500,00	348.895,00
	E	Warehouse	523,65					
	C6	Heater Room	28,63					
	MISC	MEP & Support	145,51					
L1				462,59	SURFACE LEVEL	1416,66	1100,00	1.558.326,00
	A1+A6+A7	Atrium - Lobby	76,65					
	A2	Reception	6,52					
	A3	Storage	8,26					
	A4	Cloak	8,00					
	A5	Restrooms	25,64					
	C3	Rehearsal Space	115,32					
	C4	Admin Office	39,00					
	C7	Toilet	2,19					
	AUX1	Ante Room	13,65					
	AUX2	Loading Dock	64,50					
MISC	MEP & Corridor	102,86						
L2				645,90	SURFACE LEVEL	1416,66	1100,00	1.558.326,00
	A1	Atrium - Mezz	38,78					
	A1	L1 Foyer	119,47					
	B1	Main Hall	274,59					
	B2	Wings	20,00					
	B3	Storage	36,96					
	C1	Dressing Rooms	29,19					
	C2	Offstage Restroom	13,88					
	MISC	MEP & Corridor	113,03					
L3				308,17	SURFACE LEVEL	1416,66	1100,00	1.558.326,00
	A1	L2 Foyer	26,05					
	B1	Upper Row Seats	51,31					
	B3	Sound & Light Box	21,26					
	B4	Technical Booth	7,09					
	C2	Offstage Restroom	13,88					
	C5	Residential Block	58,02					
	AUX3	Hall Storage	12,78					
MISC	MEP & Corridor	117,78						
Outdoor				370,30	HARDSCAPE	370,30	125,00	46.287,50
	D	Yard	120,22					
	F	Parking Lot	50,43					
	AUX4	Bike Parking	51,06					
	AUX5	Service Yard	148,59					
TOTAL							€	1.953.508,50
CONTINGENCY 20%**							€	390.701,70
GRAND TOTAL							€	2.344.210,20

* Unit Cost is estimated based on common construction cost of theatre typology in Jakarta (our base) multiplied by 1.7x (roughly estimated from Arcadis report 2023 for Sofia).

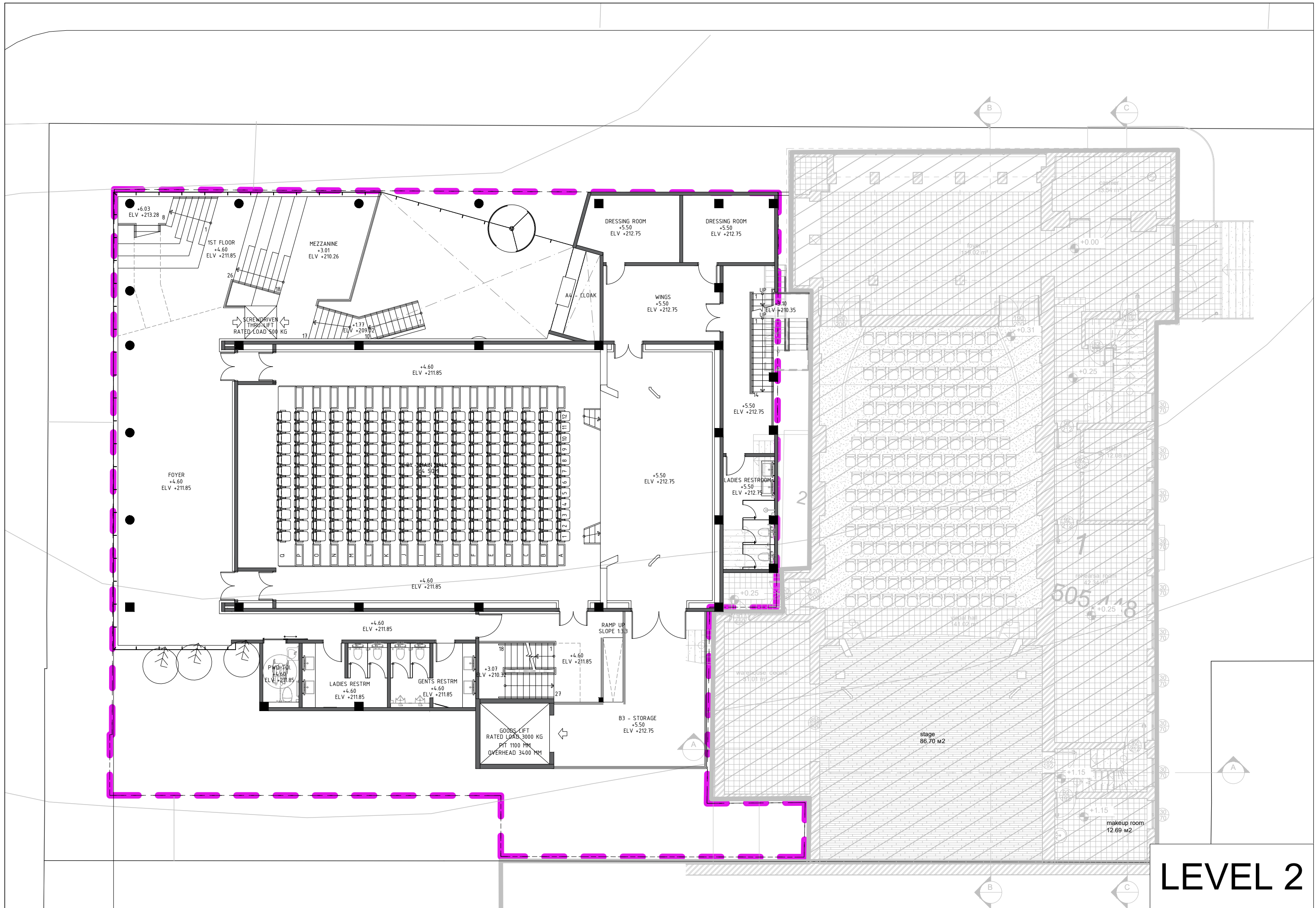
** Contingency of 20% is required because it is still in concept stage and other disciplines are not yet involved.



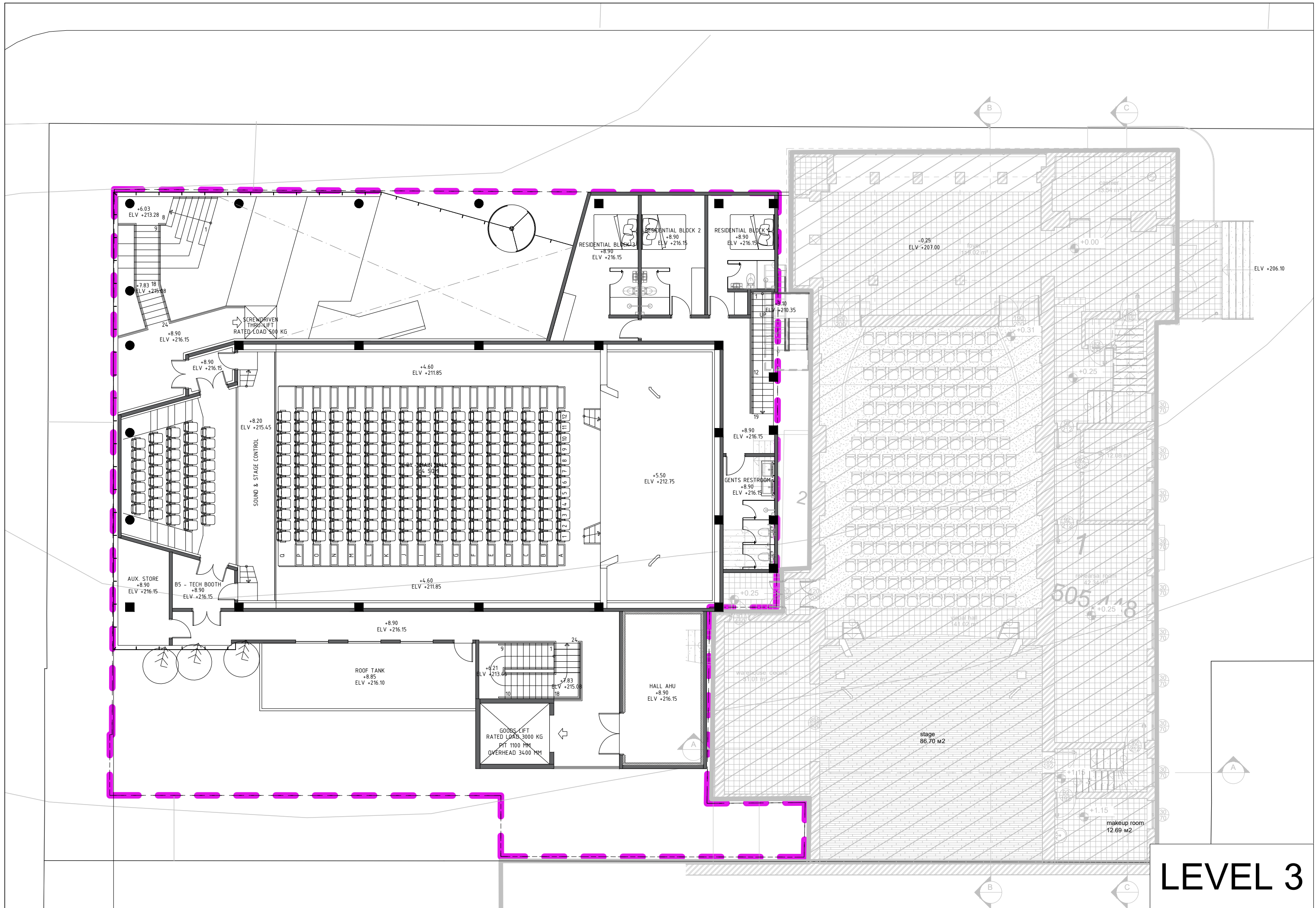
LEVEL 1



BASE. 1



LEVEL 2



LEVEL 3