

## GCPF DUE DILIGENCE

<b>COMPANY DETAILS</b>
<b>SPECIAL PURPOSE VEHICLE</b>
ITEM
Company Details
ABN
ACN
Directors Details
Shareholders Details
Address
ASIC Extract
Financial
SPV Balance Sheet
SPV Creditor Agreements
<b>SITE</b>
<b>PROJECT SITE DETAILS</b>
Title
Mortgage Status
Caveats
Easements
Covenants
Planning Agreements
Government Reservations
<b>Usage Restrictions</b>
Plan of Subdivision
Size
Purchase Contract
Vetted by Lawyer
Price
<b>Terms</b>
Deposit
Special Conditions
<b>Lease</b>
Signed Agreements
Demolition Clause
Planning
Zone
Overlays
Future Changes
Recent Approvals
Civil Aviation
Parking
<b>History</b>
Heritage
Fees & Levies
Permit
Status
Approval Date
<b>Conditions</b>
Design Buildability
Design Marketability
Physical
Neighboring Sites
Access
Topography
Underlying geology
Contamination &/or ASS
Vegetation
Traffic
Noise
Service Availability
<b>Size Verification</b>
Sight Lines
Relevant Authorities (Poles & Wires)
Services
Gas
Water
Drainage

<b>LOCATION</b>
Public Transport
Shopping
Walkscore
Parks
Beach
Education
Pollution
Noise
Traffic
<b>BUSINESS</b>
<b>Consultants</b>
Town Planner
Architect
Engineers
Other Consultants
<b>Timeline</b>
Planning
Construction
Marketing & Sales
<b>Builder</b>
Experience
Expertises
Solvency
<b>FINANCIAL</b>
Feasibility Assessment
Cost Agreements
Finance Agreements
Cashflow
Equity Requirements
Debt Requirements
Guarantor Requirements
Holding Costs
Taxes
Levies
Build Cost
<b>MARKET</b>
On Market Comparables
Recent Sold Comparables
Stock on Market
Historical Growth Rate
Forecast Growth Rate
Vacancy Rates
Current Approvals
Selling Agent Experience
Marketing Plan