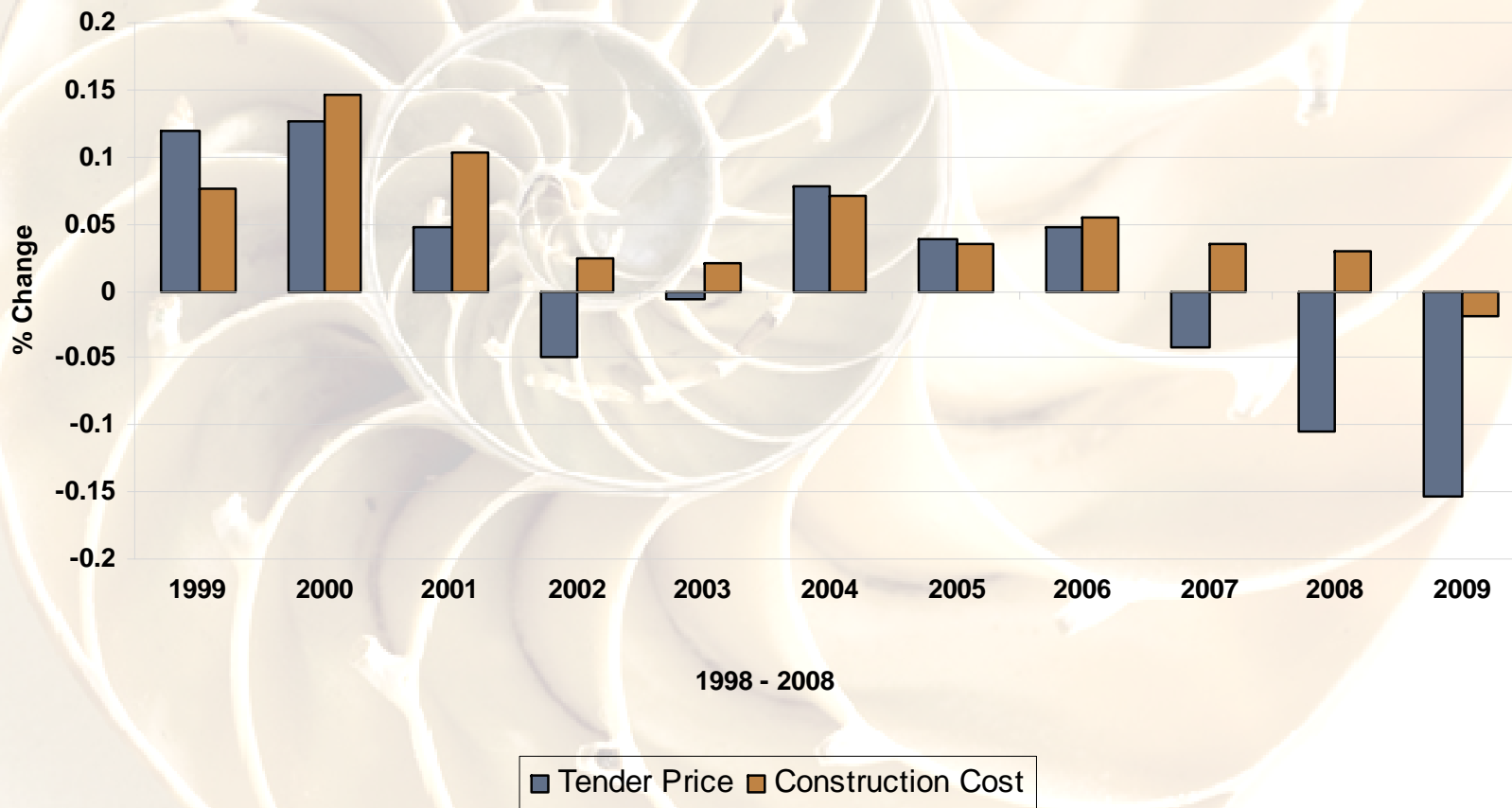


TENDER PRICE INDEX VS CONSTRUCTION COST INDEX 1999 - 2009

Tender Price Vs Construction Costs



Source: Society of Chartered Surveyors

2009 Construction Costs Based on Average Return Figures to Sept '09

2009 Tender Price based on Projections to Dec '09