

PRICING DOCUMENT

Major Projects in Affinitext's Intelligent Document Platform

PRICING DOCUMENT

1 OVERVIEW

This Pricing Document sets out the Fees payable for access to and use of the Platform and its applicable modules for major Projects, including the AffiniDocs core module and the optional AffiniAI, AffiniTask, and AffiniTag modules.

2 AFFINIDOCs FEES

AffiniDocs for major Projects is priced either through the purchase of Page Packs, with an Annual Page Pack Platform Fee, or through Annual Project Fees, as set out below.

2.1 Page Pack Pricing

Page Packs for AffiniDocs are pre-purchased in Intelligent Document and/or Lite Document Page Packs, and Page Credits are reduced on a page-for-page basis in accordance with clause 3.2 of the Licence.

Page Credits are not interchangeable between Page Pack types.

2.1.1 Intelligent Document Page Packs

The Page Pack Fee and the maximum Annual Page Pack Platform Fee for AffiniDocs, for various Intelligent Document Page Pack sizes, are set out below.

Intelligent Document Page Pack Size	Page Rate	Page Pack Fee	Maximum possible Annual Page Pack Platform Fee [^]
1,000	£11.80	£11,800	£1,770
5,000	£11.00	£55,000	£8,250
10,000	£10.50	£105,000	£15,750
20,000	£9.70	£194,000	£29,100
30,000	£8.90	£267,000	£40,050
100,000	£8.40	£840,000	£126,000
200,000	£7.90	£1,580,000	£237,000
500,000	£6.50	£3,250,000	£487,500
750,000	£6.00	£4,500,000	£675,000
1,000,000	£5.50	£5,500,000	£825,000

[^] Annual Page Pack Platform Fee calculation. The Annual Page Pack Platform Fee is calculated as 15% of the aggregate conversion value of AffiniDocs Pages that are live on the Platform on the relevant anniversary of the Call-Off Contract.

NOTES

- The Page Pack Fee and Annual Page Pack Platform Fee include unlimited users & unlimited usage for the organisation and its stakeholders, employees, consultants, advisers, etc. The Page Pack Fee and Annual Page Pack Platform Fee for an unlimited "All Stakeholder" licence, which includes unlimited users, unlimited usage and unlimited parties and other stakeholders, are 1.5 times the Annual Project Fees above.
- The above Fees are exclusive of GST/VAT or other applicable taxes and annual inflation.

2.1.2 Lite Document Page Packs

The Page Pack Fee and the maximum Annual Page Pack Platform Fee for AffiniDocs, for various Lite Document Page Pack sizes, are set out below.

Lite Document Page Pack Size	Page Rate	Page Pack Fee	Maximum possible Annual Page Pack Platform Fee [^]
1,000	£7.60	£7,600	£1,140
5,000	£6.80	£34,000	£5,100
10,000	£6.50	£65,000	£9,750
20,000	£6.00	£120,000	£18,000
30,000	£5.50	£165,000	£24,750
100,000	£5.00	£500,000	£75,000
200,000	£4.70	£940,000	£141,000
500,000	£4.00	£2,000,000	£300,000
750,000	£3.70	£2,775,000	£416,250
1,000,000	£3.40	£3,400,000	£510,000

- [^] Annual Page Pack Platform Fee calculation. The Annual Page Pack Platform Fee is calculated as 15% of the aggregate conversion value of AffiniDocs Pages that are live on the Platform on the relevant anniversary of the Call-Off contract.

NOTES

- The Page Pack Fee and Annual Page Pack Platform Fee include unlimited users & unlimited usage for the organisation and its stakeholders, employees, consultants, advisers, etc. The Page Pack Fee and Annual Page Pack Platform Fee for an unlimited "All Stakeholder" licence, which includes unlimited users, unlimited usage and unlimited parties and other stakeholders, are 1.5 times the Annual Project Fees above.
- The above Fees are exclusive of GST/VAT or other applicable taxes and annual inflation.

2.2 Project Pricing

Project pricing for AffiniDocs for PFI/PPP and/or EPC Projects is based on an Annual Project Fee per Project, as follows:

2.2.1 PFI/PPP Project Pricing (Public Private Partnerships)

The Annual Project Fee for Intelligent Documents in AffiniDocs on a PFI/PPP Project depends on the capital value of the Project, which determines whether the Project size is 'Small', 'Medium', 'Large' or 'Extra Large'. Options 1 - 4 are provided for the Buyer to decide whether it prefers to reduce the Annual Project Fee payable in Years 2+, by paying a greater Annual Project Fee in Year 1.

PROJECT SIZE	CAPITAL VALUE	OPTION 1		OPTION 2		OPTION 3		OPTION 4	
		Y1	Y2+	Y1	Y2+	Y1	Y2+	Y1	Y2+
SMALL	<£65m	£6,750	£6,750	£23,625	£2,953	£43,875	£1,688	£54,000	£1,100
MEDIUM	£65m—£200m	£8,750	£8,750	£28,583	£3,792	£54,833	£1,750	£67,958	£1,100
LARGE	\$200m—£500m	£13,750	£13,750	£44,145	£6,151	£85,395	£2,895	£106,020	£1,100
EXTRA LARGE	>£500m (≤15,000 pages)	£15,750	£15,750	£49,989	£6,848	£97,239	£3,424	£120,864	£1,100

NOTES

- The Annual Project Fee includes unlimited users & unlimited usage for the organisation and its stakeholders, employees, consultants, advisers, etc. The Annual Project Fee for an unlimited "All Stakeholder" licence, which includes unlimited users, unlimited usage and unlimited parties and other stakeholders, are 1.5 times the Annual Project Fees above.
- The above pricing excludes conversion of the construction documents into Intelligent Documents or Lite Documents. Conversion into Intelligent Documents can be provided at a 20% uplift to the above Fees. Conversion into Lite Documents can be provided at a 15% uplift to the above Fees.
- The above Fees are exclusive of GST/VAT or other applicable taxes and annual inflation.
- If the Project has already been converted for a private sector party, the pricing provided to that party may be used in lieu of the above Fees.

2.2.2 EPC Project Pricing (Engineering, Procurement & Construction)

Where the Platform is licensed for EPC contracts, the Annual Project Fee for Intelligent Documents in AffiniDocs is as follows:

Item	Fee Basis	Annual Project Fee
Intelligent Documents in AffiniDocs, per EPC Project (≈2,000 pages)	Annual Fee (per Project)	£4,100

NOTES

- The Annual Project Fee includes unlimited users & unlimited usage for the organisation and its stakeholders, employees, consultants, advisers, etc. The Annual Project Fee for an unlimited "All Stakeholder" licence, which includes unlimited users, unlimited usage and unlimited parties and other stakeholders, are 1.5 times the Annual Project Fees above.
- The above Fees are exclusive of GST/VAT or other applicable taxes and annual inflation.
- If the Project has already been converted for a private sector party, the pricing provided to that party may be used in lieu of the above Fees.

2.2.3 PDF Project Pricing

Where the Platform is licensed for PDF contracts, the initial upload fee and the Annual Project Fees are as follows:

Item	Fee basis	Initial upload Fee	Annual Project Fee
AffiniDocs in native PDF only	Initial upload Fee, plus Annual Project Fee (per PDF Project)	£2,600	£400

NOTES

- The Annual Project Fee includes unlimited users & unlimited usage for the organisation and its stakeholders, employees, consultants, advisers, etc. The Annual Project Fee for an unlimited "All Stakeholder" licence, which includes unlimited users, unlimited usage and unlimited parties and other stakeholders, are 1.5 times the Annual Project Fees above.
- The above Fees are exclusive of GST/VAT or other applicable taxes and annual inflation.

3 AFFINIAI FEES

AffiniAI is an optional Platform module. AffiniAI capabilities are licensed and priced separately by agent/feature set. The Annual AffiniAI Fees are as follows:

AffiniAI for Projects		
Item	Fee Basis	Annual AffiniAI Fee [^]
AffiniAI Chat Agent	Annual Fee (per Project)	30% of Annual Project Fee
AffiniAI Email Agent	Annual Fee (per Project)	25% of Annual Project Fee
AffiniAI Forecast Agent	Annual Fee (per Project)	15% of Annual Project Fee

AffiniAI for Page Packs		
Item	Fee Basis	Annual AffiniAI Fee [^]
AffiniAI Chat Agent	Annual Fee (AffiniAI-activated pages)	100% of Annual Page Pack Fee for the pages activated for AffiniAI
AffiniAI Email Agent	Annual Fee (AffiniAI-activated pages)	80% of Annual Page Pack Fee for the pages activated for AffiniAI
AffiniAI Forecast Agent	Annual Fee (AffiniAI-activated pages)	50% of Annual Page Pack Fee for the pages activated for AffiniAI

[^] AffiniAI agent fees apply only where the relevant agent is licensed and enabled for the Project and/or the Page Pack pages that are activated for AffiniAI.

NOTES

- AffiniAI usage is included up to a maximum annual consumption level.

4 AFFINITASK FEES

AffiniTask is an optional Platform module that includes expert human review. The Annual AffiniTask Fees are as follows:

Item	Fee Basis	Annual AffiniTask Fee			
		Small	Medium	Large	Extra Large
AffiniTask – Project Agreement	Annual Fee (per contract)	£500	£750	£1,000	£1,250
AffiniTask – FM Agreement	Annual Fee (per contract)	£500	£750	£1,000	£1,250
AffiniTask – EPC Contract	Annual Fee (per contract)	£500	£750	£1,000	£1,250
AffiniTask – per 100 page contract (non-Project Agreement)	Annual Fee (per contract)	£500			

5 AFFINITAG FEES

AffiniTag is an optional Platform module that includes expert human review. The Annual AffiniTag Fees are as follows:

AffiniTag for Projects		
Item	Fee Basis	Annual AffiniTag Fee [^]
Default metadata (5 fields) [^]	Annual Fee (per Project)	Included as part of Annual Project Fee
Up to 5 additional metadata fields	Annual Fee (per Project)	10% of Annual Project Fee

AffiniTag for Page Packs		
Item	Fee Basis	Annual AffiniTag Fee [^]
Default metadata (5 fields) [^]	Annual Fee (AffiniTag-tagged pages)	Included as part of Annual Project Fee
Up to 5 additional metadata fields	Annual Fee (AffiniTag-tagged pages)	30% of Annual Page Pack Fee for the pages tagged

[^] Default metadata fields are (i) book names, (ii) parties, (iii) date of execution, (iv) state or region, and (v) sector.