

9th March 2022

The Director,
Toptact Pty. Ltd.,
c/- Reekie Holdings,
80 Station Street,
BOWRAL NSW 2576

Via email: allan@reekies.com.au

Dear Mr. Reekie,

Re: 4-10 Funston Street, Bowral NSW 2576 – Lot 2 DP 875526

Thank you for your instructions seeking a current market appraisal on the abovementioned property.



After inspection of the site, the property is comprised of a land area of approximately 3,895 sqm, zoned B4 (Mixed Use) within the Wingecarribee Shire Council.

Two substantial modern buildings, currently fully leased to medical centre related enterprises including a retail chemist.

Hardstand parking, security fencing and landscaping being other improvements to this site benefitting from all services, and high exposure to both Station and Funston Streets within Bowral's commercial business precinct, on a major arterial road.

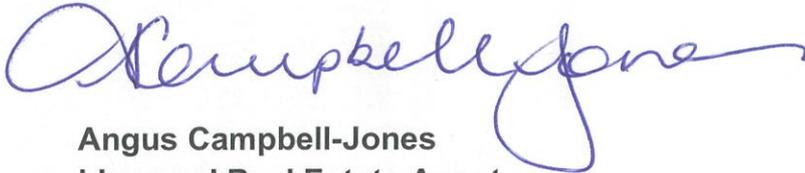
I am confident in the current market, the property's value would be around \$6,000,000 (six million dollars).

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Please note that this is a market appraisal and should not be considered a formal valuation. However one can be arranged on your behalf should it be deemed necessary.

Thank you again for your instructions. Please do not hesitate in contacting me should you have any questions.

Kind regards,

A handwritten signature in blue ink, appearing to read 'Angus Campbell-Jones', with a large, stylized flourish at the end.

Angus Campbell-Jones
Licensed Real Estate Agent