

11<sup>th</sup> August 2022

The trustee for E N Zhu Super Fund  
Attn: Eva Zhu  
83 Waratah Street,  
Oatley NSW 2223

Dear Eva,

**RE: SALES APPRAISAL FOR LOT 70, SUITE 1708/109 PITT STREET SYDNEY**

Thanks again for the opportunity to provide you with a sales appraisal for Lot 70 (also known as Suite 1708)/109 Pitt Street Sydney.

Since January 2021 the following sales have occurred in the building

Lot	Level	Street Address	Area	Last Sale Price	Last Sale Date	Rate per m2
Lot 134	7	109 Pitt Street	111	\$1,942,500.00	21/04/21	\$17,500.00
Lot 45	13	109 Pitt Street	111	\$2,250,000.00	4/11/21	\$20,270.27
Lot 52	14	109 Pitt Street	64	\$1,168,000.00	1/07/21	\$18,250.00
Lot 90	15	109 Pitt Street	66	\$1,320,000.00	10/05/22	\$20,000.00
Lot 148	16	109 Pitt Street	62	\$1,300,000.00	3/06/22	\$20,967.74
Lot 75 to 77	18	109 Pitt Street	300	\$6,000,000.00	11/04/22	\$20,000.00

In the current market and with the current lease in place would see a sale price between \$1,017,500 - \$1,073,500 GST Exclusive (\$18,500 - \$19,500 per m2) being achievable.

If you require any additional information or would like to discuss further please feel free to contact me.

Yours faithfully,



**Shane Wall**  
Partner – Sales & Leasing  
Stanton Hillier Parker  
(m) 0402 649 252

Note: This is an appraisal only and is not to be construed as a valuation