

Certificate of Value

Under the Superannuation Industry (Supervision) Act 1993

This is to certify the Market Value of the interest and property described herein for Superannuation purposes only.

Nature of Interest: Fee Simple in possession
Reported interest of: R G Supplies Pty Limited
Address of property: 60 Darley Street, Mona Vale
Land description: Folio Identifier: 67/809813
Subject Improvements: Industrial building with car accommodation
Council area: Northern Beaches **Zoning:** IN2 Light Industrial
Date of Valuation: 30 June 2022 **Date of Inspection:** 13 June 2023

Comparable Sales: 7 Perak Street, Mona Vale, \$3,460,000, 17 Mar 2022, 822m², inferior; 11 Tengah Crescent, Mona Vale, \$2,870,000, 17 Mar 2022, 727m², inferior; 83-85 Darley Street, Mona Vale, \$6,200,000, 15 Mar 2022, 1,384m², superior;

Certificate Number: 90326

In accordance with the foregoing and on the assumption the property has clear and marketable Title, free from any onerous easements or encumbrances, I am of the opinion that the MARKET VALUE ON A GST INCLUSIVE BASIS of the above Nature of Interest can be fairly expressed in the amount of

Four million two hundred and sixty thousand dollars



\$4,260,000

Walter Leo Dobrow FAPI FREI REIV(Aust) CDP CPP (Qualified Valuer - Fellow API - No 67509)

This certificate is for the use of the party to whom it is addressed and for no other purpose, and excludes the property's structural condition and any environmental contamination. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this certificate. Neither the whole nor any part of this certificate or any reference thereto may be included in any document, circular or statement or published in any way without our written approval of the form and context in which it may appear. A comprehensive valuation report should be commissioned if a party intends to change their financial position relating to the above property or interest. For example, a valuation for mortgage purposes would include detailed commentary relating to any risks associated with the property. We reserve the right to withdraw or review our Certificate of Value at any time and for any reason.

This Certificate of Value is for Superannuation purposes only as instructed and for no other purpose.

Novel Coronavirus (COVID-19 or C19) was declared a 'Global Pandemic' by the World Health Organisation on 11 March 2020. Many countries, including Australia, have implemented restrictions and recommendations upon global financial markets, travel, businesses and our communities. The real estate market is impacted by the uncertainty that C19 has caused. Market conditions are changing daily at present. At the date of valuation we consider that there is a significant Market Uncertainty. This valuation is current at the date of valuation only and is based upon sales that may not have been affected by the C19 outbreak. The value assessed herein may change significantly and unexpectedly over a short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation), and would likely be in a downwards trend. We do not accept responsibility or liability for any losses arising from such subsequent changes in value. Given the Valuation Uncertainty, we recommend that this valuation be received and prudently utilised with the cautions noted above. This certificate forms part of a complete report.

STAMP DUTY VALUATIONS PTY LIMITED

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