


Valuation Advisory

Report prepared for BGL, RP Domestic (Non Mortgage) HUB VALEX

20 Cameron Road
Mount Barker SA 5251

27 April, 2022

Attention: Erwin Harjanta
erwin@chongharjanta.com.au
ValEx Reference: VXJ-000018691829
Our Reference: 1771892



Desktop Assessment

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| Property Address: | 20 Cameron Road, Mount Barker SA 5251 |
| Prepared For: | BGL, RP Domestic (Non Mortgage) HUB VALEX Attention: Erwin Harjanta erwin@chongharjanta.com.au |
| Significant Valuation Uncertainty | The outbreak of the Novel Coronavirus (COVID-19) was declared as a 'Global Pandemic' by the World Health Organisation on 11 March 2020. Our valuation is therefore reported on the basis of 'significant valuation uncertainty'. |
| ValEx Reference: | VXJ-000018691829 |
| Applicant: | Erwin Harjanta |
| Purpose: | Desktop assessment 'As Is' assuming vacant possession |
| Interest Valued: | Desktop assessment 'As Is' assuming vacant possession |
| Real Property Description: | Lot 13 Deposited Plan 35168 Volume 5095 Folio 810 |
| Registered Owner: | CT not searched or provided. |
| Last Sale: | No other transactions within the past 3 years |
| Zoning: | Urban Activity Centre under the Mount Barker District Council Local Authority |
| Description of Property: | The subject property comprises a circa 2000s built industrial premises with a net lettable area (NLA) of approximately 390m2, on site parking and is situated in the regional township of Mount Barker, approximately 33km south east from the Adelaide GPO. |
| Comments: | Under no circumstances can this Desktop Assessment be relied upon for mortgage or finance purposes. |

Desktop Assessment

Date of Assessment: 27 April, 2022

Assessed Value Range: \$1,250,000 to \$1,290,000

Assessed Market Value: \$1,270,000

(One Million Two Hundred and Seventy Thousand Dollars)

At the issue date, the conflict in Ukraine is ongoing and its future extent and its longer-term impact are unknown. We cannot therefore assess the future impact on values as at the valuation date 27 April, 2022 and reserve the right to amend our valuation report reflecting any market changes.

Assessment Prepared By:



MARIO CENTOFANTI
AAPI, CPV, REG NO.: 00064235

Mario Centofanti

AAPI Certified Practising Valuer

API Member: 64235

Valuations Area Manager

Valuation Advisory - SA

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Limitations, Assumptions and Disclaimers

Desktop Assessment

(Indicative Assessment):

The Indicative Assessment is not, and should not be construed to be, a representation as to the Market Value of the Subject Property, as defined in the Valuation and Property Standards Manual and the Practice Standards and Guidance Notes. A Desktop Assessment is merely an Indicative Assessment made without the benefit of an inspection of the subject property or sales evidence. If a formal valuation of the subject property is made based on an inspection it may vary significantly from the results of this Desktop Assessment. The instructing party should be aware that the Desktop Assessment methodology carries with it risks which entail a degree of likely variation greater than might be expected to be produced by a valuation.

Aspects of the usual valuation that have not been completed in this assessment are as follows; internal or external inspection, physical inspection of sales evidence, land topography and aspect; road and access; site defects; impacts of adjoining developments; environmental risks; encumbrances; permissible land uses and land use conformity; improvements and tenancies.

Due to these aspects of the usual valuation process not being completed there are risks that the outcome of this assessment may be inaccurate. These includes; the risk of inaccuracy of information contained within this assessment; the inability of the Valuer to confirm the accuracy of the information contained within this assessment; and the fact that the assessment will have significant limitations when compared to Valuations, including a greater degree of variation in the resulting Indicative Assessment.

Unless stated otherwise, this assessment has been undertaken on the assumption of fee simple with vacant possession basis and is without easements or encumbrances.

Limitations & Assumptions:

The instructing party expressly acknowledges and confirms that:

1. in producing the assessment contained in this Desktop Assessment, the Valuer has been specifically instructed not to perform certain aspects of the process involved in preparing Valuations and has not carried out the usual range of enquiries that a Valuer is required to make by professional practice standards (as determined by the API and at law) in carrying out a Valuation of property and that this is at the specific request of the instructing party; and
2. the instructing party fully understands and accepts the risks inherent in such circumstances; and
3. the instructing party will not convey this Desktop Assessment or any part to another party.

Accordingly, but subject to compliance by the Valuer with the requirements of the Desktop Assessment, this Advisory Note and the stated instructions of the instructing party, the instructing party agrees that it will have no cause of action against the Valuer whether in contract tort or otherwise by reason only that the instructing party suffered loss or damage by relying upon a Desktop Assessment.

Furthermore the instructing party acknowledges that it accepts that a Desktop Assessment is not and will not be construed to be a valuation in the same meaning as a valuation conducted in accordance with the General Concepts, Principles and Definitions as detailed in the standards promulgated by the API, which is based on an inspection of the subject property.

The instructing party further agrees that it will indemnify the Valuer against any claim for loss or damage by a third party invited or permitted by the instructing party to rely upon a Desktop Assessment, whether arising in contract tort or otherwise and arising out of or in conjunction with reliance by that third party on a Desktop Assessment.

The Indemnity to be provided by the instructing party will not apply where the Valuer has been fraudulent or dishonest.

This assessment is current as at the date of assessment only. The assessed range herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in market conditions and movement. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this assessment is relied upon after the expiration of 30 days from the date of this assessment, or such earlier date if you become aware of any factors that have any effect on this assessment.

This assessment is not to be relied upon by any other person or for any other purpose. We accept no liability to third parties nor do we contemplate that this report will be relied upon by third parties. This Desktop Assessment cannot and will not be re-assigned, re-addressed or re-issued.

Reliance on this desktop assessment is permitted only:

- a. by a party expressly identified by the report as being permitted to rely on it;
- b. when the given party has received the report directly from JLL; and
- c. for a purpose expressly identified by the report as being a permitted use of the report.

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