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Mr Daniel Milentijevic
Project Director
Homes Victoria
50 Lonsdale Street,
MELBOURNE, VIC, 3000

15 September 2023

Estimates of Value (Commercial) – Project High Rise

Dear Daniel,

Homes Victoria (“**HV**”) engaged Ernst & Young (“**EY**”) for the provision of Real Estate Advisory and Commercial/Financial Support relating to the regeneration of several HV’s high-density sites within Melbourne (“**Purpose**”). This support comprises preparing Estimates of Value (“**EOV**”), for the commercial tenancies (“**Subject Properties**”) that form part of the Flemington Precinct (“**Parent Site**”) to inform additional pieces of work being undertaken by HV including a retail/commercial demand study, commercial structure design and a feasibility review (“**Scope**”).

In accordance with our Instructions, we have provided the enclosed cover letter, which sets out an overview of our methodology, sales evidence, a summary of the Subject Properties, critical assumptions and limiting conditions.

Please note our Estimates of Value herein comprise estimates only based on a desktop review, and do not constitute formal valuations or assessments in accordance with legislation or Victorian Government policy and guidelines including Victorian Government Land Transaction Policy and Guidelines (2021); including the Valuation of Land Act (1960). Our estimates are subject to all general terms and conditions outlined within this letter and critical assumptions as detailed herein.

A copy of our Letter of Engagement is provided in Appendix A.

Definition of Market Value

The appropriate basis of the enclosed estimates of value for the Purpose is Market Value. This is defined as follows:

“Market Value is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion”

This definition has been adopted for the purposes of the preparation of the estimates of value prepared herein.

Date of Estimates of Value

15 September 2023 is the date of this advice

Provided Information

In undertaking this advice, we have been provided with and relied upon the following information:

- ▶ Emailed Massing & Yield Summary of the proposed commercial tenancies and their respective areas supplied by HV, prepared by Hayball Architects, dated July 2023.
- ▶ Engagement Letter from EY, executed by HV with a detailed scope of estimates of value dated 24 May 2023.

While we have used reasonable endeavors to review the data and information we have received, we have not independently verified, or accepted any responsibility or liability for independently verifying any information, nor do we make any opinion as to the accuracy or completeness of the information. Any locality information within our analysis is indicative only. We accept no liability for any loss or damage which may result from your reliance on any research, analyses or information so supplied.

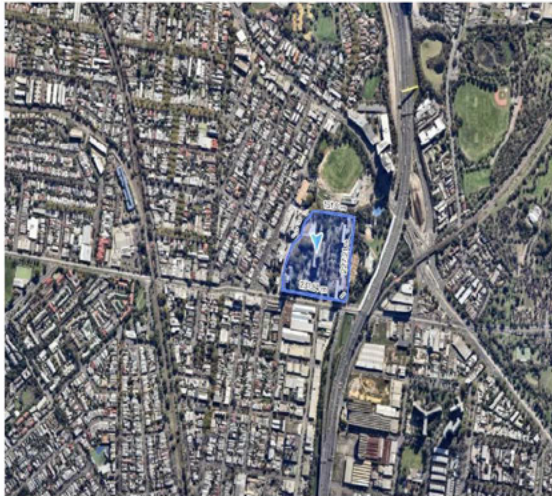
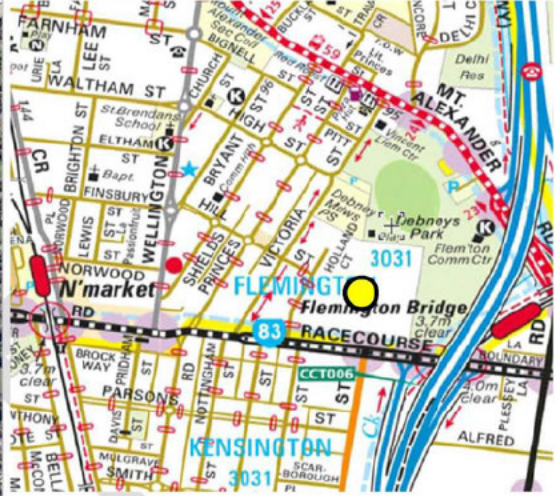
Authors of this Advice

This advice has been prepared by [REDACTED] a Director in the Real Estate Advisory & Project Management team. [REDACTED] is a Certified Practising Valuer and Fellow of the Australian Property Institute, having practised across the property industry over the last 25 years.

[REDACTED], Partner of EY and CPV, is the Engagement Partner and has overall responsibility for the engagement.

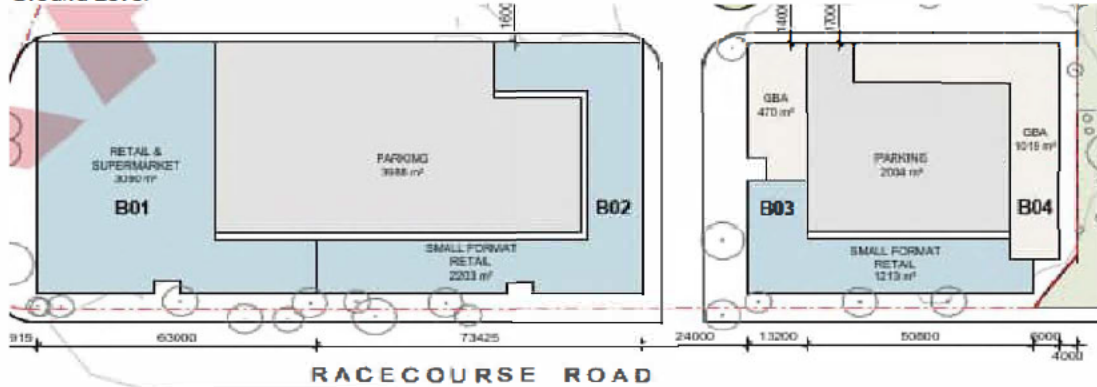
Subject Property Summary

Parent Site: 130 Racecourse Road, Flemington

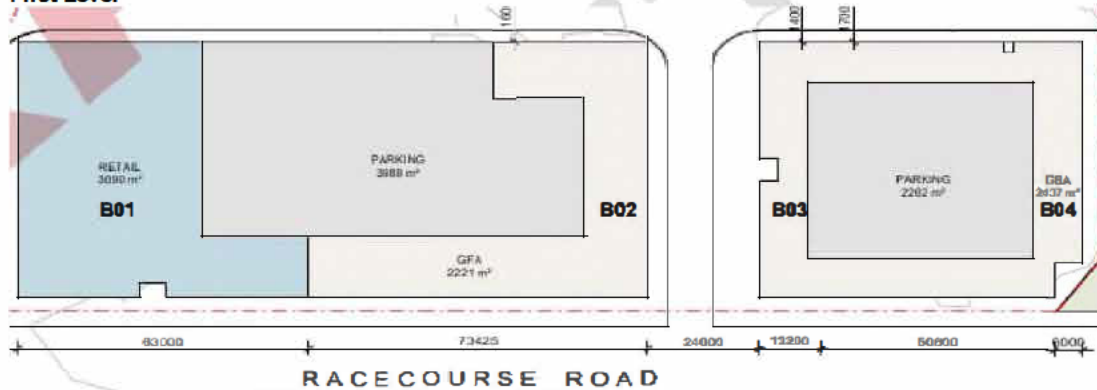
Property Summary	
Subject Properties:	As If Complete Lots B01 (Lvl G), B01 (Lvl 1), B02 (Lvl G) and B03 (Lvl G) forming part of the parent site located at 130 Racecourse Road, Flemington
Aerial Image	Subject Property Location
	
Source: Nearmap, 2023	Source: Street Directory, 2023
Property Details	
Gross Lettable Area:	B01 (Ground Floor) – 3,090 square metres B01 (First Floor) 3,090 square metres B02 (Ground Floor) 1,909 square metres B03 (Ground Floor) 1,213 square metres
Town Planning:	Scheme: Moonee Valley Planning Scheme Zoning: (VicPlan) Mixed Use Zone Schedule 3 ("MUZ3") Overlays: (VicPlan) Development Contributions Plan Overlay Schedule 1 ("DCPO1") Parking Overlay Precinct 1 ("PO1") Development Plan Overlay Schedule 8 ("DPO8")
Location Specific Comments:	<ul style="list-style-type: none"> - Adjoining Debney Meadows Primary School and Debney Park to the North with Playgrounds to the East of the site - Close connectivity to nearby major arterial roads including Citylink, Racecourse Road and Flemington Road - Approximately 3 radial kilometres northwest of Melbourne CBD - Within proximity to notable landmarks including Royal Melbourne Park, Melbourne Zoo, University of Melbourne and Flemington Racecourse. - Within walking distance to Newmarket train station (550 metres west) and shopping centre
Highest and Best Use:	We believe that the Subject Properties would achieve their Highest and Best Use through a combination of retail and office purposes. Considering the substantial amount of commercial space being proposed, we recommend subdividing the lots into smaller units to attract a larger pool of potential tenants and purchasers.

Proposed Flemington Commercial Tenancies

Ground Level



First Level



Development Summary

Building	Levels	GBA Total m²	APARTMENTS			RESIDENTIAL PARKING			MIXED USE PARKING			OUTDOOR	
			Residential GBA Total m²	NSA**	TOTAL DWELLINGS*	Car spaces Required (6.4:1 Ratio)	GBA (Parking)	Car parks**	Mixed Use Car Spaces Required (8.34:1 Ratio)	GBA (Parking)	Car parks***	Fixed Use	OS Common Open Space
B01	5/6/20	37947	13407	10056	128	192	9525	213	243	542	234	6180	250
B02	2/6/16	34315	33006	24795	217	184	8788	170	300	50	1909	250	
B03	4/5/20	32972	22698	18592	212	56	2152	54	200	50	1213	500	
B04	4/5/15	17580	17380	13185	168	79	3778	34	75	2342	75	250	
B05	2/3/6/10	18427	14275	10706	137	79	2342	34	75	2342	75	250	
B06	2/12	18911	15135	11250	148	79	3778	34	75	2342	75	250	
B07	7	4045	4045	3034	35	79	2342	34	75	2342	75	250	
B08	3/5/17	19871	18638	13626	162	79	2342	34	75	2342	75	250	
TOTAL		181318	130358	102287	1311	564	24291	636	229	11438	268	9302	2000
					Div. (%)	351	0.43%	Ratio 1:2	43	3100m²	Ratio	4%	5%

Source: Massing and Yield Assessment, Hayball Architects, Reference 2688, dated July 2023

We have been provided with a Massing and Yield Study Prepared by Hayball Architects dated July 2023 provided by HV that has been critically relied on to assist us with our Estimates of Value for each tenancy. The plan effectively illustrates the proposed lots and their corresponding tenancy sizes. We have summarized the following lots and their respective gross floor areas in the table below.

Lot Summary

Retail Tenancy	Level	Street Frontage	Approximate GLAR Size (sqm)
B01 (Retail)	Ground	Racecourse Road	3,090
B01 (Office)	First Level	Racecourse Road	3,090
B02 (Retail)	Ground Level	Racecourse Road	1,909*
B03 (Retail)	Ground Level	Racecourse Road	1,213
Total Commercial Area			9,302

*Note: We have been advised that there is a size discrepancy between Lot B02 of the Massing & Yield Study Plans and our Estimates of Value Report. We have been advised by HV that Lot B02 comprises a GLA of 1,909 sqm instead of 2,203 sqm as per the development summary within the Yield and Massing Study
Source: Hayball, Architects, July 2023

Market Evidence Summary

We have considered the below summary of key commercial sales in determining the estimate of value for each Subject Property upon completion:

K C b l S I L F t R t l

		(\$/sqm)						
Ground Floor / 512 Spencer Street	West Melbourne	For Sale (Under Contract)	\$14,000,000	1,595	62	\$8,777	TI	5.59%
Ground Floor / 263 Normanby Road	South Melbourne	45,103	\$17,000,000	2,345	17	\$7,249	TI	5.25%
725-757 Riversdale Road	Camberwell	44,888	\$37,000,000	3,957	209	\$9,351	TI	4.42%
122 Main Street	Thomastown	44,755	\$11,300,000	2,032	130	\$5,561	TI	4.14%
41-71 May Road	Lalor	44,669	\$13,768,888	2,783	304	\$4,947	TI	3.00%
783-787 Sydney Road	Brunswick	44,523	\$4,450,000	1,205	9	\$3,693	VP	NA
363 - 379 Mt Alexander Road	Ascot Vale	44,518	\$5,400,000	1,104	8	\$4,891	VP	NA
Ground Floor / 247 Johnstone Street	Fitzroy	44,409	\$13,000,000	1,402	49	\$9,272	TI	4.61%
Ground Floor / 327-357 Mt Alexander Road	Ascot Vale	44,377	\$19,150,000	2,253	8	\$8,500	TI	NA
Ground floor / 8 Franklin Street	Melbourne	43,805	\$11,525,000	1,650	44	\$6,985	TI	4.70%

Source: EY Analysis, 2023
TI: Tenanted Investment
VP: Vacant Possession
NA: Not Available

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Address	Suburb	Sale Date	Sale Price	NLA (sqm)	Reflects \$ / sqm of NLA	Status	Car Spaces	Passing Yield
144-148 A'Beckett Street	Melbourne	Aug-23	\$11,850,000	1,187	\$9,983	VP	NA	N/A
85 - 87 High St, Kew	Kew	Jul-23	\$18,000,000	2,286	\$7,874	VP	65	N/A
Level 18 /41 Exhibition Street	Melbourne	May-23	\$4,150,000	280	\$14,821	VP	NA	N/A
Ground / Levels 1,2 & 9, 420 Collins St	Melbourne	May-23	\$11,210,000	1,361	\$8,237	VP	NA	N/A
Level 1 / 250 Queens Street	Melbourne	Apr-23	\$2,450,000	395	\$6,203	VP	NA	N/A
Level 1, 893 Collins Street,	Melbourne	May-22	\$4,190,000	580	\$7,224	TI	NA	6.07%
2-6 Gwynne Street	Cremorne	Dec-21	\$41,500,000	3,268	\$12,699	TI	38	4.69%
313-317 Burwood Road	Hawthorn	Nov-21	\$15,028,000	1,855	\$8,101	TI	68	4.77%
363 King Street	West Melbourne	Jun-22	\$22,000,000	2,730	\$8,059	VP	14	N/A
33-41 Angas Street	East Melbourne	May-22	\$22,680,000	1,828	\$12,407	TI	18	4.59%
169-177 Victoria Parade	Collingwood	Nov-22	\$15,000,000	1,993	\$7,526	VP	23	N/A

Source: EY Analysis, 2023
TI: Tenanted Investment
VP: Vacant Possession
NA: Not Available

In assessing indicative estimates of rental for the Subject Properties for an Income Approach, we have had regard to leases of large format retail and large office spaces within the surrounding suburbs and broader Melbourne shown in the table below.

Key Comparable Leases – Large Format Retail

Address	Suburb	Lease Date	Net Rent	Lettable Area (sqm)	\$psqm (Net)	Options	Length of Lease	Rent Reviews	Tenant
247-259 Johnston Street	Abbotsford	Q4 2022	\$231,000	691	\$334	6 Terms of 5 Years	7 years	NA	Woolworths Group
725-757 Riversdale Road	Camberwell	1/11/2022	\$1,582,800	3,957	\$400	12 Terms of 5 Years	10 Years	NA	Coles Group
512 Spencer Street	West Melbourne	21/09/2022	\$783,213	1,595	\$491	3 Terms of 5 years	14 years	CPI Capped at 8%	Aldi Food Pty Ltd
327 - 333 Mt Alexander Road	Ascot Vale	11/11/2020	\$902,682	2,253	\$401	6 Terms of 5 Years	12 years	3% + CPI	Woolworths Group
41-71 May Road	Labr	12/12/2018	\$413,066	2,783	\$148	4 Terms of 5 Years	10 years	NA	Supa IGA
808 - 818 Sydney Road	Brunswick	30/06/2018	\$650,000	1,639	\$397	10+5+5	15 years	NA	Woolworths Group
8 Franklin Street	Melbourne CBD	23/02/2016	\$415,272	1,650	\$252	2 Terms of 10 years	10 Years	CPI	Aldi Food Pty Ltd

Source: EY Analysis, 2023
TI: Tenanted Investment
VP: Vacant Possession
NA: Not Available

Key Comparable Leases – Office Space

Address	Suburb	Lease Date	Net Rent	Lettable Area (sqm)	\$psqm (Net)	Options	Length of Lease (Years)	Rent Reviews	Tenant
Level 3 / 333 Queens Street	Melbourne	1/06/2023	\$320,056	897	\$357	NA	4	CPI	Victorian Law Reform Commission
Ground / 15-31 Pelham Street	Carlton	1/01/2023	\$455,000	1,300	\$350	NA	5	NA	Diabetes Victoria
Level 5, 1 Nicholson Street	East Melbourne	1/01/2023	\$455,000	1,300	\$350	NA	10	3.25%	Municipal Association of Victoria
Level 33 385 Bourke Street	Melbourne	1/12/2022	\$918,000	1,350	\$680	NA	7	NA	NA
Level 1 (102) / 333 Queens Street	Melbourne	1/04/2022	\$192,800	405	\$479	1 Term of 5 years	5	3.50%	Australian Institute of Professionals
Level 2 / 109 Burwood Road	Hawthorn	1/03/2022	\$1,330,120	3,023	\$440	NA	10	3.25%	Scope Australia Pty Ltd
Level 1, 15-31 Pelham Street	Carlton	1/03/2022	\$408,975	1,425	\$287	NA	5	3.00%	Breast Screen Victoria

Source: EY Analysis, 2023
TI: Tenanted Investment
VP: Vacant Possession
NA: Not Available

We note that although the above evidence are the key sales and leases referenced This evidence and knowledge of the commercial market have been used to assess the estimate of value.

Estimates of Value Methodology

Primary Approach – Direct Comparison

We have utilised the Direct Comparison Approach as the primary approach to applying estimates of value to the Subject Properties. This approach is based on our analysis of the available sales evidence of large-format retail and office properties within strata mixed-use developments across the broader Melbourne commercial market. The Direct Comparison Approach leads to an estimate of value based on what other purchasers and vendors in the market have agreed to as the value for comparable properties.

In conducting the sales comparison approach, we gather data on comparable properties that have transacted and analysed the sales for various factors including location, zoning, overlays, size of improvements, shape, freestanding/strata, level and street frontage. The resulting indications of value lead to an estimate of the price one might expect to realise upon the sale of the Subject Properties.

We have applied the estimates of value on a rate per square meter of a Gross Lettable Area basis in addition to looking at the overall quantum of value.

We have been instructed to provide a “Low”, “Most Likely” and High’ estimate of value for each of the Subject Properties. In doing so, we have first derived the “Most Likely” estimate of value as a starting point based on the sales evidence available. From this, the estimate of value is adjusted either; down or up to assess the “Low” and “High” estimates of value.

In assessing the “Low” estimates we have taken into consideration the current economic climate, size of the local buyer pool and levels of the corresponding commercial use stock. In assessing the “High” we have taken into consideration the stronger sales that have occurred within the Subject Properties.

Property	Building Area (GLAR)	‘Low’ Estimate (\$/sqm)	‘Likely’ Estimate (\$/sqm)	‘High’ Estimate (\$/sqm)	Adopted ‘Low’ Estimate of Value (GST Excl)	Adopted ‘Likely’ Estimate of Value (GST Excl)	Adopted ‘High’ Estimate of Value (GST Excl)
B01 Ground Floor (Retail)	3,090	\$3,500	\$4,000	\$5,500	\$10,800,000	\$12,400,000	\$17,000,000
B01 Level 1 (Office)	3,090	\$2,500	\$3,000	\$3,500	\$7,700,000	\$9,300,000	\$10,800,000
B02 Ground Floor (Retail)	1,909	\$4,000	\$5,000	\$6,000	\$8,000,000	\$9,500,000	\$11,500,000
B03 Ground Floor (Retail)	1,213	\$4,500	\$5,500	\$6,500	\$5,500,000	\$6,700,000	\$7,900,000

Secondary Approach – Capitalisation of Net Income Approach

We have adopted the capitalisation of net income approach as our secondary methodology. This involves capitalising an adopted Market Rental Value using a capitalisation rate deemed appropriate for the Subject Property based on comparable sales evidence.

To determine the Market Rent for each Subject Property, we collect data on leases from comparable properties. These properties attract tenant profiles that are likely to require spaces similar to those of the Subject Properties. In Melbourne, the primary target market for the retail spaces consists of supermarkets, bottle shops, and large-format retail stores. Additionally, for the office space, we would expect larger corporations that would require substantial office space to occupy the office component of the proposed development. Typically, landlords would secure these tenants through long-term leases with favourable terms and additional security options due to the substantial space they occupy and the high capital value of the asset.

The chosen capitalization rate is grounded in recent sales of properties sold as tenanted investments. The capitalization rate reflects the unique nature of our properties as strata properties and large commercial holdings. We have also made assumptions regarding below-the-line adjustments for letting

up costs as we critically assume these will be vacant without any preleases secured in line with HV's instructions. Our considerations encompass various elements like letting up allowances, incentives, fit-out allowances, non-recoverable outgoings, and agent commissions.

Our mandate involves presenting "Low," "Most Likely," and "High" value estimates for each Subject Property. The process begins by deriving the "Most Likely" value estimate using available sales and leasing evidence. This value estimate serves as the baseline, which is then adjusted upwards or downwards to determine the "Low" and "High" value estimates.

When considering the "Low" estimates, we account for the current economic conditions and the Subject Property's corresponding market. These conditions typically would reflect a softer capitalization rate and a reduced rental rate per square metre.

Conversely, for the "High" estimates, we adopt an optimistic stance. We base this on recent robust sales/leases and associated factors such as an expanded buyer profile. These elements collectively contribute to our capitalization rates tightening and adopting a higher rental rate per square metre.

Key Input Assumptions

As we have been instructed to provide an estimate on the commercial on a Vacant Possession basis, we have made the following assumptions that are in line with the local market expectations for the lease-up costs for each tenancy in the table below and the associated capitalisation and rental rates for each "Low", "Likely" and "High".

B01 Ground Floor (Retail)	
Gross Rental Rate (Low – High)	\$350 - \$400
Capitalization Rate (Low – High)	5.50% - 4.50%
Letting Up Assumptions	
Letting Up Allowance (Months of Gross Income)	12 months
Agents Commission (% of Gross Income)	12%
Incentive Allowance (Months' Rent Free)	12 months
Fit-Out Allowance (Months of Rent)	12 months

B01 Level 1 (Office)	
Gross Rental Rate (Low – High)	\$350 - \$400
Capitalization Rate (Low – High)	6.50% - 6.25%
Letting Up Assumptions	
Letting Up Allowance (Months of Gross Income)	12 months
Agents Commission (% of Gross Income)	12%
Incentive Allowance (Months' Rent Free)	12 months
Fit-Out Allowance (Months of Rent)	12 months

B02 Ground Floor (Retail)	
Gross Rental Rate (Low – High)	\$400 - \$450
Capitalization Rate (Low – High)	6.00% - 5.00%
Letting Up Assumptions	
Letting Up Allowance (Months of Gross Income)	8 months
Agents Commission (% of Gross Income)	12%
Incentive Allowance (Months' Rent Free)	8 months
Fit-Out Allowance (Months of Rent)	8 months

B03 Ground Floor (Retail)	
Gross Rental Rate (Low – High)	\$450 - \$500
Capitalization Rate (Low – High)	6.00% - 5.00%
Letting Up Assumptions	
Letting Up Allowance (Months of Gross Income)	8 months
Agents Commission (% of Gross Income)	12%
Incentive Allowance (Months' Rent Free)	8 months
Fit-Out Allowance (Months of Rent)	8 months

Source: EY Analysis, 2023

Property	Building Area (GLAR)	Adopted 'Low' Estimate of Value (GST Excl)	Adopted 'Likely' Estimate of Value (GST Excl)	Adopted 'High' Estimate of Value (GST Excl)
B01 Ground Floor (Retail)	3,090	\$11,300,000	\$13,200,000	\$17,400,000
B01 Level 1 (Office)	3,090	\$8,500,000	\$10,000,000	\$11,900,000
Gro Flo Retail	909	\$8,100,000	\$9,700,000	\$11,700,000
B03 Ground Floor (Retail)	1,213	\$5,900,000	\$7,000,000	\$8,400,000

Estimates of Value

Subject to the overriding stipulations contained within the body of this letter and our Statement of General Assumptions and Limiting Conditions, a summary of our 'Low', 'Likely' and 'High' estimates of value (GST Exclusive) for the Subject Properties as at the date of this advice, are provided below.

The estimates of value have been rounded to the nearest \$500,000 and are expressed as GST Exclusive.

Estimates of Value – Assuming Vacant Possession

Property	Building Area (GLAR)	Adopted 'Low' Estimate of Value (GST Excl)	Adopted 'Likely' Estimate of Value (GST Excl)	Adopted 'High' Estimate of Value (GST Excl)
B01 Ground Floor (Retail)	3,090	\$11,000,000	\$12,500,000	\$17,000,000
B01 Level 1 (Office)	3,090	\$8,000,000	\$9,500,000	\$12,000,000
B02 Ground Floor (Retail)	1,909	\$8,000,000	\$10,000,000	\$12,000,000
B03 Ground Floor (Retail)	1,213	\$6,000,000	\$7,000,000	\$8,000,000

The estimates contained herein must be read in conjunction with and subject to the Statement of Critical/General Assumptions and Limiting Conditions set out in Appendix B. We reserve the right to review our estimates if any of the following assumptions vary or are inaccurate or invalid.

We hereby certify that we have no present or contemplated future interest in the property; neither our employment nor our compensation in connection with this report is in any way contingent upon the conclusions reached or values estimated; this report sets forth all of the assumptions and limiting conditions affecting the analysis, values and conclusions contained herein; this report has been made in conformity with and is subject to the Professional Code of the Australian Property Institute ("API"); no persons other than the undersigned or those acknowledged in this report prepared the analysis, values or conclusions outlined in this report; and, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct.

We thank you for your instructions about this matter. Should you have any further queries, please do not hesitate to contact us.

Yours sincerely,



DRAFT

REDACTED

Certified Practising Valuer
Director

REDACTED

Certified Practising Valuer
Partner

Appendix A: Letter of Engagement

DRAFT

Appendix B: Critical Assumptions and Statement of Assumptions and Limiting Conditions

The estimates contained herein must be read in conjunction with and subject to the special assumptions set out below. We reserve the right to review our estimates if any of the following assumptions vary or are inaccurate or invalid.

Critical Assumptions

- ▶ All information provided to us is correct and accurate as of the date of the value estimates.
- ▶ We have relied upon the areas for each Commercial Tenancy from a Massing & Yield Study prepared by Hayball Architects and provided by HV for the Subject Properties, which we assume to be correct and accurate. We reserve the right to review our advice upon being provided with formal survey plans, full site inspection or if we are provided with any information that proves contrary to this.
- ▶ The Subject Properties and their estimates are based on an "As If Complete" value whilst relying on the Massing & Yield Study plan provided by Hayball Architects dated July 2023. All services are expected to be connected and lots subdivided (at HV cost to subdivide) and we assume a Strata Subdivision is registered for the proposed commercial areas supplied by HV an individual Certificate of Titles and Certificate of Occupancy are issued for each tenancy
- ▶ We assume all Owner's Corporation fees and outgoings are consistent with market and not reflecting rates that exceed current levels for a building of this scale. These will greatly impact on outgoings and the market rental paid for premises.
- ▶ The Estimates of Values assume that no further external work will be required upon completion of the Subject Properties.
- ▶ A 3:100sqm ratio of retail floor area per car space is assumed to be met in line with HV's instructions
- ▶ The development is assumed to be completed in accordance with all relevant statutory and regulatory requirements and a Certificate of Occupancy is issued
- ▶ All tenancies are assumed to be a Cold Shell configuration, we have assumed letting up allowances such as the landlord's contribution to fit out as part of securing a lease for a tenant.
- ▶ The Retail Leases Act 2003 is assumed to apply for all retail tenancies; however, exceptions do apply which are contingent upon the type of tenant and their proposed use of the premises.
- ▶ We assume the reported area sizes are classified as Gross Floor Area in line with HV instructions
- ▶ Assumes the Parent Development the Subject Properties form part in is within a location that is zoned for Mixed Use or equivalent that would allow the provision of such commercial uses.
- ▶ We assume the Subject Properties will be delivered in accordance with the Parent Development being an approved development for mixed-uses in line with a set of endorsed plans.
- ▶ The Subject Properties are assessed based on a Vacant Possession
- ▶ The parent development is clear of ecological, hydrogeological, geotechnical, cultural heritage, heritage, planning or environmental (incl. contamination) issues that may impact the proposed commercial tenancies.
- ▶ Estimates of Value assume cash terms, a 10% deposit, balance minimum of 180 days, consistent with market conditions and our analysis of sales.
- ▶ Due to the highly confidential and desktop nature of the estimates and the short timeframe to complete, we have been unable to undertake our usual valuation research (e.g., full site inspection, enquiries of Council). We assume the physical characteristics of the Subject Properties are consistent with the desktop information that was supplied in the Massing and Yield assessment plans designed by Hayball Architects dated July 2023 provided by HV
- ▶ The Estimates of Values are considered GST-exclusive based on the general tax scheme for the proposed commercial tenancies.

- ▶ These are estimates of value and are not to be considered valuations in accordance with the Valuation of Land Act (1960) and Victorian Government Land Transaction Policy & Guidelines (2021).
- ▶ We are not aware of any conflict of interest either about the firm or the individual professional staff to be involved in this assignment which would impact our ability to provide an independent and unbiased opinion.

Should any of these assumptions vary or prove incorrect to that adopted, the advice should be forwarded to the valuer for comment on the impact on the value and we strictly reserve the right to review and amend, if necessary, our Estimates of Values provided herein.

General Assumptions and Limiting Conditions

The Estimates of Value have been made with the following general assumptions and limiting conditions:

1. No investigation has been made of, and no responsibility is assumed for, the legal description or for legal matters, including title or encumbrances. The title to the property is assumed to be good and marketable unless otherwise stated. The property is further assumed to be free and clear of any or all liens, easements or encumbrances unless otherwise stated.
2. Information furnished by others, upon which all or portions of this report are based, is believed to be reliable but has not been verified in all cases. No warranty is given to the accuracy of such information.
3. Areas and dimensions of the property were obtained from the title and/or public records. Maps and sketches, if included in this report, are only to assist the reader in visualising the property and no responsibility is assumed for their accuracy. No independent surveys were conducted.
4. No responsibility is taken, and no liability will be incurred by us, for changes in market conditions and no obligation is assumed to revise this report to reflect events or conditions which occur after the date hereof.
5. Responsible ownership and competent property management are assumed.
6. Full compliance with all applicable federal, state and local zoning, use, environmental and similar laws and regulations is assumed unless otherwise stated.
7. This report has been made only for the purpose stated and must not be used for any other purpose. This report or any part of this report (including without limitation any conclusions as to value, the identity of Ernst & Young or any individuals signing or associated with this report, or the professional associations or organisations with which they are affiliated) must not be disseminated to any third party by any means without the prior written consent and approval of Ernst & Young. No third party may rely on this report without the prior written consent and approval of Ernst & Young. Ernst & Young disclaims all liability to any third party for all costs, loss or damage and liability that the third party may suffer or incur arising from related to or in any connected with the provision of this report to the third party without Ernst & Young's prior written consent and approval.
8. These Estimates of Value have been made in conformance with and are subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Australian Property Institute.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state or national government or private entity or organisation have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
10. No soil analysis or geological studies were ordered or made in conjunction with this report.
11. The client acknowledges and recognises that the Valuer is not an expert in identifying environmental hazards and compliance requirements affecting properties. The Valuer will endeavour to identify all matters of environmental concern and the effect they might have on the

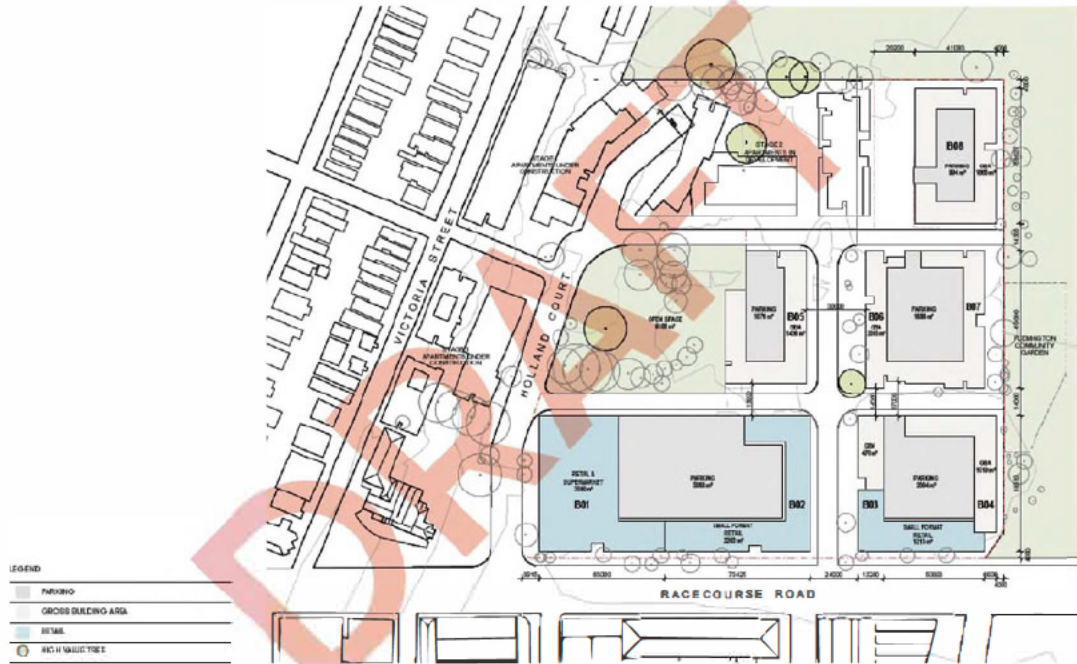
value of the property. However, the valuer will not be liable nor responsible for his failure to identify all such matters of environmental concern and the impact that any environmental-related issue has on the property and its value including loss arising from:

- a. Site contamination;
 - b. The non-compliance with any environmental laws; or
 - c. Costs associated with the clean-up of a property in which an environmental hazard has been recognised, including action by the Environmental Protection Authority to recover clean-up costs under the Environmental Protection Act.
12. Future income rates, expense costs and property values will be determined by market forces. The figures used in our analysis are not a representation of a known guaranteed future condition.
13. These Estimates of Value expressly exclude any consideration of the impact of the GST on the value of the property. The valuer reserves the right to review the Estimates of Value following the provision by the client of an independent professional review of the impact of GST on the property.

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Appendix C: HV Site Schedule & Tenancy Plans

- 02 Preferred Option
- 02 Ground Level Plan



- 02 Preferred Option
- 02 Summary

Site Area m² 38000

Option 4

BUILDINGS	Building	Levels	GGA Total m ²	APARTMENTS			RESIDENTIAL PARKING			MIXED USE PARKING			OUTDOOR	
				Residential GGA Total m ²	NISA**	TOTAL DWELLING**	Car Spaces Required @ 2.5:1 Ratio	GGA (Paters)	Capacity**	Mixed Use Car Spaces Required (at capacity)	GGA (Paters)	Capacity**	Mixed Use	CCS (covered open space)
B	B01	5/6/21	3754	1347	1625	126	192	802	211	243	945	229	818	251
	B02	2/5/10	5421	3388	2459	317							180	281
	B03	4/15/24	5207	2859	1552	212	154	478	170	38	208	88	121	98
	B04	4/6/10	1759	1759	131	65	212	54						250
	B05	2/3/10	1627	1478	1078	137	58	212	54					250
	B06	2/3/5	1861	1535	1121	143	78	375	94					501
	B07	4	494	494	184	25								291
	B08	2/5/5	1821	1519	1268	162	78	385	75					291
	TOTAL		38019	13659	10267	1318	504	3425	605	379	1143	283	932	2600
					0.43	361	0.43	Ratio m ²	AC	3110	Ratio	43	1.13%	0%

* Calculation based on lot mix (30% 1 Bed, 20% 2 Bed, 30% 3 Bed) average 10m² GGA assumed
 ** NISA is 75 per cent efficiency of Gross Building Area (GGA) for residential uses
 *** Based on efficiency ratio in table
 **** Accounted for fuelled parking ratio with 1% 1:1 ratio for accessible units

DISCLAIMER
 This document is prepared for the client's use only. It is not intended to be used for any other purpose. The client is responsible for the accuracy and completeness of the information provided. The client is also responsible for the accuracy and completeness of the information provided. The client is also responsible for the accuracy and completeness of the information provided. The client is also responsible for the accuracy and completeness of the information provided.

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