CBRE

Valuation Report

30 Tuhikaramea Road, Dinsdale, Hamilton City

Valuation Date	31 August 2025
Inspection Date	4 September 2025
Client	PMG Direct Childcare Fund Trustees Limited
Lender	ASB Bank Limited
Amended	Version 2 **Redacted**

Contents

Appendices

1 Valuation Summary

VALUATION SUMMARY		31 August 2025
MARKET VALUE	**$6,200,000** (plus GST, if any)	
Initial (Passing) Yield	7.58%	
Reversionary Yield (Yield on Market Income)	6.05%	
Equivalent Yield	6.46%	
Indicated IRR	7.76%	
$psm of Land Area	$2,363	

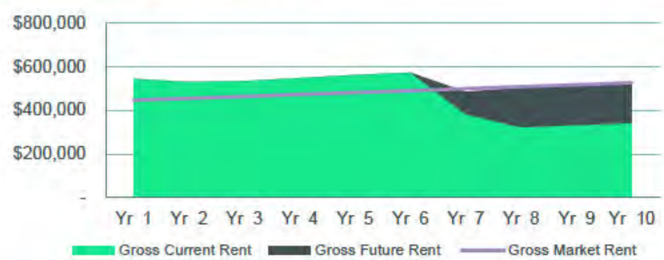
PROPERTY PARTICULARS

Brief Description	This property comprises a large format retail development, constructed circa 1990s which was extensively refurbished and converted in 2021 for use as a childcare facility and a gym. The childcare facility is licensed for 95 child placements and provides children's activity rooms, associated staff and non-contact space on the mezzanine floor and fully developed external activity areas. The gym provides open plan reception and workout spaces over the ground and mezzanine floor together with toilet and shower amenities, a partitioned group fitness room and two offices. We understand that the licence has been restricted to 95 due to staffing levels rather than the physical structure which is not uncommon for a newly established centre as the business matures and staffing levels increase with occupancy Nevertheless, our valuation is made on the basis that a licence can be issued for 100 children.
Site Area	2,624 sqm
Seismic Strength	100%
Zoning	Business Zone 5 (Suburban Centre)

TENANCY PROFILE

Major Tenants	Expiry	NLA (sqm)	Net Contract Rent	Net Market Rent
Little Learners Dinsdale Ltd	28-Feb-32	-	277,360	245,000
JN & KN Ventures Limited	31-Oct-31	603.9	192,381	129,839
Total		603.9	469,741	374,839
WALE by Income	6.4 years			
Over/Under Renting (On Occupied)	25.3% over rented			

PROPERTY INCOME PROFILE



LEASE EXPIRY PROFILE

CASH FLOW ASSUMPTIONS

Growth Forecasts	5 Year	10 Year
CPI	2.03%	2.02%
Outgoings	2.03%	2.02%
Building CAPEX	2.03%	2.02%
Childcare Net Market Rent	2.00%	2.00%
Retail Net Market Rent	1.50%	1.50%
Capital Expenditure		
Ongoing Capex	40,813	80,008
% of Adopted Value	0.66%	1.29%

Future Assumptions	Childcare	Retail
Renewal Prob.	50.00%	50.00%
Existing Vac. Lease Up	6.0 mths	6.0 mths
Future Lease Up	6.0 mths	6.0 mths
Lease Term	6.0 yrs	6.0 yrs
Leasing Commissions	16.00%	16.00%
Rent Reviews	2 Yr Eff Mkt	2 Yr Eff Mkt
Refurb. Allowance	-	-

SIGNATORIES

Principal Valuer

Sarah le Grove | BBS (VPM)
Registered Valuer
Associate Director - Valuation & Advisory Services
Property Inspection - Yes | Job Involvement - Valuation & Analysis

Conditional Terms

This summary must not be acted on in isolation and must not be read independently of the valuation report in its entirety. This valuation and summary are subject to all content, assumptions, disclaimers, qualifications and recommendations in the report. The report is prepared for the use of and reliance by the Reliant Party only and limited only to the Purpose specifically stated. No responsibility is accepted or assumed to any third party for the whole or any part of the report.

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SWOT & Risk Analysis

Strengths & Opportunities

- Strong central government support of ECE
- Recently refurbished development with good carparking provisions
- WALT of 6.8 years would be well received by investors
- CPI rent review provisions and net lease structure with a long remaining lease term for both tenants underpins strong passive investment profile.
- The childcare premises could be utilised as a large format retail development, should a childcare facility no longer be viable.
- Multiple tenancy's spreads vacancy risk
- NBS of 100% would be well regarded by potential purchasers and favourable by lenders
- Strong central government support of ECE with over 60% of business revenue typically derived from Ministry of Education (MoE) funding.
- Substantial parental take up of ECE to date (circa 96%) with further penetration targeted by central government.
- Currently the property is being utilised to its 'highest and best' use.

Weaknesses & Threats

- Specialised asset incorporating a gym and a childcare with an alternate use likely to indicate a lower value
- Societal attitudes to ECE can be impacted by negative publicity around childcare.
- Continued difficulty in the childcare industry in attracting qualified staff and possibility that some centres may be forced to reduce roll numbers if the required qualified teacher to child ratio is not maintained.
- Overall perception of the Dinsdale Shopping Centre affects the quality of potential tenants. This is indicated to some degree by the occupiers within the centre.
- Modified ratchet clause allows rent to decrease to commencement level at market reviews and restricts rental growth over the longer term.
- Political risk associated with industry reliance on government subsidisation.
- The current economic climate is subdued

Overall Risk Summary

Childcare facilities are a specialised asset which is generally reflected in the investment returns which are typically slightly above general commercial and industrial property.

Market Risk Comment

Global Economy Risks	Global markets remain under pressure from heightened economic uncertainty stemming from the ongoing trade war between the United States and its trading partners. These tensions have disrupted trade flows, supply chains, and investment strategies. While global interest rates have generally been declining, the longer-term outlook is increasingly uncertain. These developments present downside risks to New Zealand's economic activity and inflation trajectory.
Local Economy Risks	On 20 August 2025, the OCR was lowered by 25 basis points to 3.00%, reflecting subdued domestic activity and easing inflationary pressures. While inflation is currently near the top of the Reserve Bank's 1-3% target band, it is expected to return to the 2% midpoint by mid-2026. Economic outlook remains uncertain due to global trade restrictions and policy uncertainty, dampening household and business spending. Future Reserve Bank policy decisions will be determined by the outlook for inflationary pressure, with scope for further OCR reductions if medium-term inflation continues to ease.

Commercial Property Sector Risks	Transaction volumes were at historical lows throughout 2024, following similar subdued conditions in 2022-2023. As of 2025 general market sentiment has improved, and activity has increased driven in large part by lower mortgage rates. However, this nascent transactional activity has not been even across the country and structural challenges remain in certain sectors. In particular, Wellington office, shopping centres, larger scale properties with seismic risk, and assets relying on international capital.
Market Risk Summary	Our conclusions in this report are based on data and market sentiment as at the date of valuation. Experience has shown that market behaviour can rapidly change during periods of volatility. Given the current economic uncertainty, it is recommended that Reliant Parties review this valuation periodically.

2 Scope of Work

2.1 Instructions

Key Constituents	
Client	PMG Direct Childcare Fund Trustees Limited.
Instructing Party	Matthew White.
Other Intended User	ASB Bank Limited.
Intended Use	Financial reporting, mortgage security and for use as a public document for Capital Raising.
Asset Valued	30 Tuhikaramea Road, Dinsdale, Hamilton City.
Basis of Valuation	Market Value - As Is - Subject to existing occupancy arrangements.
Date of Inspection	4 September 2025
Date of Valuation	31 August 2025
Date of Report Issue	1 October 2025
Amendment	This report has been amended and is noted as Version 2. The wording has been updated to include 'mortgage security' in the section 'Intended Use' above.
Valuation Currency	All dollars quoted in this report are NZD.

2.2 Market Value Definition

IVS Market Value Definition

In accordance with the International Valuation Standard, the definition of market value is:

"The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

Fair Value Definition

We have also had regard to the requirements of the New Zealand Equivalent to International Financial Reporting Standard 13 (NZ IFRS 13). In particular, we have considered NZ IFRS 13 Fair Value Measurement, which adopts the following definition of Fair Value:

"Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date."

Fair Value under NZ IFRS 13 is generally synonymous with the concept of Market Value under IVS.

Under IVS, the date of valuation is the date at which our opinion of value applies, which in this case is 31 August 2025. This is different to the date of inspection which is 4 September 2025. Our valuation is on the basis that there are no material changes between the Inspection Date and Date of Valuation.

2.3 Industry Practice

Report Format	Our valuation has been prepared in accordance with International Valuation Standards (effective 31 January 2025) and Guidance Papers for Valuers and Property Professionals published by the Australian Property Institute (API), Property Institute of New Zealand (PINZ) and New Zealand Institute of Valuers (NZIV).
Valuer Declaration	We hereby certify that Sarah le Grove is suitably qualified and authorised to practise as a valuer; does not have a pecuniary interest, financial or otherwise, that could conflict with the proper valuation of the property; and accepts instructions to value the property only from the Responsible Entity/Instructing Party.
Prior Involvement	CBRE have previously assessed the value of this property for PMG Direct Childcare Fund dated 31 March 2025 at $6,275,000 plus GST (if any).

2.4 Financial Reporting Standard

NZ IAS 40

The asset has been valued in accordance with the following standards and guidelines:

- New Zealand Equivalent to International Accounting Standard 40 – Investment Property (NZ IAS 40) issued by the New Zealand Accounting Standards Board of the External Reporting Board;
- New Zealand Equivalent to International Financial Reporting Standard 13 – Fair Value Measurement (NZ IFRS 13) issued by the New Zealand Accounting Standards Board of the External Reporting Board.
- Guidance Papers for Valuers and Property Professionals published by the Australian Property Institute (API), Property Institute of New Zealand (PINZ) and New Zealand Institute of Valuers (NZIV)
- The International Valuation Standards (IVS).

NZ IAS 40 requires measurement of the property to be reported at 'Fair Value' which is defined as:

The price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

'Fair Value' is the amount for which an asset should be exchanged between knowledgeable, willing parties in an arm's length transaction. 'Fair Value' requires the consideration of 'market-based' evidence for the determination of the value where such evidence exists and can be used to reliably determine the value. The 'Fair Value' is assessed with reference to the 'highest and best use' being defined as 'the most probable use of an asset that is physically possible, appropriately justified, legally permissible, financially feasible and results in the highest value'. IVS recommends the independent valuer reports the 'Market Value' of the asset. The definition of 'Fair Value' differs from that of 'Market Value' as it does not refer to marketing and market exposure whereas the Market Value definition adds '…after proper marketing…'

Our valuation has been established on the basis of 'Market Value' and 'Fair Value' being synonymous.

Financial Reporting Purposes

Financial Reporting Purposes means for the use in the preparation and issue of financial reports by the client in the general course of the client's operations only. This report is not to be used for any other purpose other than those specifically mentioned within this report.

2.5 Reliance and Confidentiality

Reliance Period

CBRE policy requires that reports cannot be reassigned for any purpose beyond 90 days from the date of valuation. We do not assume any responsibility or accept any liability in circumstances after the expiration of 3 months from the date of valuation, or such earlier date if the Client or Intended Users become aware of any factors that have any effect on the valuation.

Confidentiality

The Client acknowledges and agrees that all material or documents created by CBRE in providing the Services are provided for its benefit and the purposes set out in the Report and may not be relied on by anyone other than the Client and named Intended Users.

No responsibility is accepted or assumed to any third party who may use or rely on the whole or any part of the content of this valuation.

That is no advice or representation is being provided to or made to any noteholders/subsidiaries/beneficiaries/affiliates or investors of the above- named reliant parties. Reliance and duty of care is strictly only extended to PMG Direct Childcare Fund Trustees Limited and ASB Bank.

Any valuation service is confidential as between CBRE, the Client and any Intended Users as specifically stated in the valuation advice/report. Neither the whole of the report, nor any part of it, may be published in any document, statement, circular or otherwise by any party other than CBRE, nor in any communication with any third parties, without the prior written approval of CBRE.

As between CBRE, the Client and the Intended Users, all intellectual property rights in this Valuation Report are owned by CBRE.

2.6 Extent of Investigations

Extent of Investigations

We have carried out an inspection of exposed and readily accessible areas of the improvements. However, the valuer is not a building construction or structural expert and is therefore unable to certify the structural soundness of the improvements. Readers of this report should make their own enquiries.

This report has been prepared for valuation purposes only and is not a geotechnical or environmental survey. If any defect is found, including structural defects, this information could impact on the value of the property.

2.7 Information Provided

Summary

We have been provided with the following key information which has been relied upon within our report:

Document	Source
Deed of Lease for Little Learners Dinsdale, signed and dated 21 May 2021	File Document – Previously provided by PMG Funds
Resource Consent Decision Notice, produced by Hamilton City Council, dated 14 July 2021	File Document – Previously provided by PMG Funds
Seismic Strength Report prepared by G A Hughes & Associates Limited, dated 4 May 2022	File Document – Previously provided by PMG Funds
Deed of Lease for Flex Fitness, signed and dated 25 May 2022	File Document – Previously provided by PMG Funds
Deed of Variation for Little Learners Dinsdale, signed and dated 21 September 2022	File Document – Previously provided by PMG Funds

Deed of Assignment of Lease and Variation for Flex Fitness, signed and dated 9 November 2023	File Document – Previously provided by PMG Funds
Budget of Operating Expenses, produced by PMG, for the period of March 2024-2025	File Document – Previously provided by PMG Funds
Confirmation of the current rent	PMG Funds - Client

Our valuation is undertaken on the basis that provided information is accurate. Should this not be the case, we reserve the right to amend our valuation.

2.8 Special and Significant Assumptions

Preface

Assumptions are a necessary part of undertaking valuations. CBRE adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculation or fall outside the scope of our expertise, or our instructions. Assumptions adopted by CBRE will be formulated on the basis that they could reasonably be expected from a professional and experienced valuer. The Reliant Parties accept that the valuation contains certain specific assumptions and acknowledges and accepts the risk that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation. Refer to the Disclaimers, Limitations and Qualifications Section, which is pertinent to this valuation report. Particularly critical to our valuation are the following assumptions:

Licence Number

- The centre has been provided with a licence from the Ministry of Education for 95 children including up to 25 under two-year-olds while the resource consent allows for 100 children. We understand that the licence has been restricted to 95 due to staffing levels rather than the physical structure which is not uncommon for a newly established centre as the business matures and staffing levels increase with occupancy Nevertheless, our valuation is made on the basis that a licence can be issued for 100 children which is detailed as 'full occupancy' in the Deed of Lease.

Date of Valuation

- That there are no material changes to the property, in the interim period, between the date of inspection (4 September 2025) and the date of valuation (31 August 2025).

3 Land

3.1 Location

Local Map

Location Overview

The subject property is located on Tuhikaramea Road at the entrance to the Dinsdale Shopping Centre. As such, the location is towards the western fringe of the city being approximately 3.5kms from Hamilton's Central Business District.

It is in close proximity to State Highway 23 (Whatawhata Road) which is the primary route to the west of Hamilton and to State Highway 1C (Kahikatea Drive), which forms part of the western ring road around the city.

Surrounds

The Dinsdale Shopping Centre is anchored by a Countdown supermarket, with other premise being a range of retail, convenience food and office premise. The majority of the shopping centre is occupied by local tenants servicing day to day requirements of the surrounding residential population. A fruit and vegetable shop, bakery and clothing store is situated directly adjacent the subject property to the north, while the Westend Health Centre, including a general practice office and pharmacy is located to the south.

Housing in the area to date is typically freestanding dwellings constructed from the 1970's. More recent development incorporates infill duplex units and townhouses.

Competition

Within Dinsdale and the nearby suburbs of Frankton and Nawton, there are approximately 22 early childhood centres. These include national and local centres ranging from 25 to 100 child placements.

Frankton Kindergarten is situated in close proximity to the subject, approximately 600m to the north-east. This is a relatively modern centre with large outdoor areas and is licensed for 47 children. Also of note is a Central Kids Dinsdale Early Learning Centre on Dinsdale Road, to the north of the Dinsdale roundabout.

Centres of a similar size to the subject include the Frankton Kindercare Learning Centre and Go Bananas Childcare, both of which are licensed for 100 children, while the majority of the remaining centres are smaller in size ranging between 30 to 40 child placements. The subject is therefore one of the larger centres within this area of Hamilton.

The closest primary school is Frankton School, which is approximately 600m to the north-west of the subject while Aberdeen School and Rhodes Street School are also within close proximity. .

3.2 Resource Management

Territorial Local Authority	Hamilton City
Plan Status	Operative
Zone	Business Zone 5 (Suburban Centre)

Business resources commonly group around a series of centres in Hamilton and include activities such as retailing, offices, business and financial services, manufacturing, warehousing and associated parking, storage and display areas. These areas and the infrastructure that serves them are significant public and private resources and influence the urban form and function of all parts of the city.

The rule provisions reflect six distinctive business environments, which operate either individually or in combination with each other. In each Business Zone the distribution of office and retail development, outside the Central City Zone, is controlled to ensure that adverse effects on the Central City are avoided. Rules are more permissive in relation to community activities while residential activity above ground floor as part of appropriate mixed use is encouraged in suburban and neighbourhood centres. The intention is to encourage the establishment of retail and office activities back to the Central City. The retention, re-development and return of office activities to the Central City is critically important to maintaining a sizeable day-time population to support retail and other activities.

Indicative Permitted Uses

- Minor works
- Ancillary office
- Office less than 250m^2
- Ancillary retail
- Retail up to 399m^2
- Banks of various sizes
- Restaurant and cafes
- Commercial places of assembly
- Healthcare facility

Key Development Controls

- Building height: 15m maximum
- Building intensity: 2:1 floor area ratio
- Building setbacks: minimum setback of:
  5m from arterial transport corridor
  5m when adjoining Residential or Special Character Zone
- Height in relation to boundary: Where any boundary adjoins a Residential or Special Character Zone, no part of any building shall penetrate a height control plane rising at an angle of 45 degrees beginning at an elevation of 3m above the boundary.

3.3 Rating Valuation

Summary

As at 1 September 2024:

Land Value	Improvements Value	Capital Value
$1,475,000	$4,575,000	$6,050,000

Rating Valuations are conducted on a mass appraisal basis, generally once every three years, in order to provide a basis to assist territorial authorities to collect revenue through rates. Individual properties are not inspected on a regular basis and changes in the improvements may not be recorded. The rating values are expressed on a Freehold Estate basis.

3.4 Land Information Memorandum

Summary

We have not been supplied with a Land Information Memorandum (LIM) relating to the property. Our report is subject to there being no outstanding requisitions or adverse information affecting this property. We reserve the right to amend our assessment should this not be the case.

3.5 Site Description

Aerial Photograph

Land Area

2,624 m² (more or less)

Shape

Irregular

Contour

Level

Access

The subject property has dual access from Tuhikaramea Road. The primary access to the north of the development is one of the main entrances into the Dinsdale Shopping Centre.

Services

All typical municipal services appear to be connected to the site.

Flood Risk

The predicted flood modelling data for the city has been updated and this will be shown on properties within Hamilton City through Plan Change 14 (PC14). Through PC14, the current flood hazard maps will be removed, and the new modelling will take its place.

The Plan Change was notified 21 January 2025, all submission periods are closed with 71 in total received.

The site has been identified as being within a flood depression area, a major overland flow path runs along the right of way to the north of the site. Please refer to the image below from the latest Hamilton City Council Flood Viewer.

New development on sites predicted to be affected will need to comply with minimum floor level standards. Additional design considerations may need to be taken into account including falls built into yard areas, the minimum floor height of structures and their position on the site. It would be possible to build overflow paths, however this would likely incur additional construction costs.

We have not seen any market reaction to the initial notification of this mapping. Impacts on individual sites, if any, will be assessed on a 'case by case' basis when redevelopment is considered.

Contamination

We have not been provided with an environmental audit of the property and we are not aware of any potential environmental concerns. We refer you to our Statement of Limiting Conditions and Valuation Policy on matters relating to potential contamination.

We are not environmental experts and we do not know the extent of contamination (if any). Should subsequent investigations reveal the presence of contaminated material, we reserve the right to revisit our valuation.

3.6 Record of Title

Identifier	SA67A/244
Land registration	South Auckland
Legal description	Lot 4 Deposited Plan South Auckland 84445
Estate	Fee Simple
Area	2,624 m² (more or less)
Registered owner(s)	PMG Direct Childcare Fund Trustees Limited

Interests

- Subject to Section 3 Petroleum Act 1937 (affects part)
- Subject to Section 8 Atomic Energy Act 1945 (affects part)
- Subject to Section 3 Geothermal Energy Act 1953 (affects part)
- Subject to Sections 6 and 8 Mining Act 1971 (affects part)
- Subject to Sections 5 and 261 Coal Mines Act 1979 (affects part)
- Subject to Part IV A Conservation Act 1987 (affects part)
- Land Covenant in Transfer B470351.3 - 12.3.1998 at 2:41 pm
- Subject to a right of way over parts marked D, L and J on DPS 84445 specified in Easement Certificate B536837.3 - 14.4.1999
- Appurtenant hereto are rights of way and rights to convey water, drain sewage and water, and telecommunications and transmit electricity rights specified in Easement Certificate B536837.3 - 14.4.1999
- Some of the easements specified in Easement Certificate B536837.3 are subject to Section 243 (a) Resource Management Act 1991
- Appurtenant hereto is a right of way created by Easement Instrument 10177155.2 - 3.9.2015 at 5:19 pm
- 12463635.6 Mortgage to ASB Bank Limited - 31.5.2022 at 4:51 pm

Comments

Land Covenant in Transfer B470351.3 prevents the subject property to be leased to a supermarket so long as there is a supermarket located on the adjacent site known as SA25D/1095 (currently Woolworths Supermarket). The restrictions include the business of a food supplier, or a department store which has a department or area dedicated to the sale of food including groceries apart from confectionary and for consumption.

Easement Certificate B536837.3 - The subject property is the burdened and benefitted land in this right of way and right to convey services. This provides legal access for the services required to develop the subject property and adjoining properties within the Dinsdale Shopping Centre, along with access from Tuhikaramea Road to the centralised parking area on Lot 2.

Easement Instrument 10177155.2 - The subject property is the benefitted land in this easement which grants the right of way over Lot 5 (situated directly to the south of the subject). This easement improves access to the property and in practical terms allows dual access and drive around ability for the development.

The land covenant B470351.3 somewhat restricts the use of the subject property. This is seen to have little impact at this time as the property has recently been leased to two long term tenants, however if vacated it may impact on vacancy periods. Any risk associated with this, albeit relatively minor is encapsulated into our adopted yield detailed further in this report. We do not consider there to be any other registrations which materially impact on market value or saleability.

Title Search

We refer you to the Appendix for copies of the relevant title documentation.

4 Improvements

4.1 Property Description

Brief Description

This property comprises a large format retail development which was substantially refurbished and converted for use as a childcare facility and a gym in 2021. The two tenancies have shared access to the 17 on site carparks.

The childcare facility is licenced for 95 children with resource consent for 100 child placements. The facility provides children's activity rooms and associated staff and non-contact space. The gym provides predominantly open plan reception and workout space with a separately partitioned group fitness room, toilet and shower amenities and two offices.

Our valuation has been prepared on the basis of the improvements being located within the site boundaries and constructed strictly in accordance with the recommended practices, and free from any defect; unless otherwise stated within this report.

Floor Areas

From our onsite measurements we have calculated the approximate rentable floor areas for the subject property. Our measurements are in accordance with the Property Council of New Zealand and Property Institute of New Zealand Guide for the Measurement of Rentable Areas Revised March 2023.

There are no published guidelines to determine the rentable floor areas for childcare centres. Our valuation is based on the measurements to the external walls (i.e. gross floor area) in line with our analysis of the market evidence. Most of the original childcare centres were converted from residential properties which are measured on a gross floor area basis, and this has continued to the present time. Further, the measurement guidelines state that freestanding, purpose-built buildings should be measured on a gross basis.

RENTABLE FLOOR AREA	
	sqm
Childcare - Ground floor	506.6
Childcare - Mezzanine	88.2
Gym - Ground floor	526.3
Gym - Mezzanine	77.6

Building Warrant of Fitness (BWOF)

The Building Act 2004 requires that all buildings which include certain specified systems must have a Compliance Schedule and a Building Warrant of Fitness. The Act requires the various services and other facilities as set out in the Compliance Schedule to be inspected on a regular basis, and the Warrant of Fitness to be renewed annually.

A Building Warrant of Fitness has been issued for the subject property, and this expires on 1 June 2026.

Fire Prevention

Fire alarm system, smoke detectors, egress signage, extinguishers

Seismic Comment	We have been provided with an Initial Seismic Assessment, produced by G A Hughes & Associates Limited which confirms the building to be low Potential Earthquake Risk and has been determined to be at 100% of the New Building Standard. Under the current Policy no further upgrading of the building is required except under Change of Use. The Building (Earthquake-prone Buildings) Amendment Act 2016 came into full effect as from 1 July 2017. Under the new legislation: The threshold for defining an earthquake-prone building remains, with amendments to clarify certain aspects (including that it applies to parts of buildings). In practice, an earthquake-prone building is often referred to as one that is less than 34% of the New Building Standard (NBS). New Zealand is to be categorised into areas of high, medium and low seismic risk (with timeframes for identifying potentially earthquake-prone buildings of 5, 10 and 15 years, and timeframes for strengthening earthquake-prone buildings of 15, 25 and 35 years, dependent on the seismic risk of the area). This legislation excludes certain buildings (including most residential buildings) and targets buildings that pose the greatest risk. Priorities of the legislation is of earthquake-prone education buildings, emergency service and health facilities, by requiring medium to high risk areas to be identified and remediated in half the standard time. Remediation of earthquake-prone buildings will be required when substantial alterations are undertaken. Territorial Authorities are required to carry out an assessment of all buildings to identify if they might be earthquake prone. The territorial authority has 10 years to complete this and then notify owners who will then have 12 months to dispute this. If confirmed as being earthquake prone the building will be placed on a national register. From this point the owner has the specified times to undertake the remedial repairs.
Asbestos	We have requested, but not been provided with, an Asbestos Management Plan or Survey. We are not experts in this area and can give no warranty in this regard. We have undertaken our assessment assuming no adverse effect on the property's market value or marketability. If a more definitive asbestos statement is required, a report from a suitably qualified expert should be commissioned and if asbestos materials are found to be present on-site this valuation must be referred back to the Valuer for further consideration and possible re-assessment. The principal improvements on the site are estimated to have been completed post 1982, and therefore the material presence of Asbestos Containing Materials is unlikely.

4.2 Construction Details

Foundation	Concrete slab
Flooring	Concrete, timber to mezzanine
Exterior Walls	Colorsteel, textured plaster over concrete block and vertical cedar weatherboard
Framing	Steel
Roofing	Colorsteel
Joinery	Aluminium
Internal Linings	Plasterboard
Ceilings	Plasterboard, suspended ceiling
Services	Egress extinguisher fire alarm smoke detectors

Lessor Fitout/ Improvements	**Childcare** The fifth schedule of the Deed of Lease specifies the 'fixtures and fittings included on the attached plan and specifications'; however, these were not appended to the lease provided. A subsequent copy of the specifications produced by New Image Homes details the fitout of the childcare which in general includes inbuilt cabinetry to kitchens, children toilet fixtures, air conditioning, floor coverings and light fittings. No playground equipment appears to be included. **Gym** Landlord fitout includes HVAC, floor coverings, bathrooms, office fitout, lights and light fittings.
Building Condition	As at the date of inspection, the building appeared to be maintained to a good standard having regard to its age and use.

4.3 Accommodation

Layout and Accommodation	**Childcare** The facility provides an entry lobby with sign in desk and an adjoining office. All non-contact staff and service areas are situated on the mezzanine floor and include a staff lunchroom, two offices (with no natural light), and laundry room. The facility offers 4 age specific activity rooms. Each room has a built-in sink bench unit. The preschool and kindy rooms both have children's toilets. Each activity room opens out onto a covered veranda that leads to outdoor play areas. Three sleep rooms are provided, located in the baby's room, toddlers room and kindy. Amenities include a full kitchen on the ground floor, WC with shower and children's bathroom amenities. Storage room. While not purpose built, the childcare facility is a good quality conversion with a comparable layout to modern centres. **Gym** Entry into the premises is via a single pedestrian door into an open plan reception area. The glazed frontage provides natural light into the space. A partitioned group fitness space is partitioned in the north-western corner of the premises. The remainder of the ground floor is open plan workout space. Located behind the reception is the toilet and shower amenities comprising three standard partitioned w/c's, 1 accessible w/c with walk in shower and four tiled showers and change rooms. The mezzanine floor is situated in the south-eastern corner of the development and provides further workout space and two partitioned offices. A cleaner's cupboard is located under the mezzanine. This tenancy has limited natural light.

4.4 Site Development

Site Development	Sealed access and car parking area extends along the northern boundary of the site and provides 17 marked car parks. A covered paved footpath provides access into each premise. The childcare centre provides a separate outdoor play area extending from the eastern side of the facility. The outdoor play area includes covered concrete patios, plantings, artificial grass, fencing and various play equipment.

4.5 Photographs

Photographs

Northern Elevation

Southern Elevation

Bathroom within Playroom

Playroom

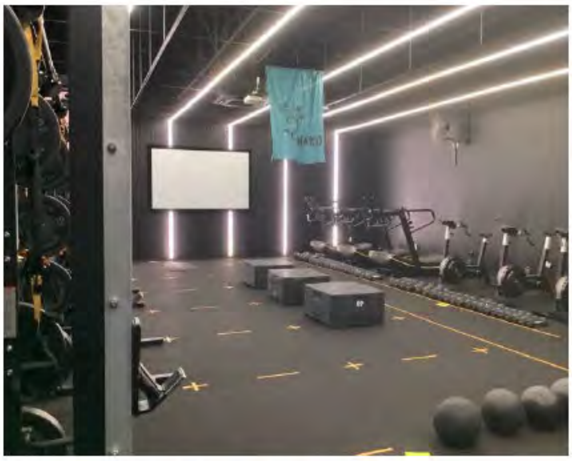
Eastern Outdoor Space – Playground equipment not included in our assessment

Kitchen

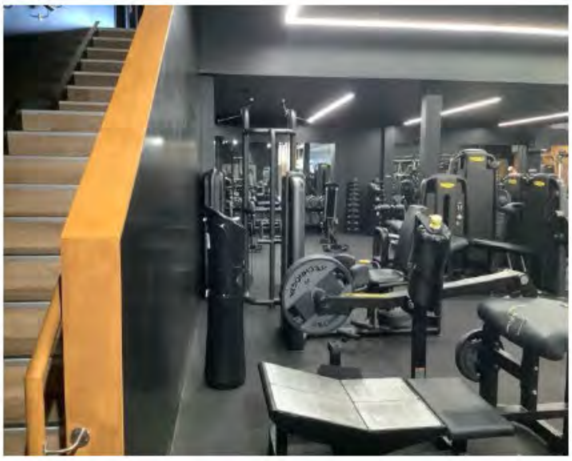
Sleeproom

Mezzanine Non-Contact Space

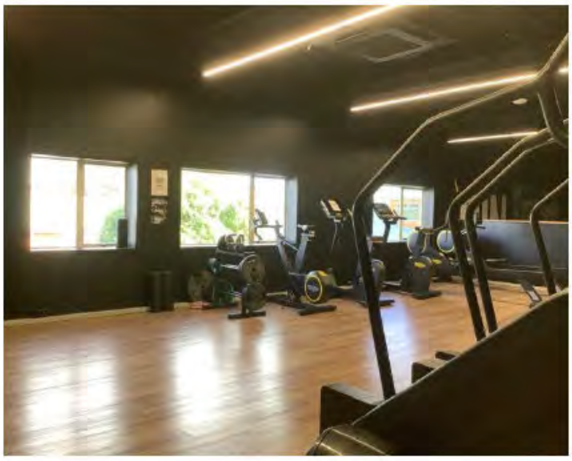
Flex Fitness - Reception



Flex Fitness -Group Workout Space



Flex Fitness – Open Gym Area



Flex Fitness – Mezzanine Gym Area

4.6 Environmental, Social, Governance (ESG)

Overview:

IVS 2025 requires valuers to explicitly consider ESG (Environmental, Social and Governance) risk and benefit factors when assessing market value. ESG is often associated with issues such as climate change and pollution; however, these relate specifically to the Environmental pillar, while the term ESG itself encompasses more far-reaching goals.

With ESG now playing a much more prominent role in how companies operate, major commercial property investors are embedding ESG considerations into every stage of the property lifecycle, from due diligence to acquisitions and from leasing to asset management. As commercial property owners take steps to implement changes and mitigate risks, having an effective ESG framework is emerging as a key benchmark for achieving strong growth and maintaining profitability.

Subject ESG Considerations:

For comments on Environmental factors, we refer you to the Site Description, Resource Management and SWOT Analysis/Risk sections of this report for any potential flooding and contamination issues identified.

We do not consider there to be any additional ESG specific risk/benefit factors that would materially affect the market value of the subject property, outside of any factors specifically noted elsewhere within this report. We are not currently aware of any instances where such factors or lack of policy have influenced prices of similar properties in the local market, albeit there may be an influence in time.

Please note that we are not experts in climate change and are not suitably qualified to comment on any associated potential impacts on value without a comprehensive environmental report, or on any associated insurance risks in relation to coverage and/or premium impact.

4.7 Capital Expenditure

Overview

Major assets require continual expenditure to maintain the aesthetic appeal, structural integrity, and hence their capital value. We have incorporated a specific capital expenditure allowance throughout the term of our cash flow analysis in recognition of the requirement for an ongoing refurbishment program.

Capital Expenditure Assumptions

We have allowed:

- A minimum capital expenditure allowance equivalent to 1.50% of gross income per annum.

Our adopted Capital Expenditure is summarised as follows:

CAPITAL EXPENDITURE SUMMARY	Year Range			
	1 - 3	4 - 6	7 - 11*	Total
Ongoing Capex	24,155	25,263	38,739	88,157
TOTAL CAPITAL EXPENDITURE (adopted)	**24,155**	**25,263**	**38,739**	**88,157**
% of Adopted Value	0.39%	0.41%	0.62%	1.42%

* Year 11 represents values included in the terminal valuation.

5 Occupancy Details

5.1 Introduction

Overview	We have been provided with a Deed of Lease for each tenancy, along with a Deed of Variation for the childcare premise and a Deed of Assignment and Variation in relation to the gym. The details of which are listed below:

Unless otherwise stated in this report, our valuation is prepared on the basis that the rental income referred to in this report will be payable in full at all times by tenant(s) in accordance with obligations under leases or agreements to lease. This includes the obligation to pay operating expenses.

The Scope of Work does not extend to making any enquiries as to the financial position or covenant strength of a tenant. Our broader observation of the nature and likely market perception of the tenant(s) is included in the preceding Risk Analysis summary and at the Market Rent Assessment section of this report.

5.2 Lease Summary

Little Learners Dinsdale	
The Premises	593 square meters at 30 Tuhikaramea Road, Dinsdale and the use of shared carparking facilities.
Commencement Date	1 March 2022 by way of a Deed of Variation
Current Commencement	1 March 2022 by way of a Deed of Variation
Current Term	Ten years
Remaining Renewal Terms	Two of five years each
Current Annual Rent	$277,359.59 plus outgoings and GST
Rent Reviews	Annually (CPI +1%) and Market (capped at 3%) on Renewal
Rent Review Basis	CPI+1% and market
Ratchet Clause	Modified ratchet clause to initial/commencement rental ($235,000)
Business Use	Childcare Services
Outgoings	Outgoings recoverable from the tenant include:

- Rates or levies to any local or territorial authority
- Utility charges
- Rubbish collection charges
- Fire Service charges
- Insurance premiums, excess and related valuation fees
- Service contract charges
- Cleaning, maintenance and repair charges (excluding structural)
- The provisioning of toilets and other shared facilities
- Ground maintenance
- Yard and carpark area maintenance and repair charges
- Body Corporate charges
- Management expenses
- Costs associated with the building warrant of fitness

	Unrecovered outgoings include: ▪ Structural maintenance
Special Conditions	Clause 48.4 on the Deed of Lease states: "Following the reduced rent rate period, the tenant shall pay to the Landlord the full amount in the first schedule. The landlord acknowledges that if the tenant does not have full occupancy (being an enrolment of 100 children) the tenant's ability to meet full rental costs will be affected. If the tenant's business is not at full occupancy, the Landlord will, in its absolute discretion, consider offering the Tenant with a further reduced rental rate calculated on a pro-rata basis to be determined by the Landlord". We note that the currently the centre is licenced for 95 child placements. We are not aware of the current Landlord agreeing to provide any additional concessions in respect of this. Our valuation therefore proceeds on the basis of 100 child placements.

Flex Fitness Dinsdale	
The Premises	The part of the building as highlighted in the attached plan, located at 30 Tuhikaramea Rd, Dinsdale, 2624m² on Lot 4 DPS 84445 as contained in Certificate of Title SA67A/244 Hamilton City
Commencement Date	1 November 2021
Current Commencement	1 November 2021
Current Term	10 years
Remaining Renewal Terms	Two of five years each
Current Annual Rent	$195,206 plus outgoings and GST
Rent Reviews	CPI +1.5% (1 May 2029, 1 May 2034, 1 May 2039) and Market (1 November 2026, 1 November 2031, 1 November 2036)
Rent Review Basis	CPI +1.5% and Market
Ratchet Clause	Modified ratchet clause to initial/commencement rental ($165,000)
Business Use	Gymnasium and associated business
Outgoings	Outgoings recoverable from the tenant include: ▪ Rates or levies to any local or territorial authority ▪ Utility charges ▪ Rubbish collection charges ▪ Fire Service charges ▪ Insurance premiums, excess and related valuation fees ▪ Service contract charges ▪ Cleaning, maintenance and repair charges (excluding structural) ▪ The provisioning of toilets and other shared facilities ▪ Ground maintenance ▪ Yard and carpark area maintenance and repair charges ▪ Body Corporate charges ▪ Costs associated with the building warrant of fitness Unrecovered outgoings include: ▪ Management expenses ▪ Structural maintenance

Special Conditions

48.1 The liability under the guarantee of Darren Grant Leith and Tyler Nepia Leith will be limited to the amount to 24 months rental and outgoings. The parties agree that this limitation of liability will not be applicable to any guarantor in the event of an assignment of this lease.

Darren Grant Leith and Tyler Nepia Leith guarantee will cease at the renewal of the lease.

5.3 Outgoings

Outgoings Comment

We have been provided an OPEX budget forecasting total property operating expenses of $69,175 per annum plus GST. The lease documentation provides for an equal apportionment of OPEX between the two tenancies.

A summary of the allocation and recoveries of the operating expenses for the subject property are detailed as follows:

OUTGOINGS RECOVERIES & ALLOCATIONS										
	Outgoings Allocated		Current Outgoings Recoveries				Future Outgoings Recoveries			
Tenant	$pa	$rate	Type	$pa	$rate	Shortfall/ Surplus $pa	Type	$pa	$rate	Shortfall/ Surplus $pa
Little Learners Dinsdale Ltd	34,588	-	Net	34,588	-	-	Net	34,588	-	-
JN & KN Ventures Limited	34,588	57.27 psm	Semi-Gross	31,763	52.60 psm	(2,825)	Net	34,588	57.27 psm	-
Total	69,175			66,350		(2,825)		69,175		-

Flex Fitness is subject to a semi-gross lease with management expenses being unrecoverable. This equates to a total shortfall of $2,825 for this financial year.

5.4 Net Income Summary

Overview

After allowance for the unrecovered operating expenses relating to the Flex Fitness tenancy, the net income of the property equates to $ 469,741 per annum, plus GST. We summarise the net income as follows:

INCOME SUMMARY						
	NLA (sqm)	Car Parks	Contract Rent $pa	Contract Rent $rate	Market Rent $pa	Market Rent $rate
Rental Income						
Retail	603.9	-	195,206	323.24 psm	129,839	215.00 psm
Childcare	-	-	277,360	-	245,000	-
Sub-Total	603.9	-	472,566		374,839	
Outgoings Recoveries			66,350		69,175	
GROSS INCOME		**-**	**538,916**		**444,014**	
Less Outgoing Expenses						
Operating Expenses			(69,175)		(69,175)	
NET INCOME			**469,741**		**374,839**	

6 Market Overview

6.1 Economic Overview

GDP Domestically, GDP grew by 0.8% in the March 2025 quarter, marking the second consecutive quarter of growth and confirming recovery from the brief recession in late 2024. Growth was broad-based across primary, goods-producing, and services sectors, with notable strength in business services and manufacturing, particularly in machinery and equipment production. However, recent indicators suggest a slowdown in activity since March, with consumer confidence and construction activity remaining subdued.

Migration Migration has slowed significantly, with a net gain of 26,400 people in the year to March 2025—just a quarter of the previous year's figure. This decline reflects both fewer arrivals and a record number of departures, which may impact housing demand and labour market dynamics.

Inflation Annual inflation rose to 2.7% in Q2 2025, up from 2.5% in Q1, remaining within the RBNZ's target band. While administered prices and food costs have contributed to near-term inflationary pressure, core inflation continues to ease. Central banks globally have responded with rate cuts, though the extent of easing may be constrained by geopolitical risks and trade tensions.

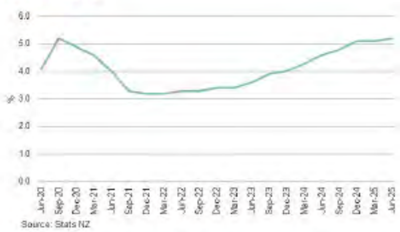
Interest Rates On 20 August the Reserve Bank of New Zealand (RBNZ) reduced the Official Cash Rate (OCR) by 25 basis points to 3.00% in response to subdued domestic activity and easing inflation pressures. This move aligns with earlier projections and signals potential for further easing should medium-term inflation continue to decline.

Summary In the property sector, sentiment remains cautious amid economic uncertainty. Both occupier and investment market conditions are expected to remain soft over the coming quarters. However, the falling interest rate environment is anticipated to support higher sales volumes in 2025, as we enter Spring, particularly in residential markets.

GDP

In the first quarter of 2025, GDP grew by 0.8%. The rise was stronger than most had anticipated. During the March 2025 quarter, activity rose across all three major industry sectors: primary, goods-producing, and services. Economists remain cautious due to global uncertainty.

Unemployment Rate

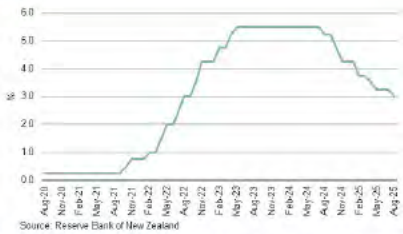


Unemployment rate rose to 5.2% in the June 2025 quarter, marking the highest level since 2020. The labour market continues to show signs of weakness, with minimal job growth and a noticeable rise in underutilisation.

CPI Inflation

After peaking in late 2022, inflation has been steadily falling due to higher interest rates and weakening economic conditions. The latest figures show inflation within the RBNZ target band of 1% - 3%, with the latest Monetary Policy Statement from RBNZ indicating an expectation that inflation will remain within the target band over the medium term.

Interest Rates



The RBNZ cut the OCR by 25 basis points to 3% and signalled that further cuts are likely. Market expectations are that the OCR will fall to circa 2.5% by early 2026. Retail interest rates are not expected to fall materially further, as banks have already priced in most of the expected changes.

6.2 Market Commentary

Regional Property Market

After a sustained period of relatively strong population and economic growth, transactions in the Waikato region through 2023 started to reflect a clear downward shift in yield from the recognised peak at the end of 2021 and activity through 2022 that held similar level. Vendors have now recognised that the market for commercial and industrial property had changed with values having decreased through rising yields.

Sales activity in early 2024 was limited but continued to mirror the activity of late 2023. Despite the market identifying a peak in interest rates during 2024, the reality of the recessionary economy and the impact on businesses in the middle part of 2024 saw risk attached to investment property in terms of the impacts being seen on a tenant's businesses.

The following factors continue to impact the market:

- Selective lending requirements
- Mortgage interest rates still have some downward movement
- Inflation pressures have eased but continue to impact some sectors
- Household and business economic confidence is low

Sales activity in the latter part of 2024 and early 2025 indicated purchasers in the industrial market, sub $2.5 million were pricing the reduced interest rates into investment yields, with yields on well perceived small investments dropping materially. The same level of demand has not been seen in the upper industrial market nor through retail and office markets where a more limited number of buyers restricts demand and where there is still a greater perception of risk seen. Demand for these types of assets, particularly more dated developments is from owner occupiers at this time.

In general, lenders are still being cautious and mortgage funding is selective and can be difficult to secure. Owner occupiers appear less impacted, and we note that most purchasers for larger assets are either 'cash buyers' or have high levels of equity across larger portfolios.

The leasing market weakened during 2024 with the falling confidence and the bite of the recessionary economy being felt through most businesses. Agents reported a higher level of leasing enquiry in the first half of 2025, with continued pressure on local businesses despite inflationary pressures easing. In addition to this, the global geo-political uncertainty created by the Liberation Day tariff announcements by America impacted stock markets and created significant trade uncertainty worldwide. The full impact of the tariffs has yet to play out.

Design build projects and residential construction in general have slowed considerably with industrial land pricing having shown little decline and build costs also being slow to reduce. There are, however, recent indications of a reduction in build costs which maybe as a result of a shortage of new projects and competition within the construction industry.

There has been initial planning activity within the residential development land market, perhaps looking at the lead time and a perception that the latter part of 2025 and 2026 will see confidence and the economy improve, this perception is likely to have been set back by the tariff announcements of April.

Net migration remains positive at 32,500 for the 12 months to January 2025 but is well down on the high of 121,800 in January 2024. Provisionally, the highest number of Kiwis left the country for the 12 months to November 2024 at 127,800, this number was 122,800 for the 12 months to January 2025. The reduction in Net Migration growth is likely to have an impact on demand across all sectors.

ECE Supply

The following refers to supply of ECE providers nationally:

Number of ECE Service Providers at 1 February 2025										
Sevice Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	CAG
Casual Education & Care	10	10	8	8	7	7	7	5	3	-12.52%
Correspondence School	1	1	1	1	1	1	1	1	1	0.00%
Education & Care	2,495	2,558	2,585	2,670	2,701	2,736	2,741	2,712	2,666	0.74%
Home-based	472	476	437	453	424	392	353	277	248	-6.90%
Hospital-based	20	22	22	20	20	20	20	20	20	0.00%
Kindergarten	656	658	655	654	661	664	663	669	674	0.30%
Kōhanga Reo	460	454	453	444	444	434	423	413	416	-1.11%
Playcentre	427	421	407	403	404	398	389	386	382	-1.23%
Total	4,541	4,600	4,568	4,653	4,662	4,652	4,597	4,483	4,410	-0.32%

There were 4,410 licenced services as at February 2025. This number was down 5.7% from 2020. Compounding Annual Growth (CAG) equates -0.32% over the 9 years shown.

Education and Care services decreased in number by -1.66% in 2024, lower than the longer-term trend (CAG -0.32%). Education and Care services make up 60.45% of all licenced services by number which has increased from 54.9% in 2016.

The following table shows total licence capacity by service type, with Education and Care services being the prime driver of growth:

Number of ECE Service Places at 1 Febraury 2025										
Service Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	CAG
Casual Education & Care	318	283	283	283	238	189	205	155	124	-9.94%
Education & Care	119,686	126,112	132,420	139,241	143,394	146,771	148,785	148,598	148,433	2.42%
Home-based	33,933	31,879	31,676	30,878	28,719	25,645	22,840	17,315	15,965	-8.04%
Hospital-based	332	386	386	460	457	440	464	464	436	3.07%
Kindergarten	25,442	25,648	25,871	25,821	25,866	26,309	26,369	26,659	26,672	0.53%
Playcentre	11,621	11,365	11,112	11,018	11,077	10,857	10,681	10,596	10,523	-1.10%
Te Kōhanga Reo	13,039	12,763	12,706	12,784	12,856	12,702	12,392	12,511	11,909	-1.00%
Total	204,371	208,436	214,454	220,485	222,607	222,913	221,736	216,298	214,062	0.52%

Overall compound average annual growth is -0.51% with stronger decline of 2.36% experienced in the Education and Care category. The latest year shows an effectively no change in capacity of Education and Care services

Anecdotally, we also note the increasingly significant development interest in the sector over the last 5-7 years, in part we suspect due to population growth brought about by high net migration to New Zealand, combined with strong institutional interest in Education and Care businesses and the generally benign economic environment.

Network Management

The Ministry of Education has announced they will bring into effect a Network Management function in relation to childcare facilities. The Government set an objective for early learning services to be part of a planned and coherent education ecosystem that is supported, accountable and sustainable. Network management is one of the actions designed to support this objective, as it establishes a new process to manage the supply of new early childhood services. From 1 February 2023 anyone wanting to operate a new licensed early childhood service will need to apply for network management approval from the Minister of Education before applying for licensing.

The aim of Network Management is to reduce the risk of oversupply of facilities within any particular locality as well ensure the financial viability of a centre. This proposal is expected to result in a slowing of supply of childcare centres and reduce the risk of oversupply.

This was repealed in June 2024. It was seen as a barrier to entry for potential new early learning services by limiting supply and market competition.

Despite the Network Management controls being repealed, new construction in the sector has remained subdued which is likely due to worsening economic conditions, including increasing constructions costs, a higher interest rate environment, increasing operational costs for the sector, higher unemployment and lower net migration.

ECE Demand

The following shows year on year ECE participation:

Number of ECE Service Places at 1 Febraury 2025										
Service Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	CAG
Corespondence	414	367	324	312	333	391	428	424	381	-0.92%
Education & Care	129,488	132,221	134,701	135,237	130,908	135,341	128,436	136,777	139,044	0.79%
Home-based	18,818	18,440	18,267	17,196	15,022	13,879	11,326	10,514	9,887	-6.90%
Kindergarten	30,832	29,787	29,048	28,238	27,483	27,638	25,099	26,743	27,565	-1.24%
Playcentre	13,502	13,326	9,734	9,452	8,268	9,332	8,352	9,361	9,592	-3.73%
Te Kōhanga Reo	8,621	8,631	8,514	8,488	8,334	8,116	7,832	8,207	8,512	-0.14%
Total	201,675	202,772	200,588	198,923	190,348	194,697	181,473	192,026	194,981	-0.37%

Overall, ECE take-up has declined in the last 9 years, with a CAG of -0.37% with the majority of the declines experienced in 2020 and 2021 due to the impact of COVID-19 on the sector. The Education and Care sector is the only sector to have experienced growth across the last 9 years at a CAG of 0.79%. All categories, with the exception of Correspondence Schools, recorded a decline in enrolments in 2020 with an overall decline of 4.3% for the year however enrolments recovered partially in 2021 with overall growth of 2.3%.

In terms of enrolments by age category, the following refers:

Enrolemnets in ECE Services By Age Group Year End June 2024										
Service Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	CAG
0 - 12 Months	10,076	10,549	9,538	9,319	7,939	9,808	9,788	9,352	9,193	-1.01%
1 Year Olds	28,066	28,467	28,725	28,217	25,840	29,274	28,460	30,696	28,341	0.11%
2 Year Olds	41,250	42,504	42,326	42,626	39,965	41,556	39,242	42,490	44,015	0.72%
3 Year Olds	58,529	57,052	56,725	55,588	53,957	53,139	48,843	51,477	53,883	-0.91%
4 Year Olds	61,592	61,763	59,675	59,229	57,578	57,680	52,080	54,325	55,931	-1.07%
5 or More	2,048	2,341	2,803	3,483	4,781	3,142	2,921	3,591	3,559	6.33%
Unknown	114	96	796	461	288	98	139	95	56	-7.59%
Total	201,561	202,676	199,792	198,462	190,060	194,599	181,334	191,931	194,922	-0.37%

In 2016 the percentage of under 2's of the total ECE enrolments was 18.92% and has now grown to 19.26%. This is a good indicator of the overall health of the sector and is likely to flow through to better uptake of over twos places over the coming two to three years.

The following table details the annual occupancy rates of ECE services:

Annual Occupancy Rates Year End June 2024										
Service Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	CAG
Education & Care	81%	80%	80%	79%	78%	77%	77%	77%	78%	-0.42%
Kindergarten	84%	84%	84%	82%	83%	83%	82%	81%	82%	-0.27%
Playcentre	52%	52%	52%	48%	48%	53%	49%	51%	51%	-0.22%

Despite an increase in enrolments in Education & Care Services across this period, the increase in supply has resulted in a decline in overall occupancy rates. The occupancy rate of Education & Care Services by Regional Council is detailed in the following table:

Annual Occupancy Rates Year										
Service Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	CAG
Northland Region	79%	81%	82%	82%	81%	80%	80%	78%	78%	-0.14%
Auckland Region	83%	81%	80%	78%	77%	74%	73%	73%	76%	-0.97%
Waikato Region	80%	80%	80%	79%	78%	77%	77%	78%	78%	-0.28%
Bay of Plenty Region	78%	79%	79%	78%	78%	78%	80%	80%	81%	0.39%
Gisborne Region	82%	81%	81%	81%	79%	79%	77%	77%	77%	-0.67%
Hawke's Bay Region	81%	79%	77%	77%	76%	78%	80%	79%	79%	-0.40%
Taranaki Region	82%	81%	82%	84%	83%	79%	81%	83%	83%	0.09%
Manawatū-Whanganui Regic	79%	78%	78%	79%	80%	78%	79%	79%	80%	0.15%
Wellington Region	80%	81%	81%	82%	82%	82%	82%	83%	84%	0.56%
West Coast Region	76%	75%	78%	77%	72%	66%	75%	76%	78%	0.29%
Canterbury Region	80%	79%	77%	77%	76%	75%	76%	78%	79%	-0.15%
Otago Region	79%	78%	78%	79%	78%	80%	82%	82%	81%	0.28%
Southland Region	87%	86%	84%	84%	86%	84%	85%	86%	84%	-0.43%
Tasman Region	76%	74%	72%	73%	75%	79%	80%	79%	79%	0.37%
Nelson Region	82%	79%	79%	81%	84%	82%	80%	80%	80%	-0.38%
Marlborough Region	82%	82%	83%	86%	80%	83%	84%	81%	81%	-0.12%
Total Average	80%	78%	78%	78%	79%	78%	80%	80%	80%	-0.01%

The majority of regions have experienced declines in occupancy across the period due largely to increased supply across most of the country. The declines have been limited however with cumulative average growth rates in all regions of between -3% and 1%.

Outlook

As with any market, risk of oversupply applies in the ECE sector and this is exacerbated by some comparatively low barriers to entry for new services accessing the market. There are exceptions however where high land prices, increasing construction costs and resource consenting difficulties do present some significant challenges around developing new supply.

At the current time, we are aware of some significant development interest in the ECE sector, in all likelihood as developers see the opportunity to achieve stronger margins than other sectors presently permit. We note however, that there has been strong growth in ECE development for a number of years now and the statistics indicate that occupancy rates have remained relatively stable with demand increasing.

The Ministry of Education remains resolute in achieving increases in hours attended and in the age brackets within which children access ECE and the current rate of ECE attendance within new school starters was reported to be 97% in 2021. This decreased to 95.6% in 2023

The proportion of children aged 3 and 4 participating in ECE for 10 hours or more per week increased from 74% in 2016 to 78% in 2024. For 3 year olds, this measure increased from 69% in 2017 to 74% in 2024 For 4 year olds, this measure increased from 79% in 2017 to 82% in 2024 Participation rates decreased over the COVID-19 impacted years.

The challenge for developers and operators will be to keep pace with population growth without getting too far ahead of it, be mindful of competitive supply pipelines and to allow themselves to be led by the core demand for ECE spaces instead of unqualified optimism. If the sector does not follow these basic market principles, we are likely to see imbalance in supply and demand, which could weaken business viability in some markets, and in turn realty values.

Funding

In 2007, the Government introduced the provision of 20 hours fully funded ECE for three- and four-year-olds which provides a higher level of funding for centres that choose to be part of the scheme. Centres can receive funding for a maximum six hours per child per day and up to 20 hours per week for three- and four-year-olds. Importantly, the subsidised rate for the 20 ECE hours is higher than the standard over 2's rate and is claimed per child rather than on a per licence basis.

In 2023, the Ministry of Education introduced the pay parity op-in scheme to address the disparity in pay between certified teachers working in education and care services and their counterparts working in kindergartens. The scheme provides higher funding rates to education and care services that attest to paying their certified teachers at least the salary amounts described in the Funding Handbook. Four opt-in funding rates are available to services. Services that do not opt-in to the pay parity scheme have less funding available. The four funding rates are as follows:

- Base Funding Rates

The set of funding rates available to education and care and hospital-based services who pay all employed certificated teachers at least Step 1 of the salary scale.

- Parity Funding Rates

A higher set of funding rates available to education and care and hospital-based services who pay all employed certificated teachers according to Steps 1 to 6 of the salary scale.

- Extended Parity Funding Rates

A higher set of funding rates available to education and care and hospital-based services who pay all employed certificated teachers according to Steps 1 to 11 and the management step of the salary scale.

- Full Parity Funding Rates

A higher set of funding rates available to education and care and hospital-based services who pay all employed certificated teachers according to Steps 1 to 11 and the management step of the salary scale.

Funding condition related to the Full Parity Salary Scale are effective from 1 November 2023. From

July 2024, Family Boost payment is available to low to middle-income families with children aged 5 and under to cover the costs of ECE, up to $150 fortnightly.

The dollar per funded child hour for 'Education and Care Services', GST inclusive under a Base Funding Rate scenario are as follows:

	Rates from 1 January 2023			Rates from 1 December 2023		
$ per funded child hour (including GST)	Under 2	2 and over	20 Hours ECE	Under 2	2 and over	20 Hours ECE
100% certificated teachers	14.16	8.3	13.55	15.07	8.75	14
80-99% certificated teachers	13.56	7.5	12.79	14.47	7.95	13.24
50-79% certificated teachers	12.28	6.47	11.65	13.19	6.92	12.1
25-49% certificated teachers	9.91	5.16	10.24	10.82	5.61	10.69
0-24% certificated teachers	8.48	4.28	9.33	$9.39	4.73	9.78

	Rates from 1 January 2024			Rates from 1 March 2024		
$ per funded child hour (including GST)	Under 2	2 and over	20 Hours ECE	Under 2	2 and over	20 Hours ECE
100% certificated teachers	15.48	8.99	14.39	15.48	8.99	15.03
80-99% certificated teachers	14.87	8.17	13.61	14.87	8.17	14.22
50-79% certificated teachers	13.55	7.11	12.44	13.55	7.11	12.99
25-49% certificated teachers	11.11	5.76	10.99	11.11	5.76	11.47
0-24% certificated teachers	9.64	4.85	10.05	9.64	4.85	10.49

	Rates from 1 January 2025		
$ per funded child hour (including GST)	Under 2	2 and over	20 hours ECE
100% certificated teachers	$15.79	$9.17	$15.33
80-99% certificated teachers	$15.17	$8.33	$14.50
50-79% certificated teachers	$13.82	$7.25	$13.25
25-49% certificated teachers	$11.33	$5.88	$11.70
0-24% certificated teachers	$9.83	$4.95	$10.70

The above rates increase incrementally for centres opting in to the different levels of pay parity with the highest rates received under full pay parity as follows:

	Rates from 1 November 2023			Rates from 1 December 2023		
$ per funded child hour (including GST)	Under 2	2 and over	20 Hours ECE	Under 2	2 and over	20 Hours ECE
100% certificated teachers	$16.19	$9.48	$15.46	17.97	$10.37	$16.35
80-99% certificated teachers	$15.59	$8.68	$14.70	17.37	$9.57	$15.59
50-79% certificated teachers	$14.09	$7.47	$13.37	15.87	$8.36	$14.26
25-49% certificated teachers	$11.32	$5.93	$11.68	13.1	$6.82	$12.57
0-24% certificated teachers	$9.63	$4.89	$10.63	11.41	$5.78	$11.52

	Rates from 1 January 2024			Rates from 1 March 2024		
$ per funded child hour (including GST)	Under 2	2 and over	20 Hours ECE	Under 2	2 and over	20 Hours ECE
100% certificated teachers	15.48	8.99	14.39	15.48	8.99	15.03
80-99% certificated teachers	14.87	8.17	13.61	14.87	8.17	14.22
50-79% certificated teachers	13.55	7.11	12.44	13.55	7.11	12.99
25-49% certificated teachers	11.11	5.76	10.99	11.11	5.76	11.47
0-24% certificated teachers	9.64	4.85	10.05	9.64	4.85	10.49

	Rates from 1 January 2025		
$ per funded child hour (including GST)	Under 2	2 and over	20 hours ECE
100% certificated teachers	$18.60	$10.74	$17.68
80-99% certificated teachers	$17.98	$9.91	$16.86
50-79% certificated teachers	$16.43	$8.66	$15.42
25-49% certificated teachers	$13.56	$7.06	$13.59
0-24% certificated teachers	$11.80	$5.98	$12.44

Typically, government funding accounts for between 60% and 75% of an Education and Care service's revenue, the balance being from private fees.

ECE Land and Buildings Market

With revenue strongly underpinned by Government funding, the subject has the potential to provide considerable appeal as an investment option in comparison with more conventional property that may be subject to greater tenancy risk and/or increased inherent obsolescence.

Many investment assets in this submarket are structured on long lease terms, often with fixed or CPI related rent reviews and correspondingly, they can offer a good passive investment profile.

Conversely, the inherent specialisation in the improvements and discrepancy in rents under existing and alternative use scenarios means that in the event of vacancy, the investor is exposed to significant reversionary risk and as such, yields are often marginally higher than for more generic investment property and the more so as lease terms wind down.

At present, despite significant increases in market rent over the last few years the rental levels remain affordable to the efficient business unit. Centres have adapted over this time to provide for more licences and new developments reflect this. Anecdotally the smaller centres with less than 50 licences are getting more challenging to operate in a profitable environment without an owner operator reducing the margins. This is likely to have an impact on rental growth over time.

Notwithstanding this, the cost to establish alternative premises appears to be the key determinant in rental levels and by comparison with other specialised real estate types, the setup costs for childcare assets are generally quite low. Consenting, high land values and construction costs tend to be the biggest cost and risk areas, which vary according to the relevant local authority.

Childcare centres are now well established in their own right as attractive property investments. Investors range from those with a strong understanding of the business to those purchasing a longer term 'hands off' cash flow. On the whole, childcare facilities are too small to attract large scale institutional interest, although there has been limited institutional and syndication presence in the market in New Zealand primarily for new purpose-built centres with long remaining lease terms.

There is normally a discrepancy between values for new built centres and older conversions. Additionally, the value quantum has an effect on the yields paid by investors with a significantly smaller pool of buyers for larger, higher value centres than for those of a lower value quantum.

One of the key drivers in Childcare land and buildings yields is the cost of debt with properties being occupied under long leases with generally predictable rental profiles. Debt costs reduced considerably between 2016 and 2020 leading to downward pressure on yields however with the Reserve Bank increased the Official Cash Rate through 2022 and 2023 there was softening in childcare centre yields as a result. Recently the RBNZ reduced the OCR by 25 bps to 3.0%, following a 25bps cut in May 2025. While sentiment may have improved, there will likely be a lag before any transactions occur.

There were very few transactions of childcare centres from 2022 to 2024, and this trend continued into 2025 despite a number of properties being taken to the market which aligns with other property classes.

If economic and property market conditions deteriorate further in the future, then the market value of this asset is likely to decline. This inherent risk factor should be considered in any lending or investment decisions.

Large Format Retail Rental Market

Large format retail has consolidated to existing areas with limited new development over recent years and this in the main being at 'The Base'. This sector of retail business is the most impacted by the increasing strength of online sales and we expect further rationalisation over time.

There has been limited vacancy throughout the various locations for large format retail with demand generally meeting supply. As a consequence, rental levels have been relatively static for a long period of time with minor increases apparent particularly for better quality space. At times owners have been electing to maintain existing levels for this type of accommodation or negotiate on rental reviews. However, we note that new lease agreements when they occur tend to set a new higher level.

As for all sectors, design build premise will be expected to impact with anecdotal evidence suggesting the most recent negotiations reflect rates of $250psm upwards, dependent on size. With little existing stock available it is expected the rising design build rental levels will influence those agreed for older developments.

7 Market Rent Assessment

Market Rent

Income-based valuation assessments consider the cash flow that could be, or is, generated from the property. Part of the process is a review of the potential rental earning capacity, or Market Rent. Market Rent is defined in International Valuation Standard 102 as:

"The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

To establish a market rental for the premise we have made comparison with recent rental settlements for comparable accommodation in the wider location.

The best evidence is that of new leasing agreements of comparable premises in the same or similar locations with the date of the transaction being as close as possible to the subject rent review date. Regard can also be had to lease renewals and rent reviews where these are consistent with the new lease evidence, however carry less weight.

The rental evidence has been analysed on a Net basis (excluding operating expenses).

Adjustments made for variation in factors such as the size and quality of accommodation, location and where the lease terms are varied.

7.1 Rental Evidence

RENTAL EVIDENCE				
Premises	**Accommodation**	**Area**	**Net Rent**	**Rent Date**
Childcare Evidence				
[redacted]	Licensed Child	100.00	$2,920.00/child	22 November 2021
[redacted]	Licensed Child	80.00	$2,437.50/child	16 January 2023
[redacted]	Licensed Child	44.00	$1,977.27/child	1 May 2023
[redacted]	Licensed Child	100.00	$2,425.00/child	14 May 2023
[redacted]	Licensed Child	70.00	$2,200.00/child	24 May 2023
[redacted]	Licensed Child	58.00	$2,496.00/child	20 July 2023
[redacted]	Licensed Child	100.00	$2,300.00/child	29 July 2023
[redacted]	Licensed Child	85.00	$2,394.00/child	2 October 2023
[redacted]	Licensed Child	80.00	$2,496.00/child	11 October 2023
[redacted]	Licensed Child Improvements rent	45.00 1.00	$2,300.00/child $1,870.00/unit	14 January 2024

[redacted]	Licensed Child Building Areas	120.00 578.00	$2,496.00/child $518.20/m²	11 July 2024
	Licensed Child	44.00	$1,950.00/child	3 October 2024

RENTAL EVIDENCE

Premises	Accommodation	Area	Net Rent	Rent Date
Large Format Retail Evidence				
[redacted]	Retail Mezzanine	625.80 43.90	$179.30/m² $50.00/m²	1 October 2022
[redacted]	Showroom / retail	551.30	$160.00/m²	1 June 2023
[redacted]	Retail	912.79	$216.03/m²	3 July 2023
[redacted]	Retail	1,410.00	$204.31/m²	1 September 2023
[redacted]	Retail	2,270.76	$161.93/m²	1 October 2023
[redacted]	Gym	730.00	$157.93/m²	1 March 2024
[redacted]	Retail	760.52	$215.76/m²	1 March 2024
[redacted]	Showroom Mezzanine	802.10 53.60	$201.59/m² $201.58/m²	1 April 2024
[redacted]	Showroom Office Warehouse	179.00 68.10 681.60	$200.00/m² $155.00/m² $152.06/m²	1 May 2024
[redacted]	Showroom Carport	410.41 37.45	$201.48/m² $35.00/m²	1 July 2024
[redacted]	Retail Storage Mezzanine	697.90 83.20	$191.24/m² $50.00/m²	1 August 2024
[redacted]	Retail/Showroom Offices - First Floor Storage Mezzanine Balcony Canopy	1,581.77 274.11 241.59 12.60 141.37	$180.94/m² $180.94/m² $50.00/m² $50.00/m² $75.00/m²	1 September 2024
[redacted]	Gym	220.00	$228.51/m²	1 November 2024
[redacted]	Gym	316.00	$168.95/m²	1 February 2025
[redacted]	Main Retail Area Warehouse and Staffroom Dangerous Goods Store	597.60 154.30 13.20	$237.29/m² $237.29/m² $120.00/m²	1 February 2025
[redacted]	Showroom Storage Mezzanine	559.40 42.70	$177.64/m² $50.00/m²	1 July 2025

[redacted]	Retail	697.90	$191.24/m²	1 August 2025
	Storage Mezzanine	83.20	$50.00/m²	

7.2 Key Rental Evidence Commentary

7.2.1 Childcare Rental Evidence

[redacted]

[redacted]

Tenant [redacted]

Date 22 November 2021

Type New Lease

The property comprises a childcare centre with 100 child placement capacity, two levels of office and a service centre/workshop all situated on two adjoining freehold sites within Te Rapa. The premise is fully let on a twelve-year lease to [redacted] Rental rate detailed adjacent does not allow for rental abatement over the construction period.

[redacted]

[redacted]

Tenant [redacted]

Date 16 January 2023

Type Rent Review

A dated industrial building which was refurbished for the tenant into a childcare facility. Includes 25 carparks. The rental was agreed on review.

[redacted]

[redacted]

Tenant [redacted]

Date 14 May 2023

Type Rent Review

Modern childcare facility, built in 2008, situated [redacted] in a small commercial hub within the predominantly industrial area known as Pukete.

[redacted]

[redacted]

Tenant [redacted]

Date 24 May 2023

Type New Lease - Leaseback

Originally an industrial warehouse development built circa 1970-1979 this property has since been subdivided and refurbished for its current use as a childcare facility. The centre is licensed for 70 child placements. The lease was negotiated as part of a sale and leaseback transaction which was set at market levels. This new lease reflects $355.74/m² over the building areas.

[redacted]

[redacted]

Tenant	[redacted]
Date	20 July 2023
Type	New Lease - Leaseback

A modern Childcare Facility which appears to have been extended in 2018-2020. licensed for 58 child placements. 12 year leaseback with 4 yearly market review and fixed 2% annual increase.

[redacted]

[redacted]

Tenant	[redacted]
Date	29 July 2023
Type	Renewal

This is a childcare centre licensed for 100 children contained within two separate buildings. Both are modern structures, constructed approximately 20 years ago. All situated on a large freehold site in Cambridge with larger than typical outdoor play areas. The total rental of $240,000 pa equates to $46.15/child.

[redacted]

[redacted]

Tenant	[redacted]
Date	11 July 2024
Type	New Lease

A modern/near new purpose-built childcare cere licenced for 120 children located on a prominent corner in the [redacted] with good exposure to State Highway 2. The building has an architectural design. Good onsite parking.

7.2.2 Large Format Rental Evidence

[redacted]

[redacted]

Tenant	[redacted]
Date	1 October 2022
Type	Rent Review

A showroom and warehouse premise on [redacted] The property has 23 carparks at the front off [redacted] and parking and access at the rear of the building. The analysis, with a separate amount for car parks, would equate to a building rental of $131.52/m² net. The tenant had exercised their right of renewal in 2021.

[redacted]

[redacted]

Tenant	[redacted]
Date	1 October 2023
Type	New Lease

Part of an industrial development built in the 1970's which has been converted for a retail use. The premise obtains good profile t[redacted] Carparking is situated to the front of the site and there is access to the rear where there is an area of yard and a loading dock.

[redacted]

[redacted]

Tenant	[redacted]
Date	1 March 2024
Type	New Lease

A large format retail store situated with frontage to [redacted]

[redacted]

Tenant	[redacted]
Date	1 March 2024
Type	New Lease

This property comprises a modern, large format retail premise situated within a larger development of four constructed circa 2016. It is positioned adjacent to [redacted] in the [redacted] locality of Hamilton.

[redacted]

[redacted]

Tenant [redacted]

Date 1 April 2024

Type Rent review

The centre of three bulk retail tenancies on the prominent corner of [redacted]. Internally the accommodation has a mezzanine floor with offices.

[redacted]

[redacted]

Tenant [redacted]

Date 1 May 2024

Type New Lease

A showroom and warehouse premise situated in a high-profile position to the northern end of [redacted] The property comprises a showroom with separate and open plan offices to the front, and a clear span warehouse to the rear. Parking for seven cars is to the front of the building with additional yard at the rear with a further 13 car parks and access to the back of the building. Alternate analysis reflects an overall rate of $161.29/m²$.

[redacted]

[redacted]

Tenant [redacted]

Date 1 August 2024

Type Rent Review

A large format retail store on the southwestern fringe of the city with good exposure to the [redacted] bypass route around the western side of the CBD. The development includes seven adjacent large format stores with good open parking. The rental has been subject to 2.5% annual increase since the commencement.

[redacted]

[redacted]

Tenant [redacted]

Date 1 September 2024

Type Renewal

A large format retail development with frontage to a busy roundabout and being approximately 1km from the city centre.

[redacted]

Tenant	[redacted]
Date	1 November 2024
Type	New Lease

A single level freestanding premise situated to the fringe of Hamilton's CBD with reasonable profile. The development was constructed some 25 years ago. Indicates $228.51/m² inclusive of carparks.

[redacted]

Tenant	[redacted]
Date	1 February 2025
Type	New Lease

This premise is situated at lower ground level at the back of a sloping site, to the fringe of the Hamilton East commercial precinct. Built into a bank, the premise lacks natural light. The occupant moved from the prominent corner site of Grey and Clyde Street. An overall rate inclusive of carparking is $168.95/m².

[redacted]

Tenant	[redacted]
Date	1 February 2025
Type	Renewal

A [redacted] situated in a multi tenanted building with a cafe and retail space at the frontage and walk through to the [redacted] at the back. The shop also has a wide side frontage with two separate entrances off the car parking along the right of way to the back of the property. There are 18 carparks allocated and shared common use of all the remaining carparks on site. Indicates $237.29/m² overall for the retail and warehouse inclusive of carparks.

[redacted]

Tenant	[redacted]
Date	1 July 2025
Type	New Lease

This large format retail space is situated on the north-western corner of [redacted] on the south-western fringe of Hamilton's CBD and has a share of common carparking. The building has 85% NBS seismic rating.

[redacted]

[redacted]

Tenant	[redacted]
Date	1 August 2025
Type	Rent Review

A large format retail store on the southwestern fringe of the city with good exposure to the [redacted] bypass route around the western side of the CBD. The development includes six adjacent large format stores with good open parking.

7.3 Rental Evidence Conclusions

Conclusions

Childcare

We have considered a range of evidence from throughout Hamilton and other regional cities nationwide and adjustments for location have been made where required. Comparable market evidence indicates a rental range between $2,200 and $2,920 per licensed child per annum for purpose-built development or good quality conversions.

In general terms, modern, purpose-built centres that are architecturally designed and built to a high standard of specification allow more efficient use of space and indicate rental levels at the upper end of the range. However, conversions, particularly those relating to residential dwellings sit toward the lower end of the range.

The most comparable lease transactions are summarised as follows:

- [redacted] Licenced for 100 children at $2,920/licensed child, this is a newly constructed premise purpose-built for the tenant and sets the upper parameter of the range. The rental for the subject would sit below this. We are also aware of a recently agreed new lease for a proposed childcare premise which is yet to be constructed on the periphery of Hamilton for which full detail remains confidential. The agreed rental sits above $3,200/licensed child.
- [redacted] Licenced for 80 children at $2,437.50/licensed child, this is a dated industrial building which was significantly refurbished and upgraded for conversion to a childcare facility, situated in Hamilton's CBD. It provides a similar level of quality and amenity to the subject and overall would be considered the most comparable. This rent review was conducted January 2023 and adjustment for timing is required in respect of the subject.
- [redacted] Located in Cambridge and licensed for 70 children at $2,200/ licensed child. This is similar to the subject in that it has been converted from a commercial use and refurbished for its current use as a childcare facility. It is however an inferior quality development situated on a rear site. The subject would sit above this level.
- [redacted] Licenced for 100 children at $2,425/licensed child. This is a modern purpose-built childcare centre located within Pukete and has limited profile. Overall, the building is superior to in the subject, however it is more dated. We would expect the subject to sit slightly above this.

In addition to the above, we are cognisant of the new lease within the subject reflecting $2,350 /licensed child in 2022 after allowance for the incentives this reflects approximately $2,274/licensed child. Recent lease agreements appear to indicate a steady increase in rental levels for this asset class since this time.

Key characteristics of the subject are summarised as below:

- Refurbished to a good quality standard providing efficient design and amenity
- Good carparking provisions
- Situated within the Dinsdale Shopping Centre

Based on the above, we have assessed a market rent of $2,450 per licensed child for the subject which sits toward the middle of the market range indicated.

Gym / Large Format Retail

A wide range of evidence has been considered in comparison to the subject, which is a modern, recently refurbished large format retail development in a suburban location.

We are cognisant of the new lease within the subject which commenced in 2021 reflecting an overall rate of $273 psm. We understand this is a leaseback agreement originally between related parties and therefore has been afforded less weight.

At the lower end are a number of agreements relating to premises within what was originally industrial workshop space with analysis reflecting rental rates centred around $160 psm. This includes [redacted] and the lower ground level space in [redacted] leased to [redacted] which lacks natural light and has a low profile. It appears that the rental rates are not impacted by the size of the premise for space of this quality. Being newly refurbished, the subject will sit above this level.

On [redacted] the most recent agreement relates to the renewal of [redacted] reflecting $237.29 psm inclusive of carparking. It has a superior profile and carparking provision when compared to the subject and has been refurbished overtime although at a lower level when compared to the subject. Overall, it would be considered superior due to location, profile and car parking.

Also of note are the two relatively recent new leases for [redacted] for which full detail remains confidential. The first is located in a low-profile position on [redacted] in a low decile suburban location. It is close to Waikato University however is somewhat removed from the main commercial areas and sits below $160 psm. The second is yet to open in Hamilton's CBD and includes significant rental incentives and Landlord works in order to secure the tenant. After allowance for the incentives the rate will sit below $200 psm. This is a larger space, with superior carparking provisions.

Given the quality of the subject, we have also had regard for modern large format premises, this includes the [redacted] on [redacted] which is larger in size and reflects $201 psm and [redacted] on [redacted] which is smaller in size indicating $215 psm. Within Hamilton's CBD, the new lease of [redacted] ($177.64 psm) and the renewal of [redacted] ($180.94 psm) appears to support this level. It is noted the rent did not increase of review for the [redacted] premise ($191.24 psm).

Small, well-appointed premises utilised for a similar use include the new lease to the sitting tenant [redacted] on [redacted] eflecting $261.61 psm inclusive of carparks. This premise provides similar quality accommodation however is in a superior location.

With regard for the limited evidence, we consider a rental rate consistent toward the upper level indicated by the large format retail premises to be appropriate.

We have therefore adopted $ 215.00 psm for the subject, which is in line with the modern, suburban large format retail premise in Te Rapa.

7.4 Market Rent Assessment

Overview

Having regard to the market evidence and consideration of the subject property, we assess the current market rental, in comparison with our analysis of the current contract rental, as follows.

Based on the evidence detailed above, we consider the property to be overrented by 25.32% over rented. Both premises have been subject to CPI based reviews over a period where inflation was particularly high which would explain the variance to some degree.

NET RENT SCHEDULE						
		NLA	Net Contract Rent		Net Market Rent	
Tenant	Category	(sqm)	$pa	$rate	$pa	$rate
Little Learners Dinsdale Ltd	Childcare		277,360	-	245,000	-
JN & KN Ventures Limited	Retail	603.9	192,381	318.56 psm	129,839	215.00 psm
Totals			**469,741**		**374,839**	

8 Sales Evidence

Overview
To assist in establishing the Market Value of the property we have analysed relevant sales of investment properties. We summarise below brief definitions of salient valuation metrics to assist the reader.

Initial yield
The initial yield is the return on the current net income. It is calculated from a single period and is therefore implicit of inflation. It is calculated by dividing the net income by the sale price or value.

Yield on market income
This is the return that would be achieved with the income at market level. It is based on a single period and is therefore implicit of inflation. It is calculated by dividing the market income by the sale price or value.

Equivalent yield
The equivalent yield represents the return on market income but reflecting known value adjustments such as income shortfalls/surpluses, vacancy, leasing costs and other capital items that a market participant would recognise. It typically represents the relationship between passing and market income and is generally a 'weighted average' of the two.

Discount rate
This is the rate of return used to convert a monetary sum, payable or receivable in the future, into a present value. This represents the total return (capital and income) to the investor over a specified investment horizon, adjusted for inflation.

Weighted average lease expiry (WALE)
This is a risk measure and represents the weighted average period in which the leases will expire; it reflects the period in which the income from the property will be secure. The weightings have been calculated by income, but can also be calculated based on occupied area.

8.1 Childcare Sales

SALES EVIDENCE								
Address	Sale Date	Sale Price	Initial Yield	Market Yield	Equivalent Yield	Discount Rate	WALE	$/licensed child
[redacted]		$2,200,000	7.00%	7.00%	7.00%	8.30%	12.0 years	$31,429/child
		$1,810,000	6.90%	6.90%	6.85%	8.97%	12.0 years	$36,200/child
		$2,100,000	6.89%	6.89%	6.85%	8.93%	12.0 years	$36,207/child
		$2,650,000	7.25%	7.25%	7.24%	10.51%	12.0 years	$33,125/child
		$5,100,000	6.08%	6.08%	6.08%	7.90%	11.9 years	$38,346/child
		$5,800,000	6.17%	6.17%	6.18%	7.79%	16.8 years	$55,238/child
		$1,730,000	6.70%	6.79%	6.79%	8.12%	6.6 years	$34,600/child
		$2,370,000	7.20%	7.39%	7.38%	9.36%	9.2 years	$32,466/child
		$2,070,000	N/A	6.40%	6.07%	7.53%	N/A	$41,400/child
		$4,700,000	6.38%	6.38%	6.37%	8.06%	11.4 years	$39,167/child
		$1,590,000	5.78%					
		$1,475,000	5.32%	5.80%	5.70%	7.08%	10.3 years	$38,816/child
Ranges		**Min.**	**5.32%**	**5.80%**	**5.70%**	**7.08%**	**6.6 years**	**$25,000**
		Max.	**7.25%**	**7.39%**	**7.38%**	**10.51%**	**16.8 years**	**$55,238**

8.2 Key Childcare Sales Evidence Commentary

[redacted]

[redacted]

Sale Date	May 2023		
Sale Price	$2,200,000		
Tenant	[redacted]		
Initial Yield	7.00%	Discount Rate	8.30%
Market Yield	7.00%	Weighted Av. Lease Expiry	12.0 years
Equivalent Yield	7.00%	$/m² of Rentable Area	$31,429/child

Originally constructed in 2019 as an industrial warehouse, the property has recently been converted to a childcare centre, licensed for 70 child placements. Sold with a new 12-year leaseback with 4 yearly market review and fixed 2% annual increase.

Comparability: Similar to the subject in that it is a modern, refurbished childcare facility, however it is an attached development on a rear site. We note the date of this transaction which requires an adjustment for timing when compared to the subject.

[redacted]

[redacted]

Sale Date	July 2023		
Sale Price	$2,100,000		
Tenant	[redacted]		
Initial Yield	6.89%	Discount Rate	8.93%
Market Yield	6.89%	Weighted Av. Lease Expiry	12.0 years
Equivalent Yield	6.85%	$/m² of Rentable Area	$36,207/child

A modern Childcare Facility which appears to have been extended in 2018-2020. licensed for 58 child placements. Sold with a new 12-year leaseback with 4 yearly market review and fixed 2% annual increase. The property has good road profile and access to the arterial routes.

Comparability: A more modern development, situated in a similar location near a suburban centre, albeit in a more favourable suburb. We note the date of this transaction which requires an adjustment for timing when compared to the subject.

[redacted]

[redacted]

Sale Date	March 2024		
Sale Price	$5,800,000		
Tenant	[redacted]		
Initial Yield	6.17%	Discount Rate	7.79%
Market Yield	6.17%	Weighted Av. Lease Expiry	16.8 years
Equivalent Yield	6.18%	$/m² of Rentable Area	$55,238/child

A new modern purpose-built childcare facility licensed for 105 child placements constructed to above average standard of specification. Leased for an 18-year term from 2023, with annual CPI increases and market reviews, four yearly. The property is situated within a developing residential location known as Hunua Views.

Comparability: A better-quality asset in a superior location.

[redacted]

[redacted]

Sale Date	October 2023		
Sale Price	$5,100,000		
Tenant	[redacted]		
Initial Yield	6.08%	Discount Rate	7.90%
Market Yield	6.08%	Weighted Av. Lease Expiry	11.9 years
Equivalent Yield	6.08%	$/m² of Rentable Area	$38,346/child

A purpose-built childcare facility constructed in 2009. The development is licenced for 133 child placements and is leased to [redacted] a national operator with 70 centres throughout New Zealand. It was leased on a 15-year term with final expiry in 2050. All situated on a large, freehold site of 6,703m², accessed via a slip lane near the [redacted] The majority of the site is zoned residential within the Cambridge North Structure Plan Area. Price reflects $38,349 per child.

Comparability: A more dated development, however this is purpose built and situated on a large freehold site with a higher underlying land value which lowers the risk in terms of an alternate use. This was reflected in the sale price and would be considered superior to the subject.

[redacted]

[redacted]

Sale Date	May 2025
Sale Price	$1,590,000
Tenant	[redacted]
Initial Yield	5.78%

This is a purpose-built childcare centre constructed in 2008 and leased to [redacted] Average quality and specification. Purpose-built childcare centre constructed in 2008 and leased to [redacted] Average quality and specification.

Comparability: We have included the above transaction for which we do not have full detail. We understand the development includes a residential apartment which may have had an impact on the initial yield. Given the lack of detail, we have weighted this sale accordingly.

[redacted]

[redacted]

Sale Date	August 2025		
Sale Price	$1,475,000		
Tenant	[redacted]		
Initial Yield	5.32%	Discount Rate	7.08%
Market Yield	5.80%	Weighted Av. Lease Expiry	10.3 years
Equivalent Yield	5.70%	$/m² of Rentable Area	$38,816/m²

This property comprises a 1990s residential style childcare facility licensed for 38 child placements. It is situated within the suburb of Flagstaff with surrounding development being residential in nature.

Comparability: A smaller development when compared to the subject, however similar that it is situated in a suburban locality. The subject provides better quality accommodation however after adjustment for scale the subject would be expected to sit above this level.

[redacted]

[redacted]

Sale Date	January 2025		
Sale Price	$4,700,000		
Tenant	[redacted]		
Initial Yield	6.38%	Discount Rate	8.06%
Market Yield	6.38%	Weighted Av. Lease Expiry	11.4 years
Equivalent Yield	6.37%	$/m² of Rentable Area	$39,167/child

This property comprises a modern purpose-built childcare facility constructed circa 2016/2017 and is licenced for 120 child placements. It is situated on a rear site and accessed via a shared right of way from [redacted] with surrounding development being a mixture of residential and commercial within the suburb of Pukete. The long term lease includes allowance for annual fixed rental increases and market reviews six yearly.

Comparability: This is a more modern, purpose-built childcare facility with a longer WALE than the subject. Considered superior overall.

[redacted]

[redacted]

Sale Date	October 2024		
Sale Price	$2,070,000		
Tenant	Vacant Possession		
Initial Yield	N/A	Discount Rate	7.53%
Market Yield	6.40%	Weighted Av. Lease Expiry	N/A
Equivalent Yield	6.07%	$/m² of Rentable Area	$41,400/child

This is a childcare centre on the southwest [redacted] within the Grasslands industrial area. At the time of sale, the building was being rebuilt from the floor up after a fire. Completion of the proposed works was included as part of the transaction and therefore this sale is effectively a new build and will provide a basic modern childcare facility of average quality and specification. The former centre had Resource Consent and MOE license for 50 children, but it is large enough to potentially accommodate 130, subject to MOE criteria and Resource Consent. The purchaser intends to submit resource consent for 80 child placements on settlement. The increase in child placements is reflected in the agreed sale price.

Comparability: An essentially new development with potential for significant rental upside. Considered superior overall.

8.3 Investment Sales

SALES EVIDENCE								
Address	**Sale Date**	**Sale Price**	**Initial Yield**	**Market Yield**	**Equivalent Yield**	**Discount Rate**	**WALE**	**$/m² Rentable Area**
[redacted]	February 2024	$4,500,000	5.68%	6.21%	6.21%	6.66%	1.4 years	$3,279/m²
[redacted]	March 2024	$1,260,000	5.71%	5.65%	5.66%	6.77%	9.5 years	$7,079/m²
[redacted]	April 2024	$6,000,000	6.24%	6.68%	6.57%	8.15%	5.9 years	$2,679/m²
[redacted]	April 2024	$8,050,000	1.18%	6.32%	6.08%	6.88%	3.1 years	$4,890/m²
[redacted]	July 2024	$2,050,000	5.52%	5.69%	5.67%	7.04%	4.3 years	$7,520/m²
[redacted]	July 2024	$1,537,000	6.50%	7.19%	7.18%	6.32%	3.3 years	$2,382/m²
[redacted]	May 2025	$3,150,000	5.89%	6.01%	5.97%	5.84%	2.0 years	$2,311/m²
[redacted]	June 2025	$14,500,000	5.69%	5.65%	5.70%	7.25%	7.7 years	$7,210/m²
[redacted]	June 2025	$5,200,000	7.08%	7.45%	7.39%	8.15%	4.8 years	$3,359/m²
[redacted]	August 2025	$3,000,000	N/A	6.20%	5.90%	6.66%	N/A	$4,717/m²
Ranges		**Min.**	**1.18%**	**5.65%**	**5.66%**	**5.84%**	**1.4 years**	**$2,311/m²**
		Max.	**7.08%**	**7.45%**	**7.39%**	**8.15%**	**9.5 years**	**$7,520/m²**

8.4 Key Investment Sales Evidence Commentary

[redacted]

[redacted]

Sale Date	April 2024		
Sale Price	$6,000,000		
Tenant	[redacted]		
Initial Yield	6.24%	Discount Rate	8.15%
Market Yield	6.68%	Weighted Av. Lease Expiry	5.9 years
Equivalent Yield	6.57%	$/m² of Rentable Area	$2,679/m²

This property comprises the former [redacted] which has been converted for use as a showroom retail development and a more modern building that was constructed circa 2021. It is situated on [redacted] profile in Carters Flat, an industrial area in Cambridge, that is now being recognised as a commercial area due to a recent zone change. The development is fully occupied by four tenants, but subject to six lease agreements.

Comparability: A multi-tenanted, less specialised asset which is more favourably located and has a higher underlying land value when compared to the subject. It is however more management intensive given the number of tenancies and a number of the tenancies would be considered inferior quality space when compared to the subject. On balance, broadly comparable.

[redacted]

[redacted]

Sale Date	July 2024		
Sale Price	$2,050,000		
Tenant	[redacted]		
Initial Yield	5.52%	Discount Rate	7.04%
Market Yield	5.69%	Weighted Av. Lease Expiry	4.3 years
Equivalent Yield	5.67%	$/m² of Rentable Area	$7,520/m²

A modern dental surgery constructed circa 2013 that includes 16 carparking spaces. All situated on a prominent corner to the southwestern fringe of Hamilton's CBD. The property is subject to a long-term lease.

Comparability: A superior quality asset overall when compared to the subject, despite the shorter WALE.

[redacted]

[redacted]

Sale Date	July 2024		
Sale Price	$1,537,000		
Tenant	[redacted]		
Initial Yield	6.50%	Discount Rate	6.32%
Market Yield	7.19%	Weighted Av. Lease Expiry	3.3 years
Equivalent Yield	7.18%	$/m² of Rentable Area	$2,382/m²

This property comprises an average quality unit titled office incorporating three separate Records of Title situated with rear profile in the Dinsdale Shopping Centre. Leased on a gross basis & includes nine carparks.

Comparability: This is situated in close proximity to the subject in the same suburban retail development. It is unit titled, and shorter WALE when compared to the subject. In addition, the premise was leased on a gross basis where all of the outgoings were unrecoverable by the tenant and there would be an expectation of the net cashflow decreasing over the term of the lease.

[redacted]

[redacted]

Sale Date	June 2025		
Sale Price	$5,200,000		
Tenant	[redacted]		
Initial Yield	7.08%	Discount Rate	8.15%
Market Yield	7.45%	Weighted Av. Lease Expiry	4.8 years
Equivalent Yield	7.39%	$/m² of Rentable Area	$3,359/m²

The subject property comprises a two-level commercial development incorporating retail, office and a café. The first floor is arranged to provide for seven smaller offices with shared amenities known as the [redacted] This property is situated on a unit titled site with road frontage to [redacted] and a wide right of way along the northwestern side that gives access to secondary access to [redacted] at the rear. Parking is provided on site.

Comparability: Similar to the subject, this is a multi-tenanted commercial investment of a similar scale. It is however more management intensive given the number of tenancies; is unit titled and has a shorter WALE. The subject would be considered superior.

[redacted]

[redacted]

Sale Date	August 2025		
Sale Price	$3,000,000		
Tenant	Vacant Possession		
Initial Yield	N/A	Discount Rate	6.66%
Market Yield	6.20%	Weighted Av. Lease Expiry	N/A
Equivalent Yield	5.90%	$/m² of Rentable Area	$4,717/m²

The property comprises a relatively modern office development, constructed circa 2006, built over two levels. There is a large open car park providing 29 spaces. Situated on a 2,477m² freehold site with rear profile and shared access in the Pukete Industrial area of Hamilton. The site slopes at the rear allowing for an elevated outlook to the north. Purchased by an owner occupier.

Comparability: A more modern, superior quality investment when compared to the subject, despite being sold vacant.

8.5 Investment Profile

Overview	In establishing appropriate investment benchmarks for the property, we have considered its investment profile in terms of:
Location	The property is relatively well located in respect of the current utilisation to the rear of a large suburban shopping centre. The overall perception of the centre is that it is generally not as well-regarded as other centres of a similar scale.
Building Quality	The subject has been extensively refurbished and converted to the current use, therefore this is regarded to be a modern development that is somewhat specialised. Traditionally investor demand has been toward modern assets and yields tend to reflect this.
Tenant Strength	Little Learners Dinsdale Limited (LLDL) is a recently incorporated, small local operator with an unproven track record in childcare. It is however noted that one of the three owners is a director and shareholder in two other early childcare facilities in Hamilton. Flex fitness is a franchise-based operation with over 35 stores open across New Zealand. Both tenants are considered to be small, local operators, typically national or international tenants are preferred by investors, this is particularly prevalent for assets of this size in the current market.
Weighted Average Lease Expiry	A WALE of 6.2 years would be reasonably well perceived by purchasers in terms of a commercial asset, it is however relatively short when compared to a number of other childcare facilities which typically have long lease terms.
Contract Rent vs Market Rent	Our assessment of rental reflects a substantial variance between the contract and market rental cashflows. Purchasers are likely to be conscious of the future market based rental reviews and potential for a reduction in cashflow in the short term.
Scale of Investment	This is a mid-sized investment for the Hamilton market. Purchasers of property in the higher value parameters tend to be more discerning and aware of the key value drivers such as tenant covenant and the quality of the development.

8.6 Sales Evidence Conclusion

Conclusion

A range of evidence has been considered in comparison to the subject, with key adjustment based on the key determinant of value discussed above.

In addition to the aforementioned sales evidence, we are aware of a confidential agreement for a proposed childcare facility situated on the periphery of Hamilton, for which we do not have full detail. In general terms the property will be a high-quality new facility with an 18year lease term with built in rental growth to a strong tenant covenant. The agreed sale price reflects an initial yield below 6.00%.

We are cognisant of the sale of the subject property in April 2022 reflecting an equivalent yield of 5.85%. It sold in more buoyant market conditions with the end of 2021 and early 2022 now considered to be the peak of the market. At the time of the transaction the property had a WALE of 9.7 years remaining. The yield for the subject would sit above this level at present.

Considering all of the sales evidence discussed, together with the asset specific attributes highlighted in the SWOT and Investment Profile Section of this report, we conclude investment parameters for the subject property as follows:

- Capitalisation Rate: 6.50%
- Target IRR: 7.50%

9 Valuation

9.1 Introduction

Highest and Best Use

The Market Value of an asset will reflect its 'highest and best use'. The highest and best use is the use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid.

The current use of the asset is the highest and best use.

Approaches and Methods

In arriving at our opinion of value, we have considered relevant general and economic factors and have investigated recent sales and leasing transactions of comparable properties (as previously detailed).

We have utilised the following valuation approach(es) and methods as defined by IVS :

- Income Approach
  - Income Capitalisation Method
  - Discounted Cash Flow Method

9.2 Income Capitalisation Method

Overview

This method encompasses the conversion of net market income to value via the application of a capitalisation rate (investment return). The basic premise of income capitalisation is that a property investor expects a pre-determined rate of return on their investment. The capitalisation rate varies according to several factors including risk, type & scale of investment, location, residual lease term and expected income and capital value growth. The two main variables, namely market income and capitalisation rate, are analysed from available rental and sales evidence.

The adopted fully leased net income has been capitalised in perpetuity from the valuation date at a capitalisation rate of 6.50%, which reflects the nature, location and tenancy profile of the property when compared with analysis of comparable sales evidence. We have then made various capital adjustments to the calculated core value, including:

- Future vacancies based on the following letting up periods: Childcare – 6.0 months / Retail – 6.0 months together with letting fees.
- Calculation of reversions to market rent (the shortfall in respect of the unrecovered operating expenses is included in the present value of the rental reversions).
- Capital expenditure allowances as previously discussed.
- An allowance for the anticipated future letting-up expenses and associated capital expenditure over 24 months. This is not merely an arbitrary period, but a consistent approach that we take for the majority of properties that we value and sales which we analyse.

Our valuation calculations are detailed as follows:

INCOME CAPITALISATION METHOD

	NLA (sqm)	Market
RENTAL INCOME		
M1: Little Learners Dinsdale Ltd (Childcare)	-	245,000
M2: JN & KN Ventures Limited (Retail)	603.9	129,839
Total	603.9	374,839
NET INCOME		**374,839**
CAPITALISED VALUE | Capitalised In Perpetuity @ 6.50%		**5,766,746**
CAPITAL ADJUSTMENTS		
Tenant Rent Adjustments		
- PV of Rent Reversions		416,180
Present Value of Capital Expenditure		
- Capital Expenditure (1.50% of Gross Income)	24 months	(15,064)
Total Adjustments		401,116
INCOME CAPITALISATION VALUE		6,167,862
INCOME CAPITALISATION VALUE ADOPTED		**6,150,000**
Sensitivity Analysis	6.250%	6,400,000
	6.500%	6,150,000
	6.750%	5,950,000

9.3 Discounted Cash Flow Method

Overview

The Discounted Cash Flow method allows an investor or owner to make an assessment of the long-term return that is likely to be derived from a property with a combination of both rental and capital growth over an assumed investment horizon. A wide range of assumptions are made including a target or pre-selected internal rate of return, rental growth, occupancy, sale price of the property at the end of the investment horizon, potential capital expenditure, costs associated with the initial purchase of the property, and also its disposal at the end of the investment period.

Having regard to these factors, we have carried out a discounted cash flow analysis over a 10-year investment horizon in which we have assumed that the property is sold at the commencement of the 11th year. The cash flow analysis comprises monthly income streams which we have discounted on a monthly basis.

The analysis proceeds on a before tax basis, and while we have not qualified any potential taxation benefits associated with the property, we are of the view that these are an issue which a prospective purchaser would reflect in its consideration. The analysis is predicated on the assumption of a cash purchase. No allowance for interest and other funding costs have been made.

Key Allowances & Assumptions

Accommodation Type	Forecast Rental Growth (10-year average)	Renewal Probability	Lease Up Period
Childcare	2.00%	50%	6.0 months
Retail	1.50%	50%	6.0 months

Capital Expenditure: Refer to Capital Expenditure section for specific comments.

Terminal Yield: 6.75% - In establishing the terminal capitalisation rate, we have had regard to anticipated market conditions at that time, locational and physical attributes and lease profile.

Target IRR: 7.50% - The adopted rate represents the overall rate of return to an investor over a specific investment horizon. This adopted rate has been assessed based on our analysis of recent transactions, and the allowance and projections in our cash flow.

We provide our full workings as follows:

GROWTH ASSUMPTIONS													
Valuation Period			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Year Ending			Aug-26	Aug-27	Aug-28	Aug-29	Aug-30	Aug-31	Aug-32	Aug-33	Aug-34	Aug-35	Aug-36
	CAGR												
EXPENSE GROWTH	5 yr	10 yr											
CPI	2.03%	2.02%	2.07%	2.10%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Operating Expenses	2.03%	2.02%	2.07%	2.10%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Capital Expenditure	2.03%	2.02%	2.07%	2.10%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
NET MARKET RENT													
Childcare	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Retail	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%

FUTURE LEASE ASSUMPTIONS													
Valuation Period			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Year Ending			Aug-26	Aug-27	Aug-28	Aug-29	Aug-30	Aug-31	Aug-32	Aug-33	Aug-34	Aug-35	Aug-36
CHILDCARE	Unit	Default											
Renewal Probability	%		50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
Lease Up	mths	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lease Term	yrs	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lease Costs - New Leases	%		16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
RETAIL													
Renewal Probability	%		50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
Lease Up	mths	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lease Term	yrs	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lease Costs - New Leases	%		16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%

DISCOUNTED CASH FLOW METHOD - ANALYSIS

PURCHASE CONSIDERATIONS

Purchase Price	6,332,919	
Legal/Due Diligence	(7,906)	0.13%
Other		-

SELLING CONSIDERATIONS

Terminal Yield	6.75%
Agent Commissions	1.75%
Legal/Due Diligence	0.13%
Other	-

DCF SUMMARY

Target IRR	7.50%
DCF Result	6,325,013
ADOPT	6,350,000
Year 1 Cash Flow Yield	7.53%
Income %	50.84%
Terminal Value %	49.16%
Terminal WALE by Income	1.80 yrs

SENSITIVITY ANALYSIS

		Terminal Yield		
		6.25%	6.75%	7.25%
Target IRR	7.00%	6,800	6,550	6,300
	7.50%	6,600	6,350	6,100
	8.00%	6,350	6,100	5,900

DISCOUNTED CASH FLOW METHOD - FORECAST

(All figures shown as $1,000s)

Valuation Period	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Year Ending	Aug-26	Aug-27	Aug-28	Aug-29	Aug-30	Aug-31	Aug-32	Aug-33	Aug-34	Aug-35	Aug-36
INCOME											
Major Tenants											
M1: Little Learners Dinsdale Ltd (Childcare)	283	293	301	311	320	329	307	283	291	300	309
M2: JN & KN Ventures Limited (Retail)	195	170	165	167	171	171	112	143	145	147	150
Total Majors Income	478	463	466	477	491	500	419	426	437	447	459
Recoverable Outgoings	66	68	69	71	72	73	68	80	81	83	84
Total Income	**544**	**530**	**535**	**548**	**563**	**574**	**486**	**505**	**518**	**530**	**543**
OUTGOINGS											
Operating Expenses	(69)	(71)	(72)	(74)	(75)	(77)	(78)	(80)	(81)	(83)	(84)
Total Outgoings	**(69)**	**(71)**	**(72)**	**(74)**	**(75)**	**(77)**	**(78)**	**(80)**	**(81)**	**(83)**	**(84)**
NET INCOME	**475**	**460**	**463**	**474**	**488**	**497**	**408**	**426**	**437**	**447**	**459**
CASH FLOW ADJUSTMENTS											
Leasing Fees	-	-	-	-	-	-	(15)	-	-	-	-
Ongoing Capex Allowance (1.50% of Gross Income)	(8)	(8)	(8)	(8)	(8)	(9)	(7)	(8)	(8)	(8)	(8)
Total Adjustments	(8)	(8)	(8)	(8)	(8)	(9)	(22)	(8)	(8)	(8)	(8)
NET INCOME (incl Cash Flow Adjustments)	**467**	**452**	**455**	**466**	**479**	**489**	**386**	**418**	**429**	**439**	**451**
SELLING CONSIDERATIONS											
Sale Price											6,540
Agent Commissions											(114)
Legal & Other Fees											(9)
Net Sales Proceeds											6,417
NET CASH FLOW	**467**	**452**	**455**	**466**	**479**	**489**	**386**	**418**	**429**	**439**	**6,417**
Running Cash Yield (After Capex)	7.53%	7.29%	7.34%	7.52%	7.73%	7.88%	6.23%	6.74%	6.92%	7.08%	-

DISCOUNTED CASH FLOW METHOD - CALCULATIONS

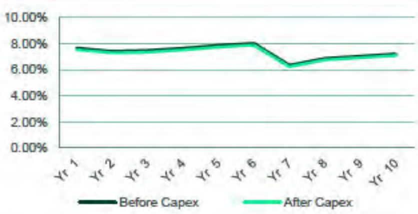
Sum of Discounted Cash Flows	3,219,453
PV of Terminal Value	3,113,466
NPV (before Acquisition Costs)	6,332,919
Acquisition Costs @ 0.13%	(7,906)
NPV	**6,325,013**
DCF VALUE ADOPTED	**6,350,000**

TERMINAL VALUE - CALCULATIONS

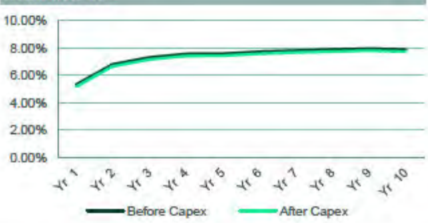
Gross Market Income	533,799
Less Outgoings	(84,463)
Net Market Income	449,337
Core Capital Value @ 6.75%	**6,656,837**
Reversions	-
Exp. Allowances (24 months)	(102,816)
Capex & Misc	(14,120)
Terminal Value (before disp. costs)	**6,539,901**

DISCOUNTED CASH FLOW METHOD - CHARTS

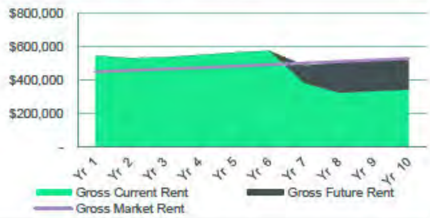
RUNNING YIELD



RUNNING IRR



PROPERTY INCOME PROFILE



9.4 Valuation Reconciliation

Valuation Reconciliation

Having regard to these methods and the available market evidence, we have reconciled the market value for the subject property as follows:

VALUATION RECONCILIATION		Date of Valuation: 31 August 2025
Income Capitalisation Method	**Assessed Value**	**6,150,000**
	Capitalisation Rate	6.50%
Discounted Cash Flow Method	**Assessed Value**	**6,350,000**
	Target IRR	7.50%
	Terminal Yield	6.75%
MARKET VALUE ADOPTED		**6,200,000**
	Initial (Passing) Yield	7.58%
	Equivalent Yield	6.46%
	Reversionary Yield (Yield on Market Income)	6.05%
	Indicated IRR	7.76%
	$psm of Land Area	2,363
	WALE by Income	6.4 years

Further Comments

The income capitalisation approach is generally considered to be the best method of determining the Market Value, however the discounted cashflow approach also provides a good indication in this instance due to the number of tenancies. We have applied a weighting of 70% to the Income Capitalisation Method, and 30% to the Discounted Cash Flow Method.

The above valuation is plus GST (if any).

9.5 Mortgage Recommendation

Mortgage Recommendation

Our report is undertaken for mortgage security purposes and may be relied upon by ASB Bank Limited for the advance of first mortgage funds only. In undertaking our valuation, we have observed the requirements of IVS 400 Real Property Interests and ANZVGP 112 – Valuations for Mortgage and Loan Security Purposes. We confirm that the property is satisfactory for the advance of first mortgage funds only and recommend lending within normal first mortgage lending parameters.

9.6 Additional Reporting

Previous Sale

The property previously exchanged on the 1 April 2022 for a consideration of $6,700,000. This transaction occurred slightly after the recognised peak in the market and conditions have weakened since this time.

Contract of Sale

As far as we are aware the property is not being marketed for sale or subject to a sale and purchase agreement.

Reasonable Marketing Period

Under current market conditions, we consider up to six months to be a reasonable selling period.

10 Disclaimers & Qualifications

Valuation Subject To Change
This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including because of general market movement or factors specific to the particular property). For the avoidance of doubt, this may include global financial crises or force majeure events. We do not accept liability for losses arising from such subsequent changes in value. Furthermore, values vary from time to time in response to changing market circumstances. The valuation is based on available information as at the date of valuation. No warranty can be given as to the maintenance of this value into the future. Therefore, it should be reviewed periodically.

Lease Documentation
Where applicable, our assessment of value is provided on the assumption that all leases are executed and that individual lease provisions are in accordance with the tenancy information provided.

Disclosure
CBRE must be advised if the Reliant Party becomes aware of any changes relating to the information and advice provided by the Instructing/Reliant Party during the Reliance Period. This includes, without limitation, any changes to information and advice provided in relation to encumbrances, registered/unregistered interests, title, and land area/dimensions. In any such event, this valuation must not be relied upon without consulting CBRE first to reassess any effect on the valuation.

Taxation & GST
Unless otherwise stated, all financial information and valuation calculations and assessments in this report are on a plus GST (if any) basis. We are not tax experts and have not been provided with tax or legal advice. The Reliant Party must make its own enquiries if they consider that GST applies.

Site Survey
We do not commission site surveys and a site survey has not been provided to us. We have assumed there are no encroachments by or on the property, and the Reliant Parties should confirm this status by obtaining a current survey report and/or advice from a registered surveyor.

Property Titles
We have assumed that there are no further easements, unregistered interests or encumbrances not disclosed by our title search which may affect market value. However, if a future title search is undertaken which reveals additional easements or encumbrances, CBRE should be consulted to reassess any effect on the value stated herein.

Environmental Conditions
Unless otherwise stated, we have assumed that the site is free of elevated levels of contaminants or subsoil asbestos that would prevent the continuation of the current use of the property. Note our visual inspection is an inconclusive indicator of the actual site condition. We make no representation as to the actual environmental status of the subject property. If any formal testing is undertaken to assess the degree, if any, of contamination of the site and this is found to be positive, this valuation must not be relied upon without first consulting CBRE to reassess any effect on the valuation.

Flooding Caution
The quality, completeness and accuracy of flood mapping varies widely between localities and Councils. We have not verified, and make no representation as to the appropriateness, accuracy, reliability, or currency of the flood mapping reviewed. The Reliant Party may wish to confirm the flood mapping information by obtaining an expert hydrologist's report. If further flooding data is obtained, we reserve the right to review and if necessary, amend the valuation.

Asbestos/ Hazardous Materials
Unless otherwise noted, we have assumed that the improvements are free of asbestos and hazardous materials, or should these materials be present then they do not pose significant risk to human health, nor require immediate removal. Our visual inspection is an inconclusive indicator of the actual condition/presence of asbestos/hazardous materials within the property. We make no representation as to the actual status of the subject property. If any testing is undertaken and the presence of any asbestos/hazardous materials on site is found to be positive, this valuation must not be relied upon before first consulting CBRE to reassess the valuation.

Planning Information
We assume information provided by the relevant responsible authority is current and accurate. We do not commission formal investigations to verify information provided to us. If a Land Information Memorandum (LIM) report is obtained, and the information therein is later found to be materially different to the town planning information detailed within the valuation, we reserve the right to amend the valuation.

Inclusions & Exclusions	Our valuation includes those items that form (or will form) part of the building service installations such as heating and cooling equipment, lifts, sprinklers, lighting, etc., that would normally pass with the sale of the property, but excludes all items of plant, machinery, equipment, partitions, furniture and other such items which may have been installed (by the occupant/operator) or are used in connection with the enterprise carried on within the property.
Side Agreements	If the Reliant Party becomes aware of any side agreements, this valuation must not be relied upon before first consulting CBRE to reassess any effect on the valuation.
Floor Areas	Unless stated otherwise in the valuation, we have assumed that the floor areas have been calculated in accordance with the Property Council of New Zealand (PINZ PCNZ) Guide to Measurement of Rentable Areas or as specifically instructed by the party who we have agreed to provide this valuation. We recommend that the person or entity relying upon this report should obtain a survey to determine whether the areas provided differ from PINZ PCNZ guidelines. If the survey reveals a variance in areas, then the relevant person or entity should not rely upon the valuation and should provide all relevant survey details to CBRE for consideration and possible review of the valuation.
Condition & Repair	We are not building/structural experts and are therefore unable to certify the structural soundness of the improvements. Unless otherwise stated, we have not sighted a qualified engineer's structure survey of the improvements, or its plant and equipment. Any Reliant Parties would need to make their own enquiries in this regard. Unless otherwise stated, we have not sighted a structural report on the property, nor have we inspected unexposed or inaccessible portion of the premises. We therefore cannot comment on the structural integrity, defect, rot or infestation of the improvements nor can we comment on any knowledge of the use in construction of material such as asbestos or other materials considered hazardous.
Currency	All dollars are NZ$.
LIM & PIM	Unless otherwise stated, we have not obtained Land Information Memoranda (LIM) or Project Information Memoranda (PIM) from the Territorial Authority.
Lease Covenant Strength	We do not make detailed enquiries into the covenant strength of occupational tenants but rely on our judgement of the market's perception of them. Any comments on covenant strength should therefore be read in this context. We assume that tenants are capable of meeting their financial obligations and there are no undisclosed rental arrears or breaches of covenant.
Site Conditions	We do not commission site investigations to determine the suitability of ground conditions and services, nor do we undertake environmental or geotechnical surveys. We have assumed that these aspects are satisfactory and also that the site is clear of underground mineral or other workings, methane gas or other noxious substances. In the case of property which may have redevelopment potential, we proceed on the basis that the site has load bearing capacity suitable for the anticipated form of redevelopment without the need for additional and expensive foundations or drainage systems (unless stated otherwise).
Not a Structural Survey	We state that this is a valuation report, and not a Structural Survey.
Director's Clause	Under required circumstances, this report may have been co-signed by a Director of CBRE. In accordance with our internal Quality Assurance procedures, the co-signing Director certifies that they have discussed the valuation methodology and calculations with the prime signatory, however the opinion of value expressed herein has been arrived at by the prime signatory alone. The co-signing Director may or may not have inspected the subject property.
Reliance	For the avoidance of doubt, nothing in this valuation report will constitute any legal recommendation or advice in relation to investment, or an offer or solicitation for the purpose of or for sale of any securities, financial instrument or products or other services. CBRE are not liable to any purchasers and/or investors in their own decisions in relation to any purchasing or investments from the services provided.
Market Movement	Values vary from time to time in response to changing market circumstances. The valuation is based on available information as at the date of valuation. No warranty can be given as to the maintenance of this value into the future. Therefore, it should be reviewed periodically.

Extent of Investigations

We are not engaged to carry out all possible investigations in relation to the property. Where in our report we identify certain limitations to our investigations, this is to enable the Reliant Party to instruct any further investigations considered appropriate or where we recommend as necessary prior to Reliance. CBRE is not liable for any loss occasioned by a decision not to conduct further investigations.

Assumptions

Assumptions are a necessary part of undertaking valuations. CBRE adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculation or fall outside the scope of our expertise, or our instructions. Assumptions adopted by CBRE will be formulated on the basis that they could reasonably be expected from a professional and experienced valuer. The Reliant Party accepts that the valuation contains certain specific assumptions and acknowledges and accepts the risk that if any of the assumptions adopted in the valuation are incorrect, then this may influence the valuation.

Information Supplied by Others

This document contains information which is derived from other sources. Where this information is provided by experts and experienced professionals, we have relied upon the expertise of such experts and by necessity we have relied upon the information provided being accurate, whether prepared specifically for valuation purposes or not. Unless otherwise specifically instructed by you, we have not independently verified that information, nor adopted it as our own. Notwithstanding the above, we have reviewed the provided information to the extent that such a review would be reasonably expected from a professional and experienced valuer having regard to normal industry practice undertaking a similar valuation/consultancy service. The Reliant Party acknowledges that the valuer is not a specialist in the areas from which the expert information is derived and accepts the risk that if any of the information/advice provided by others and referred to in the valuation is incorrect, then this may influence the valuation.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to CBRE at the date of this document. CBRE does not warrant that such statements are accurate or correct.

Industry Practice

Subject to the assumptions and qualifications detailed within, this valuation report is prepared and issued in accordance with the International Valuation Standards published by the IVSC and adopted by PINZ, as well as relevant and applicable valuation guidelines published by the PINZ as Guidance Papers, Technical Information Papers and Valuation Protocols.

APPENDICES

A. Record of Title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy

R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier	**SA67A/244**
Land Registration District	**South Auckland**
Date Issued	14 April 1999

Prior References

SA366/279 SA46B/972 SA601/239

Estate	Fee Simple
Area	2624 square metres more or less
Legal Description	Lot 4 Deposited Plan South Auckland 84445

Original Registered Owners

Cecil Leslie Graham and Gaye Graham

Interests

Subject to Section 3 Petroleum Act 1937 (affects part)

Subject to Section 8 Atomic Energy Act 1945 (affects part)

Subject to Section 3 Geothermal Energy Act 1953 (affects part)

Subject to Sections 6 and 8 Mining Act 1971 (affects part)

Subject to Sections 5 and 261 Coal Mines Act 1979 (affects part)

Subject to Part IV A Conservation Act 1987 (affects part)

Land Covenant in Transfer B470351.2 - 12.3.1998 at 2.41 pm

Subject to a right of way over parts marked D, L and J on DPS 84445 specified in Easement Certificate B536837.3 - 14.4.1999

Appurtenant hereto are rights of way and rights to convey water, drain sewage and water, and telecommunications and transmit electricity rights specified in Easement Certificate B536837.3 - 14.4.1999

Some of the easements specified in Easement Certificate B536837.3 are subject to Section 243 (a) Resource Management Act 1991

6740585.1 Departmental dealing correcting the memorial from Transfer B470351.2 to Transfer B470351.3 - 2.2.2006 at 1:52 pm

Appurtenant hereto is a right of way created by Easement Instrument 10177155.2 - 3.9.2015 at 5:19 pm

10589254.1 Transmission to Cecil Leslie Graham as survivor(s) - 26.10.2016 at 10:39 am

11940500.1 Transfer to TL DL Properties Limited - 16.12.2020 at 4:56 pm

11940500.5 Mortgage to Alpha First Securities Limited - 16.12.2020 at 4:56 pm

12463635.4 Discharge of Mortgage 11940500.5 - 31.5.2022 at 4:51 pm

12463635.5 Transfer to PMG Direct Childcare Fund Trustees Limited - 31.5.2022 at 4:51 pm

Identifier **SA67A/244**

12463635.6 Mortgage to ASB Bank Limited - 31.5.2022 at 4:51 pm

Identifier **SA67A/244**

LT69

67A/244

Reference:
Prior CT: 366/279 601/239 46B/972
Document No.: B536837.2

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 14th day of April One Thousand Nine Hundred and Ninety Nine under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of SOUTH AUCKLAND
WITNESSETH that **DINSDALE SHOPPING CENTRE LIMITED**
is seised of an estate in **fee simple** (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2624 square metres, more or less being **LOT 4 DEPOSITED PLAN S 84445**

REGISTRAR-GENERAL OF LAND NEW ZEALAND

for Registrar-General of Land

Subject to:
Section 3 Petroleum Act 1937
Section 8 Atomic Energy Act 1945
Section 3 Geothermal Energy Act 1953
Sections 6 and 8 Mining Act 1971
Sections 5 and 261 Coal Mines Act 1979
(affects part)

Subject to Part IVA Conservation Act 1987
(affects part)

Land covenant in Transfer B470351.2

B470351.6 Mortgage to Alan Andrew Ward, Gwynnyth Jean Ward, Stewart Matthews, Terence Michael Green, Brigid Mary Green, Norman William Hawes, Ursula Elizabeth Hawes, Richard Kenneth Owen, Herbert Josef Staheli, Wilhelmina Nicoletta Staheli, Colin Parry Jones, Valerie Joy Jones, David Watson Jolly, Sarah Meier, Jeanne Low, Pekson Low, Allan Gough, Graeme Michael Johnston, Pamela Anne Johnston, Chartwell Investments Limited, Glenn Eric Attewell, Lorraine Sheryl Lillie Attewell, Wayne Noel Gerbich, Sharyn Lee Gerbich and Mark Dean Gerbich

DISCHARGED FOR RGL

Amended 30/7/1999 for RGL

all 12.3.1998 at 2.41

B536837.3 Easement certificate affecting Lots on DPS 84445

NATURE	SERVIENT LAND	DOMINANT LAND
Right of way	2-A CT 67A/242	4
"	3-B, I & Q CT 67A/243	4
"	4-D, L & J	2
"	2-K	4
Right of way, transmit electricity & telecommunications, drain sewage & water & convey water	3-B, I & Q	4

The above right of way easement marked A, B, I, Q, D, L & J will be subject to Section 243(a) Resource Management Act 1991 when created

DISCHARGED

B536838.1 Mortgage to BNZ Finance Limited

For RGL

B536838.2 Memorandum of Priority making Mortgages B536838.1 and B470351.6, first and second mortgages respectively

all produced 9.4.1999 at 3.44 and entered 14.4.1999 at 9.00

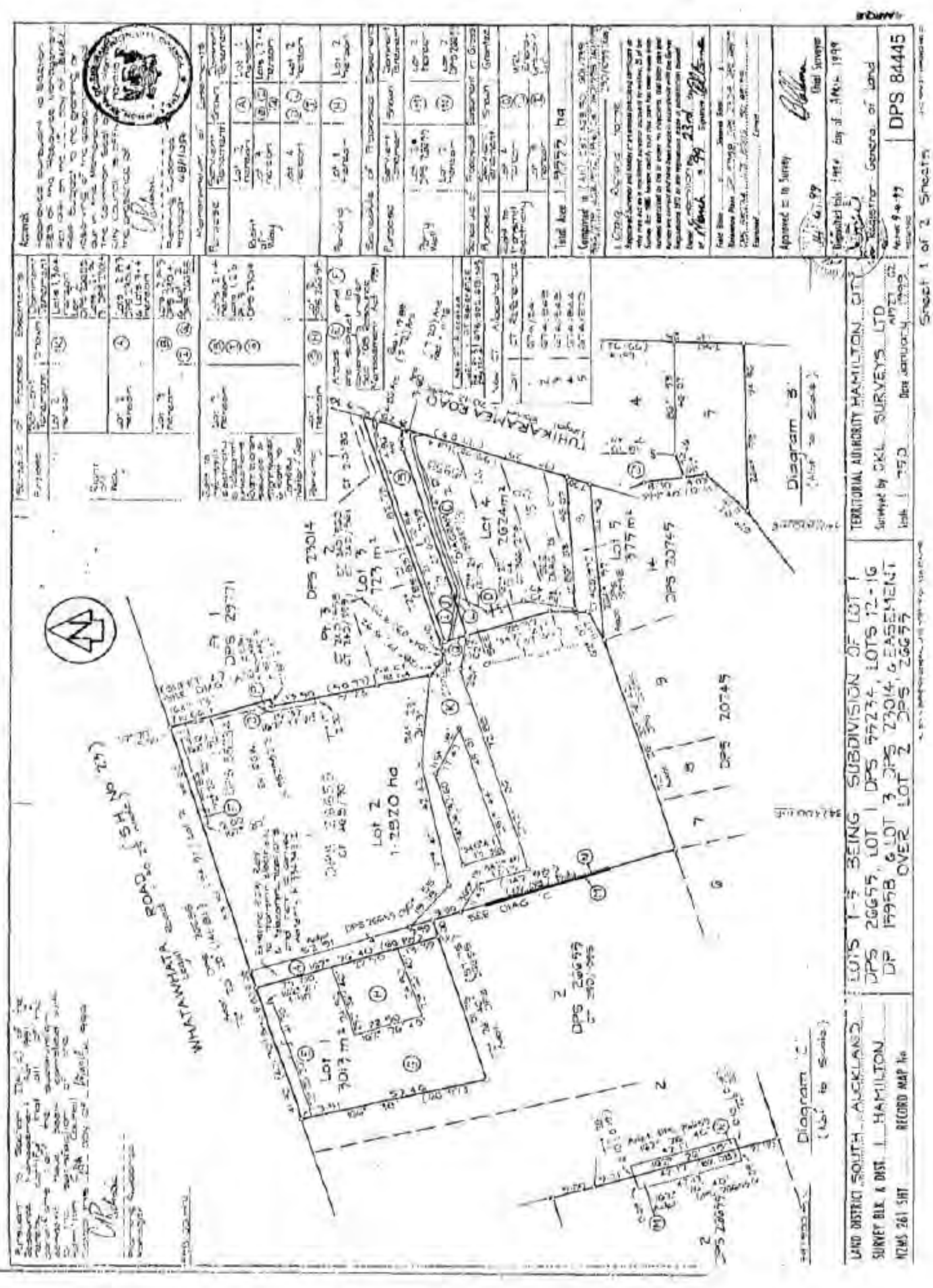
For RGL

SEE OVER . . . . .

67A/244

Identifier **SA67A/244**

67A/244



Identifier **SA67A/244**

CERTIFICATE OF TITLE :67A / 244

REGISTER

B554970.4 Transfer to Mark Clinton
Thorby and Michelle Anne Thorby in equal
shares

B554970.5 Mortgage to The National Bank
of New Zealand Limited

DISCHARGED

for RGL

all 9.7.1999 at 12.31

for RGL

B677671.2 Transfer to Cecil Leslie
Graham and Gaye Graham - 13.9.2001 at
9.00

for RGL

B. Signed Terms of Engagement

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

C. Valuation Terminology & Definitions

Terminology	Definition
Net Income Estimate, Fully Leased	The total current net income for the subject property plus the estimated income from vacant tenancies. The total current net income is the sum of the current base, outgoings recoveries and sundry income, less total outgoings expenses (including non-recoverable expenses). The estimated income from vacant tenancies reflects our market assessment of gross rent for these tenancies.
Net Passing Income	The sum of the current base, outgoings recoveries and sundry income, less total outgoings (including non-recoverable expenses).
Outstanding Tenant Incentives	The total cost of all outstanding tenant incentives as at the date of valuation including unexpired rent free periods, outstanding fitout or cash contributions and rental discounts.
Initial Yield	Initial yield reflects the net contract income (including any outgoings for vacant tenancies) as a percentage of the assessed value.
Adopted Capitalisation Rate (or Equivalent Yield)	The capitalisation rate applied within our valuation to the net income estimate fully leased (as defined above). The term equivalent yield (as utilised within our analysis of comparable sales) essentially reflects a derived capitalisation rate based on the analysed purchase price adjusted for any under/over renting, surplus land, capital expenditure, vacancy allowances and other below the line adjustments.
Terminal Yield	The capitalisation rate applied within our valuation to the net passing income forecast during Year 11 of our Discounted Cash Flow (DCF) analysis. From this capitalised amount capital adjustments are made to arrive at a selling price for the property at the end of Year 10 of the DCF. Our adopted Terminal Yield is supported by the estimated terminal occupancy profile and the capital expenditure allowed throughout the cash flow, and at the end of the projection, which reflects efficient asset management practices in ensuring the property maintains its competitive position with its peer group.
Target Internal Rate of Return (IRR)	The discount rate applied to the annual net cash flows of the property and the hypothetical sale of the property at the end of Year 10 to arrive at the adopted value (excluding any balance land) using the Discounted Cash Flow method.
Ten Year IRR (Indicated)	The Internal Rate of Return which the property would achieve over a 10 year period given the forecast net cash flow and assessed value. This analysis excludes the value of any balance land.

CBRE OFFICE LOCATIONS

CBRE HAMILTON | VALUATION & ADVISORY SERVICES

Sarah le Grove
Registered Valuer
Associate Director - Valuation & Advisory Services
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