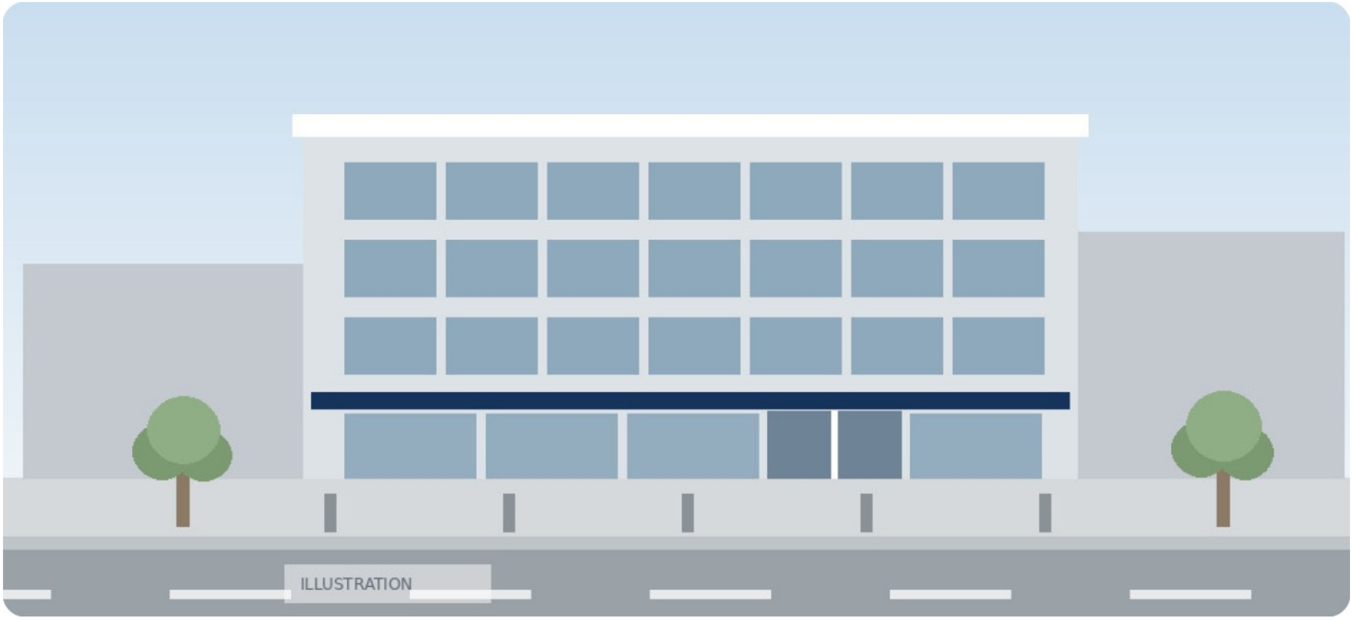
DECEASED ESTATE / CAPITAL GAINS TAX

Estate Valuation Report



Suite 4, 99 Lightwood Road, Springvale VIC 3171

ASSESSED MARKET VALUE

$752,000

Range $720,000 – $785,000
as at 22 March 2025

Valuation date	22 March 2025
Reference	hovr-estate-9025
Prepared for	Marcus Denholm
Prepared by	Alexandra Whitfield, Whitfield Property Valuations Pty Ltd

This valuation was prepared by the signed Qualified Valuer with the assistance of AI.

Instruction, Purpose & Basis of Value

Contents

1	Instruction, Purpose & Basis of Value
2	Executive Summary
3	Property Identification
4	Tenancy & Lease Summary
5	Market Conditions
6	Site & Improvements Description
7	Highest & Best Use
8	Valuation Methodology
9	Comparable Sales Evidence
10	Rental Evidence & Income Capitalisation
11	Valuation Reconciliation
12	Estate, Probate & Capital Gains Tax Compliance
13	Assumptions, Limitations & Reliance
14	Independence, Adoption & Signature
Appendix A	How This Valuation Was Calculated
Appendix B	Data Sources & Audit Trail
Appendix C	Glossary of Terms

Instruction, purpose and basis of value

Instructing party	Marcus Denholm
Purpose	Deceased estate administration and CGT cost base
Interest valued	Fee simple
Basis of value	Market value as defined by the ATO for tax purposes: the price that would be negotiated between a knowledgeable, willing but not anxious buyer, and a knowledgeable, willing but not anxious seller, acting at arm's length in an open market, with adequate time to market the asset to achieve its fair value.
Standard applied	ATO Market Valuation for Tax Purposes (ITAA 1997); Wills Act 1997 (Vic); Administration and Probate Act 1958 (Vic)
Inspection	No internal or external inspection was undertaken. This is a desktop assessment based on documentary and market evidence.

Effective date	22 March 2025
Report date	9 September 2026

GST treatment

Assessed value is	GST-inclusive

Whether the vendor is registered for GST, and whether a sale would be a supply of a going concern, are matters for the parties and their advisers; hovr does not hold this information and has not assessed it.

Executive Summary

ASSESSED MARKET VALUE

$752,000

Range $720,000 – $785,000 | as at 22 March 2025

Low $720,000 **Adopted $752,000** High $785,000

185 m² NLA	2 CARS	Commercial 1 Zone ZONING	31 August 2027 LEASE EXPIRY

High confidence

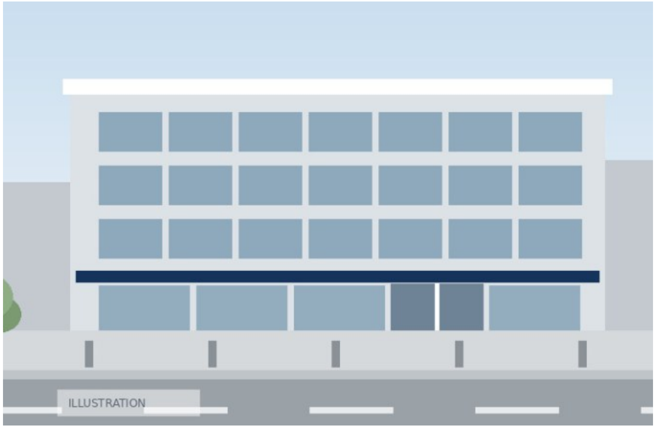
3 comparable sales, spread 14% after adjustment.

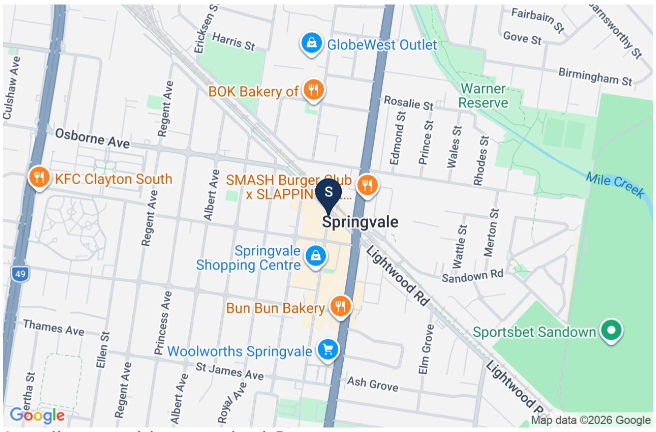
This assessment concerns a strata office suite. It has been prepared as a retrospective market value as at the date of death, prepared for capital gains tax cost-base purposes under ITAA 1997 and for the administration of the estate. The adopted value, the assessed range and the confidence grade are stated in the summary elements of this document; the commentary below sets out the evidence and the methods relied on to arrive at them. No physical inspection was undertaken.

Property Identification

Address	Suite 4, 99 Lightwood Road, Springvale VIC 3171
Property type	Office
Legal description	Lot 4 PS 634821 (fictional)
Title reference	Volume 11276 Folio 884 (fictional)
Registered owners	Lightwood Road Investments Pty Ltd (fictional)
Council / LGA	Greater Dandenong City Council
Zoning	Commercial 1 Zone (C1Z)
Building area	185 m²
Net lettable area	185 m²

Passing rent (pa)	$57,200
Capitalisation rate	6.25%





Locality — subject marked S

Tenancy & Lease Summary

Tenant	Meridian Consulting Group Pty Ltd (fictional)
Lease type	Net Lease — tenant pays all outgoings
Lease expiry	31 August 2027 (2 years + 1 × 2-year option)
Annual reviews	Fixed 3.5% per annum
Outgoings	Tenant pays council rates, insurance, owners corporation levy

Market Conditions

Suburban office markets in Melbourne's south-east have been steady over the past twelve months. Transaction volumes in the Springvale and Clayton precincts remain moderate, with demand concentrated on smaller, well-let strata suites bought by owner-occupiers and private investors. Incentives on new leases have stabilised and yields for tenanted strata office stock have held within a narrow band.

Site & Improvements Description

The subject is a strata office suite within an established commercial building, with on-title car parking and shared ground-floor amenities. The fitout is in sound commercial condition and appropriate to the professional-services tenancy. No structural defect or environmental issue is known or assumed.

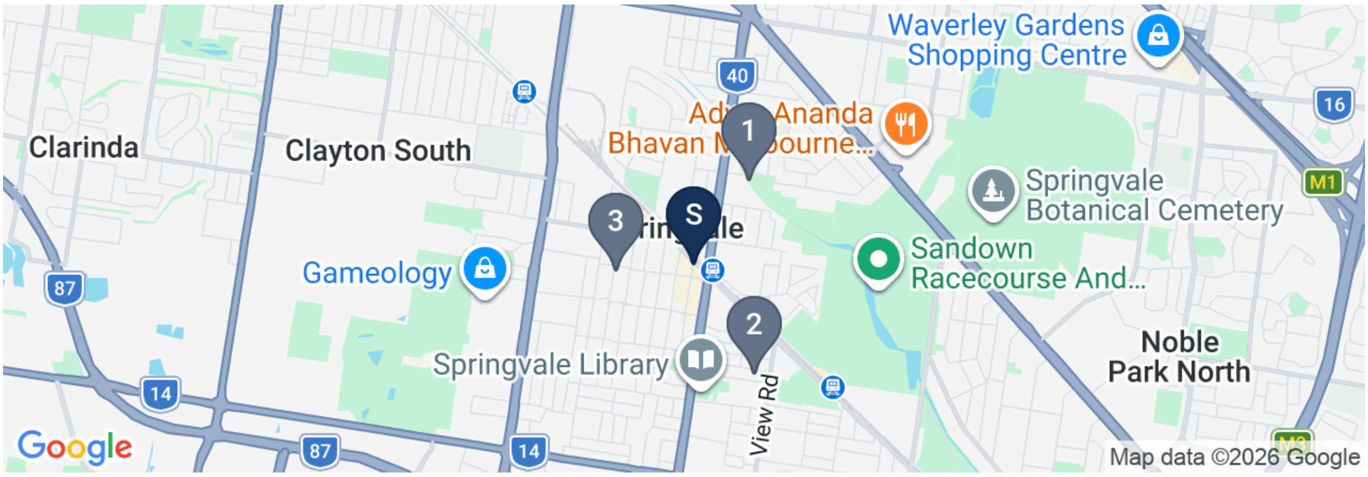
Highest & Best Use

The highest and best use, both as improved and as vacant, is continued commercial office occupation consistent with the zoning. The strata title and the building's configuration preclude any materially different use.

Valuation Methodology

The income capitalisation approach is the primary method: the suite is tenanted on arm's-length terms and the income stream is the principal driver of value for an asset of this kind. Market rent has been assessed from leasing evidence in the same building and the immediate precinct, capitalised at a rate drawn from published suburban office yield evidence. Direct comparison on a rate per square metre of net lettable area has been applied as a secondary cross-check against recent strata office sales in the locality. The two methods corroborate one another.

Comparable Sales Evidence

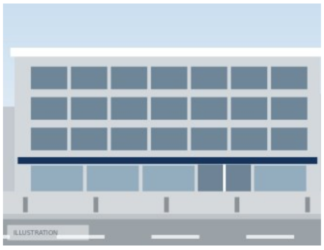


Subject marked S; comparable sales numbered as below.

1. Suite 6, 99 Lightwood Road, Springvale VIC 3171
$748,000
Sold 03/2026 | $4,110/m² NLA | 6.18% yield

182 m²
NLA

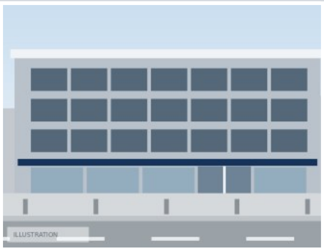
Same building, same floor. Virtually identical in size and fitout. Net lease; 2 car spaces allocated. Most directly comparable transaction.



2. Suite 2, 145 Dandenong Road, Springvale VIC 3171
$695,000
Sold 01/2026 | $4,041/m² NLA | 6.30% yield

172 m²
NLA

Slightly smaller NLA. Ground-floor suite with good signage exposure. No on-title car spaces — inferior to subject. Adjusted upward for NLA deficit and car space shortfall.



3. Suite 11, 203 Springvale Road, Springvale VIC 3171
$810,000
Sold 11/2025 | $4,112/m² NLA | 6.05% yield

197 m²
NLA

Larger NLA (197 m²) and recent fitout refurbishment. New 3+3 year net lease at $64,100 pa. Superior tenant covenant (national brand). Adjusted downward for NLA superiority and lease quality. Indexed forward 7 months at 0.35%/month.

Rental Evidence & Income Capitalisation

Rental evidence

Address	Rent (pa)	Area	$/m²/pa	Leased	Remarks
Suite 3, 99 Lightwood Road, Springvale VIC 3171	$56,400	178 m²	$317	02/2025	Same building — comparable fitout. Net lease.
12 James Street, Springvale VIC 3171	$58,000	184 m²	$315	06/2025	Near-precinct. Net lease; 2 car spaces.
Suite 7, 203 Springvale Road, Springvale VIC 3171	$65,100	202 m²	$322	09/2025	Larger NLA; refurbished fitout — slightly superior to subject.
88 Lightwood Road, Springvale VIC 3171	$52,800	165 m²	$320	04/2025	Smaller NLA; comparable fitout. Net lease.

Income capitalisation

Passing rent (pa)	$57,200
Market rent (pa)	$58,500
Rent rate	$316/m²/pa
Vacancy allowance	7.0%
Outgoings (pa)	$8,100
Net income (pa)	$46,305
Capitalisation rate	6.25%
Capitalised value	$741,000

> Market rent adopted at $316/m²/pa net (range from evidence: $315–$322/m²/pa). Vacancy & credit loss of 7% reflects modest secondary-location risk and short lease term remaining (2 years). Cap rate of 6.25% sourced from CBRE Melbourne Office Market Snapshot Q1 2026 — suburban fringe precinct range 5.75–6.50%.

Valuation Reconciliation

Method	Basis	Calculated	Weight	Weighted
Income Capitalisation	Net Income $46,305 pa ÷ 6.25%	$741,000	60.0%	$444,600
Direct Comparison	NLA 185 m² × $4,162/m² NLA	$770,000	40.0%	$308,000
Reconciled market value				**$752,000**

Income capitalisation is the primary method (60% weight) given the property is tenanted with a 2-year lease term remaining and established passing rent. Direct comparison is applied as a secondary check (40% weight) based on three recent comparable strata office sales in the Springvale precinct. Both methods produce values within 4% of each other ($741,000 vs $770,000). The reconciled value of $752,000 represents a balanced adoption reflective of both the income stream and capital market evidence.

Low $720,000 **Adopted $752,000** High $785,000

Estate, Probate & Capital Gains Tax Compliance

Capital Gains Tax Valuation Context

This report has been compiled strictly in accordance with the Australian Taxation Office (ATO) “Market Valuation for Tax Purposes” guidelines under the Income Tax Assessment Act 1997 (Cth). It establishes either a modern cost-base reset or a historical market value baseline to determine capital gains or losses.

1. Succession Legislation: This report is prepared in accordance with the requirements of the Wills Act 1997 (Vic) and the Administration and Probate Act 1958 (Vic).

2. Market Value Basis (ATO Compliance): In alignment with the ATO's explicit legal expectations for tax liabilities, Market Value is defined as: "The price that would be negotiated between a knowledgeable, willing but not anxious buyer, and a knowledgeable, willing but not anxious seller, acting at arm's length in an open market, with adequate time to market the asset to achieve its fair value."

3. Date of Valuation: The valuation date is as stated on the cover page of this report. Estate and CGT valuations commonly require the value as at the date of death of the deceased, or the date the property first became income-producing. The instructing party should confirm the date shown is correct.

4. Probate & Administration: This valuation is suitable for submission to the relevant Supreme Court or Probate Registry in support of an application for probate or letters of administration under the Administration and Probate Act 1958 (Vic).

Family Law Act 1975 (Cth) — Notice

Where this valuation is used for the purposes of proceedings in the Federal Circuit and Family Court of Australia (FCFCOA) or the Family Court of a State, the valuation has been prepared to meet the requirements of the Family Law Act 1975 (Cth) and the Family Law Rules 2021 (Cth).

- This report constitutes expert evidence prepared in accordance with Division 15.5 of the Family Law Rules 2021. The valuer is aware of their duty to the Court, which overrides any obligation to the person retaining them.
- The valuer has not been provided with instructions that, in their view, have unduly influenced the outcome of this valuation.
- The valuer confirms they have made all reasonable enquiries and that the opinions expressed are based on the valuer's own knowledge, skill and experience and on the facts, matters and assumptions set out in this report.

Statement of Valuer Independence, Adoption & Arm’s-Length Assurance

I, Alexandra Whitfield, hereby declare that I am completely independent of the property owner, beneficiaries, and any related corporate or individual entities. I have no current or prospective financial interest in the subject property, nor any personal relationship that could compromise my professional objectivity under Section 116-30 of the Income Tax Assessment Act. This valuation has been calculated in good faith using historical, supportable, and verifiable transactional data to ensure an uncompromised, arm’s-length market assessment. I have reviewed the automated inputs provided by the hovr platform, verified the comparable data relied upon, and formally adopt the reconciled market value of $752,000 as my own independent professional opinion.

1. Independence: The valuer has no direct or indirect financial interest in the subject property or in any party to the transaction for which this report is prepared.

2. Retrospective Data Continuity: Where a retrospective valuation date is requested (e.g., date of a property's first income-producing use), the platform data inputs utilise backdated, audited registry parameters matching that explicit timestamp. No transaction or growth indicator that occurred after the designated retrospective target date has been factored into the calculation engine.

3. Expert Witness: If required to give evidence in any court, tribunal or mediation, the valuer confirms they will give evidence consistent with the opinions expressed in this report and will comply with any applicable court rules governing expert witnesses, including the Uniform Civil Procedure Rules (UCPR) and relevant practice directions.

4. Professional Registration: The valuer is a professionally registered qualified valuer holding appropriate qualifications and professional indemnity insurance.

Transfer / Transmission Duty Notice — Duties Act 2000 (Vic)

Depending on the nature of the transmission and the jurisdiction, the transmission of property from a deceased estate may attract transfer duty or stamp duty obligations under the Duties Act 2000 (Vic). This valuation establishes market value and may be used by the executor, administrator, or legal representatives for duty assessment purposes. The receiving parties should seek independent legal and tax advice regarding any duty obligations arising from the transmission or distribution of estate assets.

Limitations & Assumptions

- This valuation is prepared as at the date stated on the cover page only. No liability is accepted for losses arising from changes in value before or after that date.
- This report should not be relied upon for any purpose other than that stated herein without the written consent of the valuer. It is prepared solely for the use of the named client, executor, administrator, or their legal representatives.
- No physical inspection of the property was conducted. The assessment is based on market data, comparable sales, property records, and publicly available information. Where a physical inspection is required by a court or registry, the instructing party should advise the valuer accordingly.
- The valuer has not inspected Certificate(s) of Title, Lease(s), or planning documentation. It is assumed that the property has a clear and unencumbered title unless otherwise advised. Any encumbrances, caveats, easements, or restrictions affecting value should be disclosed to the valuer prior to reliance on this report.
- The valuer is not aware of any contamination, hazardous materials, or environmental issues affecting the property. The assessment assumes the land is free from contamination. Should such issues be identified, the valuation may require amendment.
- This report does not constitute legal, financial, or tax advice. The executor, administrator, and beneficiaries should seek independent legal, financial, and taxation advice regarding their obligations under the applicable succession, probate, and taxation legislation.
- The contents of this report are confidential. Distribution is limited to the named client, their legal representatives, the relevant court or tribunal, and any regulatory authority entitled to receive it.

Report generated: 2026-09-09 20:34:24 AEST | Engine: Hovr-AVM v2026.1

General Disclaimer & Retrospective Data Continuity

This report has been prepared by hovr (EQED Pty Ltd) acting as an intermediary platform for the independent professional valuer named herein. Where a retrospective valuation date is requested (e.g., date of a property's first income-producing use), the platform data inputs utilise backdated, audited registry parameters matching that explicit timestamp. No transaction or growth indicator that occurred after the designated retrospective target date has been factored into the calculation engine. This document serves strictly as a tax-reporting compliance record and does not constitute financial, personal, or investment advice.

Assumptions, Limitations & Reliance

Assumptions

- Title is good and marketable, free of encumbrances other than those disclosed.
- Areas and attributes are as recorded in the sources listed in Appendix B.
- No contamination, structural defect or statutory breach is assumed beyond that disclosed.
- No internal or external inspection was undertaken. This is a desktop assessment based on documentary and market evidence.

Limitations

- This valuation is current as at the date of valuation only. Values may change and no liability is accepted for losses arising from changes in value after the valuation date.
- This report should not be relied upon after three (3) months from the date of valuation without written confirmation from the valuer.
- This is a desktop valuation. No physical inspection of the property was conducted. The assessment is based on market data, comparable sales, property records and publicly available information.
- Certificate of Title(s) and/or Lease(s) have not been inspected. Should legal advice indicate that encumbrances materially affect value, the valuer reserves the right to reconsider the assessment.
- The valuer is not aware of any contamination or environmental issues affecting the property. The assessment assumes the land is free from contamination. Should contamination be identified, the valuation may require amendment.
- This report is prepared solely for the use of the named client. No responsibility is accepted to any other third party for the whole or any part of its contents.

Valuation uncertainty

Where comparable evidence is limited, dated or widely spread, or where market conditions are moving quickly, a greater than usual degree of uncertainty attaches to the assessed value. The confidence grade stated in the executive summary reflects the evidence actually available at the effective date. A value is a point within a range, not a certainty, and the assessed range should be read alongside the adopted figure.

Reliance

This report is prepared for Marcus Denholm as the named client, executor, administrator, or their legal representatives, and may be relied upon by the relevant Supreme Court or Probate Registry, and by any regulatory authority entitled to receive it, for estate administration and capital gains tax cost-base purposes. The contents are confidential and distribution is limited to those parties. It may not be relied upon by any other party, or for any other purpose, without hovr's written consent. A retrospective valuation is made as at the effective date stated on the cover and does not expire in the way a current-date valuation does; it should still be reviewed if the effective date or the interest valued changes.

Independence, Adoption & Signature

Independence

The valuer has no present or prospective interest in the subject property and no personal interest in the parties to the valuation. The fee is not contingent on the value reported.

AI assistance

hovr uses AI to gather and analyse market evidence. The analysis is reviewed, adjusted where necessary and adopted by the signing Qualified Valuer, who takes professional responsibility for the assessed value.

Adoption

I have reviewed the evidence and analysis set out in this report and adopt the assessed market value stated.

Alexandra Whitfield Whitfield Property Valuations Pty Ltd Australian Property Institute (API) Registration CPV-10482 Date 9 September 2026	ASSESSED MARKET VALUE **$752,000** Range $720,000 – $785,000 | as at 22 March 2025

Appendix A — How This Valuation Was Calculated

This appendix explains, without valuation jargon, how the figure in this document was reached. The technical methodology for a professional reader is in the Valuation Methodology section.

1

Find comparable sales
We look for properties that recently sold and are as close as possible to yours in location, size, type and condition. Recent sales are the best evidence of what a buyer would pay today.

2

Adjust for the differences
No two properties are identical. If a comparable has an extra bedroom, a larger site or a newer fitout, its price is adjusted up or down so it can be compared fairly with yours. A +5% adjustment means the comparable was inferior and its price was increased to reflect your property.

3

Value the income
A tenanted commercial property is also worth what its rent is worth. We take the annual rent, deduct outgoings and an allowance for vacancy to get net income, then divide by the capitalisation rate — the return an investor expects. A lower capitalisation rate means a higher value for the same rent.

4

Reconcile to one figure
Each method gives a value. We weight them by how much reliance each deserves for this property, and the weighted result is the adopted market value shown on the cover. The range around it reflects the spread in the evidence.

Appendix B — Data Sources & Audit Trail

Data sources and currency

Dataset	Provider	As at
Comparable sales evidence	Domain / realcommercial	22 March 2025
Rental evidence	Domain / realcommercial	22 March 2025
Suburb market statistics	*Not assessed*	*Not assessed*
Title particulars	State land registry	22 March 2025
Imagery	Listing photograph	*Not assessed*

Audit trail

Comparable sales	3 record(s)
Rental evidence	4 record(s)
Prior sales of subject	1 record(s)

Rental history of subject	Tenanted — see Tenancy & Lease Summary
Analysis	hovr analysis, reviewed and adopted by the signing valuer

Prior sales of the subject property

Date	Price	Type	Agency	Days on market
12 September 2019	$595,000	Private Treaty	Springvale Commercial Real Estate (fictional)	41 days

Appendix C — Glossary of Terms

Term	Meaning
Capitalisation rate	The return an investor expects, expressed as a percentage of value. Net income divided by the capitalisation rate gives the capital value.
Desktop valuation	A valuation prepared from documentary and market evidence without an inspection of the property.
Direct comparison	Valuing by reference to recent sales of similar properties, adjusted for the differences between them and the subject.
Fee simple	The fullest form of ownership of land in Australia, held without a time limit.
GFA	Gross floor area — the total built floor area of a building.
Market rent	The rent the property would command if let on the open market at the valuation date.
Market value	The estimated amount for which an asset should exchange between a willing buyer and a willing seller in an arm's-length transaction after proper marketing.
Net lease	A lease under which the tenant pays the outgoings in addition to rent.
NLA	Net lettable area — the floor area a tenant occupies and pays rent on, excluding common areas.
Outgoings	The recurring costs of holding a property: council rates, land tax, insurance, and building maintenance.
Passing rent	The rent actually payable under the current lease, which may differ from market rent.
Strata lot	A separately titled lot within a strata scheme, owning the lot itself and a share of the common property.
WALE	Weighted average lease expiry — the average time remaining on the leases in a property, weighted by income.