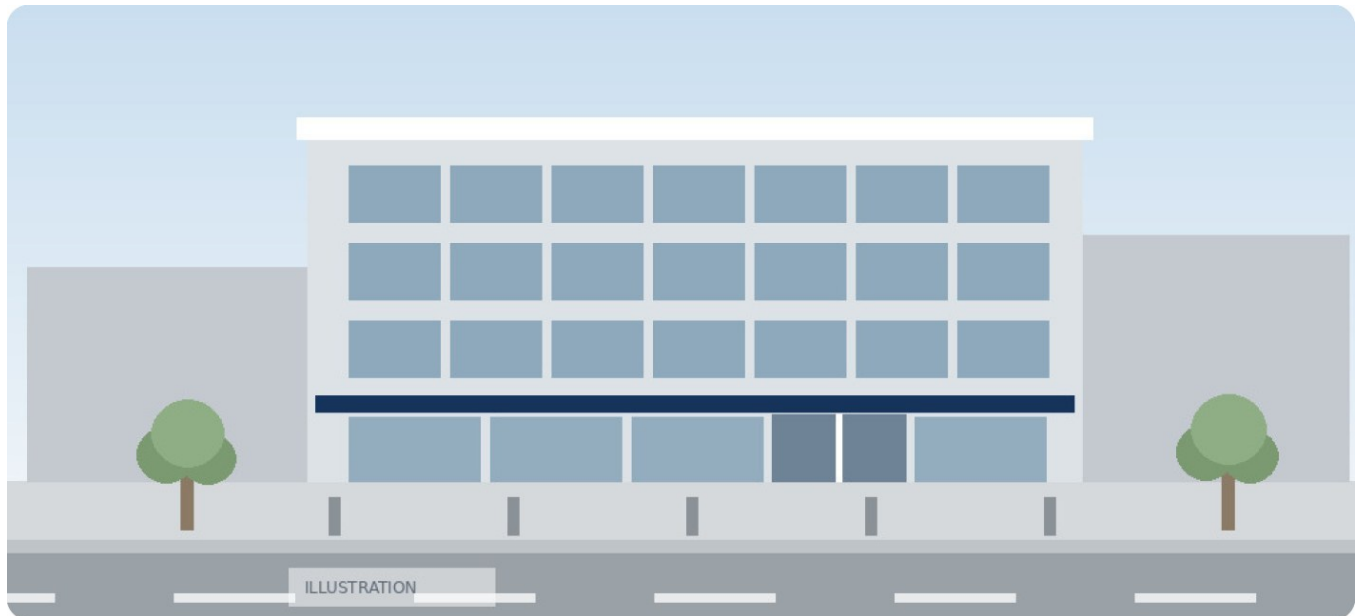


SELF-MANAGED SUPERANNUATION FUND

SMSF Market Value Assessment



Suite 2, 118 Marlow Street, Coorparoo QLD 4151

Marlow Street Superannuation Fund

ASSESSED MARKET VALUE

\$953,000

Range \$915,000 – \$990,000
as at 30 June 2026

Valuation date	30 June 2026
Reference	hovr-smsf-9008
Prepared for	Anthony Renshaw
Prepared by	hovr automated valuation analysis

This is an automated market value assessment produced by hovr's valuation analysis.

Instruction, Purpose & Basis of Value

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Instruction, purpose and basis of value

Instructing party	Marlow Street Superannuation Fund
Purpose	SMSF annual audit — Marlow Street Superannuation Fund, balance date 30 June 2026
Interest valued	Strata lot
Basis of value	Market value as defined in s.10(1) of the Superannuation Industry (Supervision) Act 1993
Standard applied	ATO Valuation guidelines for self-managed superannuation funds; SISR 1994 reg 8.02B

Inspection	No internal or external inspection was undertaken. This is a desktop assessment based on documentary and market evidence.
Effective date	30 June 2026
Report date	9 September 2026

GST treatment

Assessed value is	GST-inclusive
Fund registered for GST	Not assessed
Going-concern supply	Not assessed

The fund’s GST registration status and whether a sale would be a supply of a going concern are matters for the trustees and their adviser; hovr does not hold this information and has not assessed it.

Executive Summary

ASSESSSED MARKET VALUE

\$953,000

Range \$915,000 – \$990,000 | as at 30 June 2026



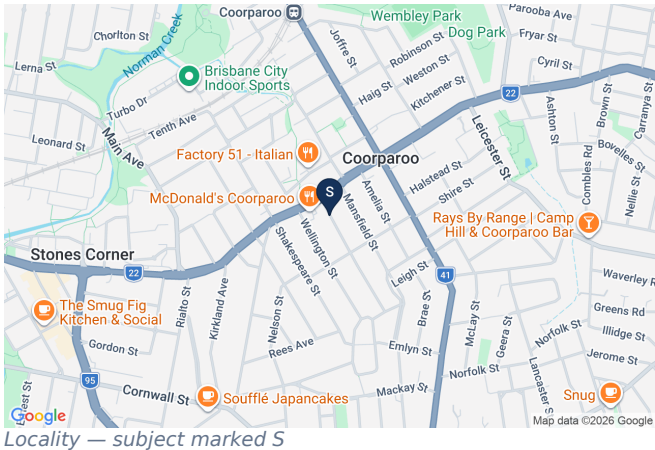
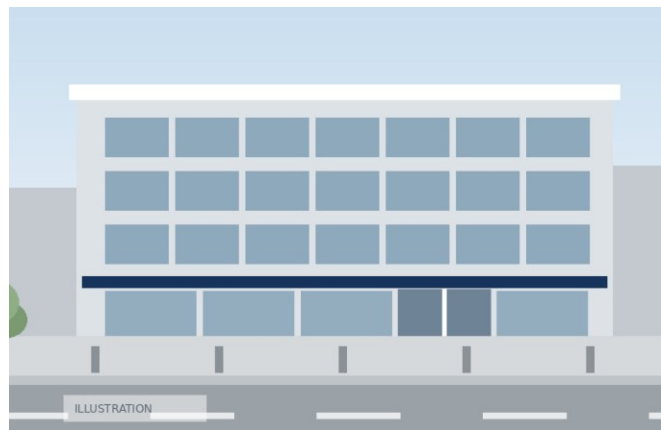
High confidence
3 comparable sales, spread 18% after adjustment.

Not assessed

Property Identification

Address	Suite 2, 118 Marlow Street, Coorparoo QLD 4151
Property type	Office
Legal description	Lot 2 SP 218447 (fictional)
Title reference	51284736 (fictional)
Registered owners	A J & J M Renshaw as trustees for Marlow Street Superannuation Fund (fictional)
Council / LGA	Brisbane City Council
Zoning	District Centre Zone (Brisbane City Plan 2014)
Building area	210 m²

Net lettable area	210 m ²
Passing rent (pa)	\$66,000
Capitalisation rate	6.35%



Tenancy & Lease Summary

Tenant	Harlow & Pace Accountants Pty Ltd (fictional)
Lease type	Net Lease — tenant pays all outgoings
Lease expiry	31 October 2028 (3 years remaining + 1 × 3-year option)
Annual reviews	Fixed 3.25% per annum
Outgoings	Tenant pays council rates, insurance, body corporate levy

Market Conditions

Brisbane's inner-southern suburban office market has remained firm through 2025 and into 2026, supported by owner-occupier and SMSF investor demand for smaller strata suites in established district centres. Suburban office capitalisation rates for the inner-southern precincts have ranged from 6.00% to 6.60% for well-tenanted strata suites over the 12 months to June 2026 (Colliers Brisbane Suburban Office Snapshot, Q1 2026). Net face rents in the Coorparoo precinct have ranged from \$320/m²/pa to \$330/m²/pa over the comparable data window.

Site & Improvements Description

Not assessed

Highest & Best Use

Not assessed

Valuation Methodology

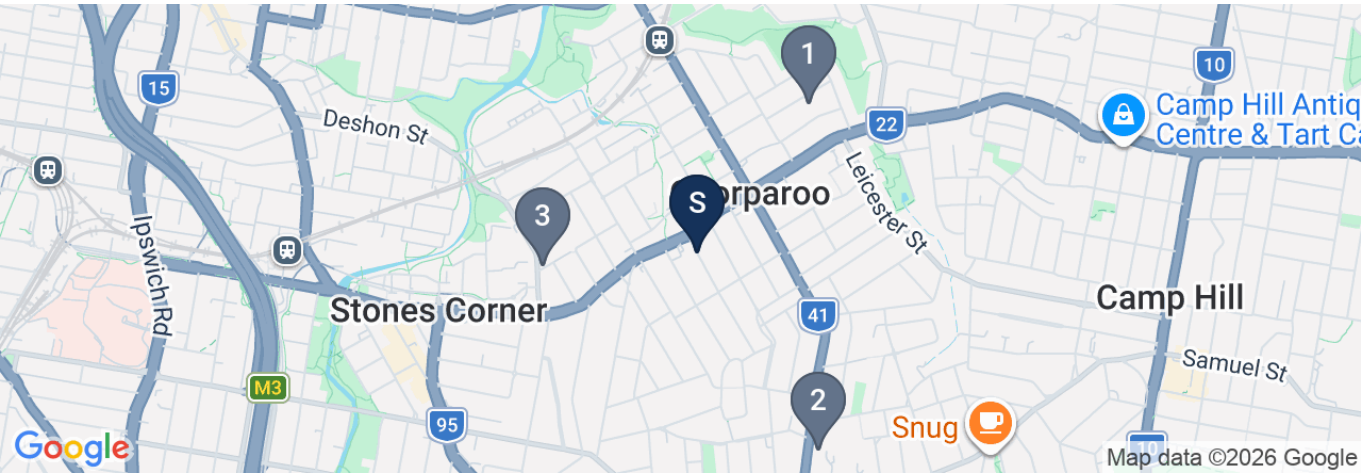
Income Capitalisation (AI — 60% weight): Market rent adopted at \$325/m²/pa net NLA (range \$320–\$330/m²/pa). Vacancy and credit-loss allowance 6%, reflecting the sound covenant and 3-year

remaining term. Owner-borne outgoings \$4,200 pa deducted. Net income \$59,955 pa capitalised at 6.35% → \$944,000.

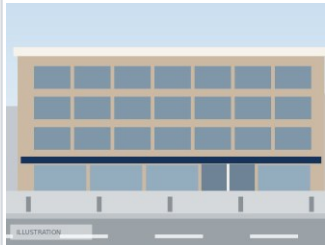
Direct Comparison (AI — 40% weight): Three recent comparable Coorparoo strata-office sales. NLA-adjusted rates range \$4,542–\$4,640/m² NLA, anchored by the same-building sale at Suite 5 (\$4,606/m², April 2026). Adopting \$4,600/m² NLA over 210 m² produces \$966,000.

Reconciled Value: Weighted 60/40 income/direct → \$953,000. Both methods sit within 2.5% of each other, supporting a High confidence rating.

Comparable Sales Evidence



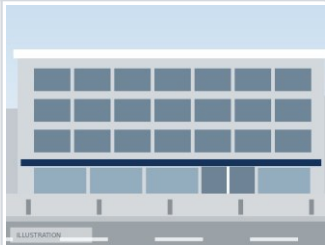
Subject marked S; comparable sales numbered as below.



1. Suite 5, 118 Marlow Street, Coorparoo QLD 4151
\$958,000
Sold 04/2026 | \$4,606/m² NLA | 6.30% yield

208 m²
NLA

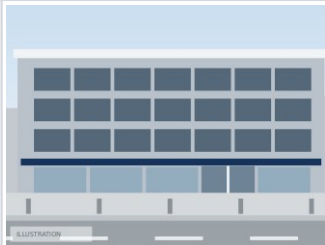
Same building, same level. Near-identical NLA and fitout standard; net lease with 3 on-title car spaces. Most directly comparable transaction.



2. 14 Cavendish Road, Coorparoo QLD 4151
\$872,000
Sold 01/2026 | \$4,542/m² NLA | 6.45% yield

192 m²
NLA

Smaller NLA (192 m²) in a 1990s building with dated amenities and only 1 on-title car space. Adjusted upward for NLA deficit, building age and car parking shortfall.



3. Suite 9, 240 Old Cleveland Road, Coorparoo QLD 4151
\$1,058,000
Sold 11/2025 | \$4,640/m² NLA | 6.20% yield

228 m²
NLA

Larger NLA with refurbished fitout (2024) and a new 5-year net lease to a national medical group — superior covenant and WALE. Adjusted downward for NLA and lease superiority; indexed forward 7 months at 0.30%/month.

Rental Evidence & Income Capitalisation

Rental appraisal

Passing rent is \$66,000 pa (\$314/m²/pa net) under the net lease to Harlow & Pace Accountants Pty Ltd expiring 31 October 2028. The tenant is unrelated to the fund and the lease is on arm's-length commercial terms. Assessed current market rent is \$68,250 pa (\$325/m²/pa net), derived from four comparable strata-office leasing transactions in the Coorparoo precinct (\$320–\$330/m²/pa net). Passing rent sits approximately 3% below assessed market, consistent with the timing of the last fixed review. Market rent of \$68,250 pa is adopted for the income capitalisation approach on a net-lease basis.

Rental evidence

Address	Rent (pa)	Area	\$/m ² /pa	Leased	Remarks
Suite 5, 118 Marlow Street, Coorparoo QLD 4151	\$67,600	208 m ²	\$325	03/2025	Same building — comparable fitout. Net lease.
Suite 3, 118 Marlow Street, Coorparoo QLD 4151	\$62,400	195 m ²	\$320	07/2025	Same building — slightly smaller NLA.
14 Cavendish Road, Coorparoo QLD 4151	\$61,440	192 m ²	\$320	05/2025	Older building; inferior amenities.
Suite 9, 240 Old Cleveland Road, Coorparoo QLD 4151	\$75,240	228 m ²	\$330	09/2025	Refurbished fitout — slightly superior to subject.

Income capitalisation

Passing rent (pa)	\$66,000
Market rent (pa)	\$68,250
Rent rate	\$325/m ² /pa
Vacancy allowance	6.0%
Outgoings (pa)	\$4,200
Net income (pa)	\$59,955
Capitalisation rate	6.35%
Capitalised value	\$944,000

Market rent adopted at \$325/m²/pa net (evidence range \$320–\$330/m²/pa). Vacancy & credit loss of 6% reflects the sound professional-services covenant and 3-year remaining term in an established suburban office precinct. Cap rate of 6.35% sourced from the Colliers Brisbane Suburban Office Snapshot Q1 2026 — inner-southern precinct range 6.00–6.60%.

Additional Commentary

AI assessment summary

This market value assessment for SMSF annual audit purposes at the 30 June 2026 balance date has been generated by the hovr AI valuation engine. The subject is a 210 m² NLA strata office on Level 1 of a 2008-built commercial complex in the Coorparoo district centre, tenanted to an unrelated professional-services occupier

under a net lease expiring October 2028.

The assessment applies both income capitalisation and direct comparison on a \$/m² NLA basis, drawing on comparable strata-office sales and leasing evidence within the Coorparoo precinct. It complies with the ATO SMSF Valuation Guidelines and Regulation 8.02B of the *Superannuation Industry (Supervision) Regulations 1994*.

SMSF: Marlow Street Superannuation Fund

Trustee(s): Anthony & Julie Renshaw

AI-Assessed Market Value as at 30 June 2026: \$953,000

The assessed value range is \$915,000 (low) to \$990,000 (high).

Confidence Level: High — a directly comparable sale and lease within the same building, plus two further Coorparoo precinct benchmarks within eight months.

Valuation Reconciliation

Method	Basis	Calculated	Weight	Weighted
Income Capitalisation	Net Income \$59,955 pa ÷ 6.35%	\$944,000	60.0%	\$566,400
Direct Comparison	NLA 210 m ² × \$4,600/m ² NLA	\$966,000	40.0%	\$386,400
Reconciled market value				\$953,000

Income capitalisation is the primary method (60% weight) — the asset is held as an SMSF investment, is tenanted on arm's-length net-lease terms with 3 years remaining, and the income stream is the principal driver of value. Direct comparison on a \$/m² NLA basis is applied as a secondary check (40% weight) from three recent Coorparoo strata-office sales. Both methods sit within 2.5% of each other (\$944,000 vs \$966,000); the reconciled value of \$953,000 balances the income stream against capital-market evidence and is supported by the same-building sale at Suite 5.

Low \$915,000

Adopted \$953,000

High \$990,000

SMSF & ATO Compliance

Status of this document

This is an automated market value assessment. It provides evidence-based support for the trustees' own record keeping, and does not itself constitute a Qualified Valuer Report. Statements of compliance with SISR reg 8.02B attach to a Qualified Valuer Report, which hovr can provide on request.

Business real property (s.66(2) SISA 1993)

Statutory test	Evidence available to the valuer
Real property held by the fund	Marlow Street Superannuation Fund
Used wholly and exclusively in one or more businesses	Tenanted to Harlow & Pace Accountants Pty Ltd (fictional)

Statutory test	Evidence available to the valuer
No prohibited residential or private use	<i>Not assessed</i>
Valuer determination	<i>Not assessed — see caveat</i>

Whether the property satisfies the business real property definition in s.66(5) SISA 1993 is a legal question determined on the fund's own facts. The assessment above sets out the evidence available to the valuer against each limb of the test and is not a legal opinion. Trustees should obtain advice from their SMSF adviser or legal practitioner.

Related party and in-house asset (s.71, s.109 SISA 1993)

Tenant	Harlow & Pace Accountants Pty Ltd (fictional)
Related party	No
Lease terms	Net Lease — tenant pays all outgoings
Arm's-length dealing	<i>Not assessed</i>

Whether an asset is an in-house asset under s.71, and whether a related-party lease is on arm's-length terms under s.109, are determined on the fund's own facts. The valuer has set out the evidence available and expresses no legal opinion.

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 automated estimate is current as at the date of assessment only. Values may change and no liability is accepted for losses arising from changes in market conditions after the assessment date.
- This report should not be relied upon after three (3) months from the date of the estimate. A fresh assessment should be obtained if required after this period.
- This is a desktop automated estimate. 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. If encumbrances materially affect value, this estimate may require amendment.
- This assessment assumes the land is free from contamination or environmental issues. Should contamination be identified, the estimate 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 assessment is prepared for Anthony Renshaw and the trustees of Marlow Street Superannuation Fund, and may be relied upon by the fund's appointed SMSF auditor for the purpose stated in section 2. It may not be relied upon by any other party, or for any other purpose, without hovr's written consent. Reliance expires three months from the effective date, after which the assessment should be reviewed against current evidence.

General Disclaimer & Platform Structure

This report has been generated by hovr (EQED Pty Ltd) using an automated valuation engine. It has not been prepared, reviewed, or signed by a registered valuer. The estimated value is derived from available market data, comparable sales evidence, and automated analytical processes. No individual valuer is named or responsible for this report.

This automated estimate does not constitute a certified valuation and should not be relied upon for purposes that legally require an opinion prepared by a registered valuer. This report does not constitute personal financial product advice. Before acting on any report findings, seek independent advice from a licensed financial advisor or registered tax agent.

Independence, Adoption & Signature

Independence

This assessment was produced without human valuer involvement. hovr has no present or prospective interest in the subject property and no personal interest in the parties to the transaction. The fee is not contingent on the value reported.

AI assistance

This assessment was produced by hovr's automated valuation analysis, which gathers and analyses market evidence. No Qualified Valuer has signed it.

This document is an automated assessment and carries no valuer signature.

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	30 June 2026
Rental evidence	Domain / realcommercial	30 June 2026
Suburb market statistics	<i>Not assessed</i>	<i>Not assessed</i>
Title particulars	State land registry	30 June 2026
Imagery	Listing photograph	<i>Not assessed</i>

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 automated valuation analysis

Prior sales of the subject property

Date	Price	Type	Agency	Days on market
3 November 2017	\$685,000	Private Treaty	Coorparoo Commercial Property (fictional)	63 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.
Regulation 8.02B	The SIS Regulation requiring SMSF assets to be reported at market value in the fund's accounts each year.
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.