

ISLE NEWSTEAD - RENTAL APPRAISAL

Long-term (permanent) rents – selected apartments

Level	Unit type	Description	Car parks	Aspect	Estimated rental per week (Unfurnished)	Estimated rental per week (Furnished)
2	2B/2B(SM) No. 2026	2 bedroom / 2 bath Internal 73m ² Balcony 18m ²	1	South-East	\$680	\$780
3	1B/1B No. 2031	1 bedroom / 1 bath Internal 50m ² Balcony 15m ²	1	South	\$510	\$560
3	2B/2B (P) No. 2035	2 bedroom / 2 bath Internal 93m ² Balcony 23m ²	1	North Park view	\$950	\$1,075
5	2B/2B No. 2056	2 bedroom / 2 bath Internal 102m ² Balcony 20m ²	1	North-East Park view	\$995	\$1,120
6	2B/2B(SM) No. 2067	2 bedroom / 2 bath Internal 73m ² Balcony 12m ²	1	South-East	\$710	\$810
7	1B/1B No. 2071	1 bedroom / 1 bath Internal 50m ² Balcony 15m ²	1	South	\$525	\$575
7	2B/2B (P) No. 2075	2 bedroom / 2 bath Internal 93m ² Balcony 23m ²	1	North Park view	\$1,025	\$1,150
9	2B/2B No. 2096	2 bedroom / 2 bath Internal 102m ² Balcony 20m ²	1	North-East Park and river view	\$1,100	\$1,225
10	2B/2B(SM) No. 2107	2 bedroom / 2 bath Internal 73m ² Balcony 12m ²	1	South-East	\$735	\$835
11	1B/1B No. 2111	1 bedroom / 1 bath Internal 50m ² Balcony 15m ²	1	South	\$540	\$590
11	2B/2B (P) No. 2115	2 bedroom / 2 bath Internal 93m ² Balcony 23m ²	1	North Park and river view	\$1,150	\$1,275
14	2B/2B(SM) No. 2147	2 bedroom / 2 bath Internal 73m ² Balcony 12m ²	1	South-East Partial river view	\$755	\$855
15	1B/1B No. 2151	1 bedroom / 1 bath Internal 50m ² Balcony 15m ²	1	South Partial river view	\$555	\$605
18	2B/2B(SM) No. 2185	2 bedroom / 2 bath Internal 73m ² Balcony 12m ²	1	South-East Partial river view	\$775	\$875

Rental estimates based on floor plans and apartment sizes as provided by Mirvac. Subsequent variations in apartment configurations may affect achievable rents. These rents are in today's dollars, are for permanent rentals, and should be achievable with an experienced on-site manager and once the project has been operational for 3-6 months. Whilst the information contained in this document has been carefully compiled, no warranty or promise as to its correctness is made or intended. Interested parties should undertake independent inquiries and investigations to satisfy themselves that any details herein are true and correct. We do not accept any responsibility or liability for any loss or damage arising out of reliance on the information in this document. Date compiled June 2022. Information is valid for six months from date of compilation.

ISLE NEWSTEAD - RENTAL APPRAISAL

Long-term (permanent) rents

Selected 3-bedroom apartments

Level	Unit type	Description	Car parks	Aspect	Estimated rental per week (Unfurnished)	Estimated rental per week (Furnished)
3	3B/2B+ No. 2032	3 bedrooms 2 bathrooms Internal 125m ² Balcony 19m ²	2	North from balcony, South and West from bedrooms	\$1,250	\$1,450
3	3B/2B No. 2034	3 bedrooms 2 bathrooms Internal 117m ² Balcony 21m ²	2	North	\$1,300	\$1,500
7	3B/2B+ No. 2072	3 bedrooms 2 bathrooms Internal 125m ² Balcony 19m ²	2	North from balcony, South and West from bedrooms	\$1,325	\$1,525
7	3B/2B No. 2074	3 bedrooms 2 bathrooms Internal 117m ² Balcony 21m ²	2	North	\$1,375	\$1,575
14	3B/2B+ No. 2142	3 bedrooms 2 bathrooms Internal 125m ² Balcony 19m ²	2	North from balcony, South and West from bedrooms	\$1,450	\$1,650
14	3B/2B No. 2144	3 bedrooms 2 bathrooms Internal 117m ² Balcony 21m ²	2	North	\$1,500	\$1,700

Rental estimates based on floor plans and apartment sizes as provided by Mirvac. Subsequent variations in apartment configurations may affect achievable rents. These rents are in today's dollars, are for permanent rentals, and should be achievable with an experienced on-site manager and once the project has been operational for 3-6 months. Whilst the information contained in this document has been carefully compiled, no warranty or promise as to its correctness is made or intended. Interested parties should undertake independent inquiries and investigations to satisfy themselves that any details herein are true and correct. We do not accept any responsibility or liability for any loss or damage arising out of reliance on the information in this document. Date compiled July 2022. Information is valid for six months from date of compilation.

4 July 2022
File Ref 4006083010/J51243.001

Mirvac
57 Skyring Terrace
NEWSTEAD QLD 4006

Dear Valued Client,

**Indicative Property Tax Allowance Schedules
Isle - Typical 1 Bedroom 1 Bathroom
57 Skyring Terrace Newstead QLD**

Further to our recent discussions we have pleasure in enclosing our preliminary report on tax depreciation allowances for the purchase of the above property.

We have based our calculations on the following information based on discussions between of Mirvac and Arjun Chhetry of Napier & Blakeley Pty Ltd.

Anticipated purchase price	As advised
Land value	As advised

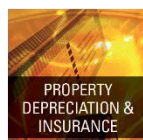
Please note that the enclosed indicative figures have been produced in accordance with the Income Tax Assessment Act 1997 and Tax Ruling 2021/3. TR 2021/3 is an unofficial consolidated table of effective lives for depreciating assets effective 1 July 2021.

The figures should be used for preliminary tax planning purposes only. In the absence of information as to the status of the owner of the property for depreciation purposes, we have assumed that the allowances will be available and be of benefit to the owner. The estimated figures supplied cannot be used in a tax return.

Should you require any further information please do not hesitate to contact Arjun Chhetry of this office.

Yours faithfully

Napier & Blakeley Pty Ltd



Sydney
Melbourne
Brisbane
Adelaide
Perth
Singapore



1. Indicative Property Tax Allowances Report

This report is dated 4 July 2022 and has been prepared to highlight the potential capital allowances available to the purchasers of:

Isle - Typical 1 Bedroom 1 Bathroom 57 Skyring Terrace Newstead QLD

As Quantity Surveyors specialising in the field of property tax allowances, Napier & Blakeley Pty Ltd have prepared the following tables to highlight the approximate level of allowances available to the purchasers of the above property.

We have assumed that the owner will be entitled to claim available Division 40 Capital allowances & Division 43 Capital works deductions.

The figures contained in these reports reflect the allowances available under the legislation in force as at the date of preparation of the reports. Division 40 Capital allowances are calculated on the diminishing value method.

Assuming that there are no restrictive clauses in the Contract of Sale the depreciating assets will be able to be depreciated on the basis of a reasonable attribution of the purchase price (Section 40-195 ITAA 1997). Depending on the date the building commenced construction, a capital works deduction will be available based on the historical cost of construction having deducted non-qualifying expenditure, and notionally depreciating the qualifying expenditure to the date of settlement.

It is worth noting that should the advised purchase price or land value change, then the value of the capital allowances will also change.

For further information or clarification of this report please contact Arjun Chhetry of this office.

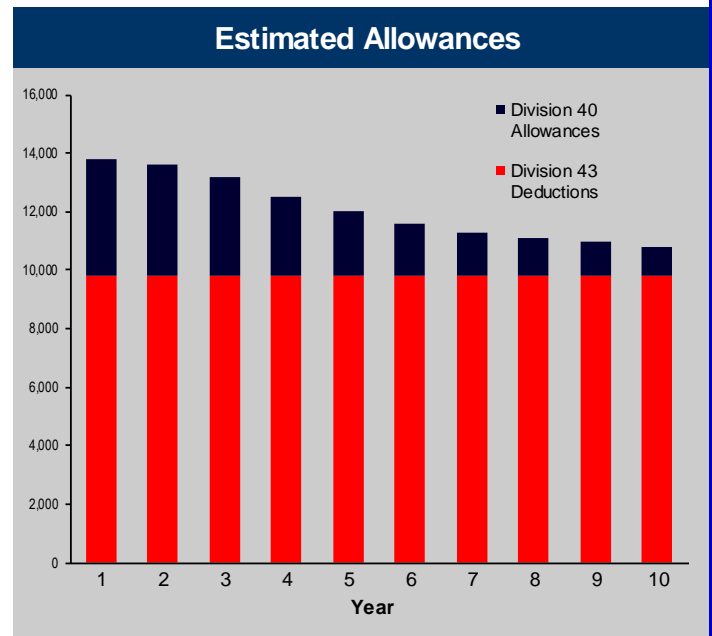
This report is intended only to give a guide to the possible level of allowances claimable. It has been based on a preliminary appraisal of information provided. Final schedules will be necessarily based on the actual sale price.

Isle - Typical 1 Bedroom 1 Bathroom 57 Skyring Terrace Newstead, QLD

Indication of capital allowances deductions

Prepared for: Mirvac

Estimated Allowances			
Year	Division 40 Allowances	Division 43 Deductions	Annual Totals
	\$	\$	\$
1 (364 days)	4,000	9,800	13,800
2	3,800	9,800	13,600
3	3,400	9,800	13,200
4	2,700	9,800	12,500
5	2,200	9,800	12,000
6	1,800	9,800	11,600
7	1,500	9,800	11,300
8	1,300	9,800	11,100
9	1,200	9,800	11,000
10	1,000	9,800	10,800
11+	9,200	294,700	303,900
TOTAL	32,100	392,700	424,800



Basis of estimated allowances

- The purpose of this report is to provide a broad independent indication of capital allowances and capital works deductions available to a purchaser of the above property. The figures should be used for preliminary tax planning purposes only.
- In the absence of information as to the tax status of the property owner, we have assumed that the allowances will be available and be of benefit to the owner.
- The Allowances provided above are based on our interpretations of the Income Tax Assessment Act 1997 (ITAA 1997), tax cases and tax rulings, all as current at the date of this report and on our understanding of the Commissioner of Taxation's
- The estimated depreciating assets allowances (Division 40) has been based on a reasonable attribution of the purchase price and for capital works deductions (Division 43), historical cost has been assessed. We have been supplied with an Anticipated Purchase Price, which has been accepted in good faith. Apportionment for Land has been based on an estimated Improved Land Value. The estimated Allowances above are subject to change if these values differ to that provided.
- The above estimate is based on the assumption that there are no specific apportioned values prescribed in the Contract of Sale and the depreciation assets will be able to be depreciated on the basis of a reasonable attribution of the purchase price (Section 40-195 ITAA 1997).
- These figures are of a general nature and should not be applied or acted upon unless supported by specific advice, they **CANNOT be used for tax return** purposes. Depreciation of Depreciating Assets has been based on the DIMINISHING VALUE METHOD and the Division 43 Allowances are calculated on the PRIME COST METHOD. A claim will be dependent on a purchaser's tax position.

SPECIFIC ADVICE IS AVAILABLE BY TELEPHONING ARJUN CHHETRY on 03 9915 6300

Sydney
02 9299 1899

Melbourne
03 9915 6300

Brisbane
07 3221 8255

Gold Coast
07 5570 6432

Sunshine Coast
07 5479 3566

Adelaide
08 8274 3760

NOT ACCEPTABLE FOR TAX RETURNS



2. Disclaimer

This report is the opinion of Napier & Blakeley Pty Ltd ACN 006 386 278 ATF Napier & Blakeley Unit Trust ABN 87 601 474 307 (**Napier & Blakeley**) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (**Information**).

Napier & Blakeley has not obtained independent verification of the Information. As such, our opinion may be different if the Information is incorrect or inaccurate in any way. This report was prepared solely for the addressee and its use is limited to the purpose for which it was provided. No third party may rely on this report without first obtaining the prior written consent of Napier & Blakeley.

Napier & Blakeley does not warrant the accuracy or completeness of the Information, and to the maximum extent permitted by law, does not accept any responsibility or liability for any loss suffered by any person or entity as a result of or in connection with error, inaccuracy, misrepresentation, incompleteness or similar defect in the Information and/or this report or any default, negligence or lack of care in relation to the preparation or provision of the Information and/or this report.

© Copyright Napier & Blakeley Pty Ltd ACN 006 386 278 ATF Napier & Blakeley Unit Trust ABN 87 601 474 307. All rights reserved. Reproduction, distribution or transmission of this report is prohibited.

4 July 2022
File Ref 4006083010/J51243.001

Mirvac
57 Skyring Terrace
NEWSTEAD QLD 4006

Dear Valued Client,

**Indicative Property Tax Allowance Schedules
Isle - Typical 2 Bedroom 2 Bathroom
57 Skyring Terrace Newstead QLD**

Further to our recent discussions we have pleasure in enclosing our preliminary report on tax depreciation allowances for the construction of the above property.

We have based our calculations on the following information based on discussions between of Mirvac and Arjun Chhetry of Napier & Blakeley Pty Ltd.

Anticipated purchase price	As advised
Land value	As advised

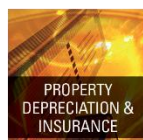
Please note that the enclosed indicative figures have been produced in accordance with the Income Tax Assessment Act 1997 and Tax Ruling 2021/3. TR 2021/3 is an unofficial consolidated table of effective lives for depreciating assets effective 1 July 2021.

The figures should be used for preliminary tax planning purposes only. In the absence of information as to the status of the owner of the property for depreciation purposes, we have assumed that the allowances will be available and be of benefit to the owner. The estimated figures supplied cannot be used in a tax return.

Should you require any further information please do not hesitate to contact Arjun Chhetry of this office.

Yours faithfully

Napier & Blakeley Pty Ltd



Sydney
Melbourne
Brisbane
Adelaide
Perth
Singapore



1. Indicative Property Tax Allowances Report

This report is dated 4 July 2022 and has been prepared to highlight the potential capital allowances available to the owners of:

Isle - Typical 2 Bedroom 2 Bathroom 57 Skyring Terrace Newstead QLD

As Quantity Surveyors specialising in the field of property tax allowances, Napier & Blakeley Pty Ltd have prepared the following tables to highlight the approximate level of allowances available to the owners of the above property.

We have assumed that the owner will be entitled to claim available Division 40 Capital allowances & Division 43 Capital works deductions.

The figures contained in these reports reflect the allowances available under the legislation in force as at the date of preparation of the reports. Division 40 Capital allowances are calculated on the diminishing value method.

Assuming that there are no restrictive clauses in the Contract of Sale the depreciating assets will be able to be depreciated on the basis of a reasonable attribution of the purchase price (Section 40-195 ITAA 1997). Depending on the date the building commenced construction, a capital works deduction will be available based on the historical cost of construction having deducted non-qualifying expenditure, and notionally depreciating the qualifying expenditure to the date of settlement.

It is worth noting that should the advised purchase price or land value change, then the value of the capital allowances will also change.

For further information or clarification of this report please contact Arjun Chhetry of this office.

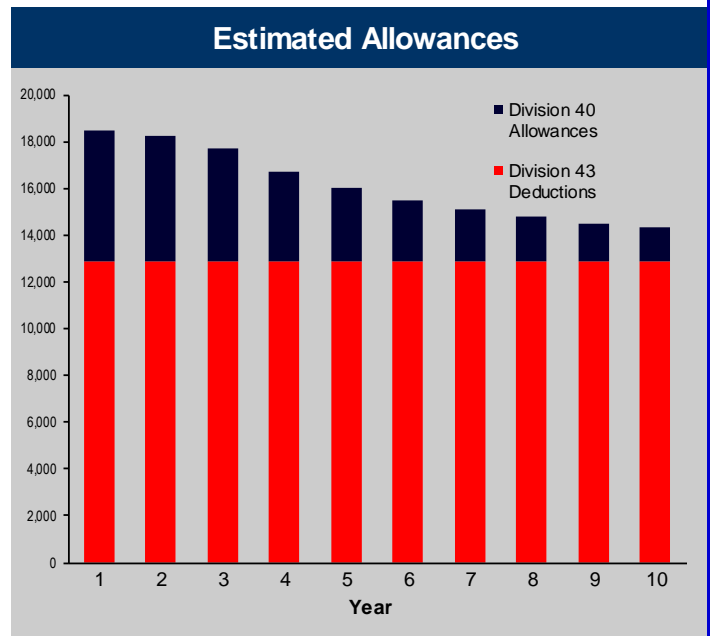
This report is intended only to give a guide to the possible level of allowances claimable. It has been based on a preliminary appraisal of information provided. Final schedules will be necessarily based on the actual sale price.

Isle - Typical 2 Bedroom 2 Bathroom 57 Skyring Terrace Newstead, QLD

Indication of capital allowances deductions

Prepared for: Mirvac

Estimated Allowances			
Year	Division 40 Allowances	Division 43 Deductions	Annual Totals
	\$	\$	\$
1 (364 days)	5,600	12,900	18,500
2	5,300	12,900	18,200
3	4,800	12,900	17,700
4	3,800	12,900	16,700
5	3,100	12,900	16,000
6	2,600	12,900	15,500
7	2,200	12,900	15,100
8	1,900	12,900	14,800
9	1,600	12,900	14,500
10	1,400	12,900	14,300
11+	13,100	386,900	400,000
TOTAL	45,400	515,900	561,300



Basis of estimated allowances

- The purpose of this report is to provide a broad independent indication of capital allowances and capital works deductions available to a purchaser of the above property. The figures should be used for preliminary tax planning purposes only.
- In the absence of information as to the tax status of the property owner, we have assumed that the allowances will be available and be of benefit to the owner.
- The Allowances provided above are based on our interpretations of the Income Tax Assessment Act 1997 (ITAA 1997), tax cases and tax rulings, all as current at the date of this report and on our understanding of the Commissioner of Taxation's
- The estimated depreciating assets allowances (Division 40) has been based on a reasonable attribution of the purchase price and for capital works deductions (Division 43), historical cost has been assessed. We have been supplied with an Anticipated Purchase Price, which has been accepted in good faith. Apportionment for Land has been based on an estimated Improved Land Value. The estimated Allowances above are subject to change if these values differ to that provided.
- The above estimate is based on the assumption that there are no specific apportioned values prescribed in the Contract of Sale and the depreciation assets will be able to be depreciated on the basis of a reasonable attribution of the purchase price (Section 40-195 ITAA 1997).
- These figures are of a general nature and should not be applied or acted upon unless supported by specific advice, they **CANNOT be used for tax return** purposes. Depreciation of Depreciating Assets has been based on the DIMINISHING VALUE METHOD and the Division 43 Allowances are calculated on the PRIME COST METHOD. A claim will be dependent on a purchaser's tax position.

SPECIFIC ADVICE IS AVAILABLE BY TELEPHONING ARJUN CHHETRY on 03 9915 6300

Sydney
02 9299 1899

Melbourne
03 9915 6300

Brisbane
07 3221 8255

Gold Coast
07 5570 6432

Sunshine Coast
07 5479 3566

Adelaide
08 8274 3760

NOT ACCEPTABLE FOR TAX RETURNS



2. Disclaimer

This report is the opinion of Napier & Blakeley Pty Ltd ACN 006 386 278 ATF Napier & Blakeley Unit Trust ABN 87 601 474 307 (**Napier & Blakeley**) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (**Information**).

Napier & Blakeley has not obtained independent verification of the Information. As such, our opinion may be different if the Information is incorrect or inaccurate in any way. This report was prepared solely for the addressee and its use is limited to the purpose for which it was provided. No third party may rely on this report without first obtaining the prior written consent of Napier & Blakeley.

Napier & Blakeley does not warrant the accuracy or completeness of the Information, and to the maximum extent permitted by law, does not accept any responsibility or liability for any loss suffered by any person or entity as a result of or in connection with error, inaccuracy, misrepresentation, incompleteness or similar defect in the Information and/or this report or any default, negligence or lack of care in relation to the preparation or provision of the Information and/or this report.

© Copyright Napier & Blakeley Pty Ltd ACN 006 386 278 ATF Napier & Blakeley Unit Trust ABN 87 601 474 307. All rights reserved. Reproduction, distribution or transmission of this report is prohibited.

4 July 2022
File Ref 4006083010/J51243.001

Mirvac
57 Skyring Terrace
NEWSTEAD QLD 4006

Dear Valued Client,

**Indicative Property Tax Allowance Schedules
Isle - Typical 3 Bedroom 2 Bathroom
57 Skyring Terrace Newstead QLD**

Further to our recent discussions we have pleasure in enclosing our preliminary report on tax depreciation allowances for the purchase of the above property.

We have based our calculations on the following information based on discussions between of Mirvac and Arjun Chhetry of Napier & Blakeley Pty Ltd.

Anticipated purchase price	As advised
Land value	As advised

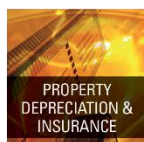
Please note that the enclosed indicative figures have been produced in accordance with the Income Tax Assessment Act 1997 and Tax Ruling 2021/3. TR 2021/3 is an unofficial consolidated table of effective lives for depreciating assets effective 1 July 2021.

The figures should be used for preliminary tax planning purposes only. In the absence of information as to the status of the owner of the property for depreciation purposes, we have assumed that the allowances will be available and be of benefit to the owner. The estimated figures supplied cannot be used in a tax return.

Should you require any further information please do not hesitate to contact Arjun Chhetry of this office.

Yours faithfully

Napier & Blakeley Pty Ltd



Sydney
Melbourne
Brisbane
Adelaide
Perth
Singapore



1. Indicative Property Tax Allowances Report

This report is dated 4 July 2022 and has been prepared to highlight the potential capital allowances available to the purchasers of:

Isle - Typical 3 Bedroom 2 Bathroom 57 Skyring Terrace Newstead QLD

As Quantity Surveyors specialising in the field of property tax allowances, Napier & Blakeley Pty Ltd have prepared the following tables to highlight the approximate level of allowances available to the purchasers of the above property.

We have assumed that the owner will be entitled to claim available Division 40 Capital allowances & Division 43 Capital works deductions.

The figures contained in these reports reflect the allowances available under the legislation in force as at the date of preparation of the reports. Division 40 Capital allowances are calculated on the diminishing value method.

Assuming that there are no restrictive clauses in the Contract of Sale the depreciating assets will be able to be depreciated on the basis of a reasonable attribution of the purchase price (Section 40-195 ITAA 1997). Depending on the date the building commenced construction, a capital works deduction will be available based on the historical cost of construction having deducted non-qualifying expenditure, and notionally depreciating the qualifying expenditure to the date of settlement.

It is worth noting that should the advised purchase price or land value change, then the value of the capital allowances will also change.

For further information or clarification of this report please contact Arjun Chhetry of this office.

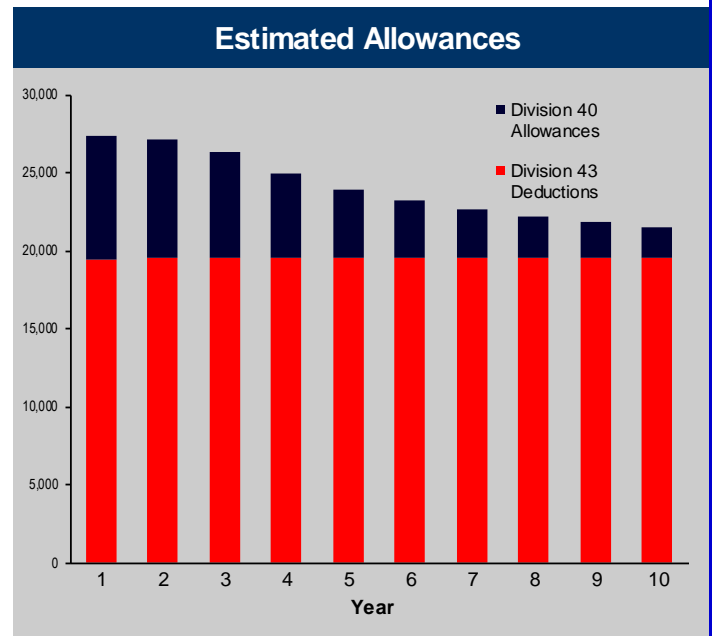
This report is intended only to give a guide to the possible level of allowances claimable. It has been based on a preliminary appraisal of information provided. Final schedules will be necessarily based on the actual sale price.

Isle - Typical 3 Bedroom 2 Bathroom 57 Skyring Terrace Newstead, QLD

Indication of capital allowances deductions

Prepared for: Mirvac

Estimated Allowances			
Year	Division 40 Allowances	Division 43 Deductions	Annual Totals
	\$	\$	\$
1 (364 days)	8,000	19,400	27,400
2	7,600	19,500	27,100
3	6,800	19,500	26,300
4	5,400	19,500	24,900
5	4,400	19,500	23,900
6	3,700	19,500	23,200
7	3,100	19,500	22,600
8	2,700	19,500	22,200
9	2,300	19,500	21,800
10	2,000	19,500	21,500
11+	19,000	584,200	603,200
TOTAL	65,000	779,100	844,100



Basis of estimated allowances

- The purpose of this report is to provide a broad independent indication of capital allowances and capital works deductions available to a purchaser of the above property. The figures should be used for preliminary tax planning purposes only.
- In the absence of information as to the tax status of the property owner, we have assumed that the allowances will be available and be of benefit to the owner.
- The Allowances provided above are based on our interpretations of the Income Tax Assessment Act 1997 (ITAA 1997), tax cases and tax rulings, all as current at the date of this report and on our understanding of the Commissioner of Taxation's
- The estimated depreciating assets allowances (Division 40) has been based on a reasonable attribution of the purchase price and for capital works deductions (Division 43), historical cost has been assessed. We have been supplied with an Anticipated Purchase Price, which has been accepted in good faith. Apportionment for Land has been based on an estimated Improved Land Value. The estimated Allowances above are subject to change if these values differ to that provided.
- The above estimate is based on the assumption that there are no specific apportioned values prescribed in the Contract of Sale and the depreciation assets will be able to be depreciated on the basis of a reasonable attribution of the purchase price (Section 40-195 ITAA 1997).
- These figures are of a general nature and should not be applied or acted upon unless supported by specific advice, they **CANNOT be used for tax return** purposes. Depreciation of Depreciating Assets has been based on the DIMINISHING VALUE METHOD and the Division 43 Allowances are calculated on the PRIME COST METHOD. A claim will be dependent on a purchaser's tax position.

SPECIFIC ADVICE IS AVAILABLE BY TELEPHONING ARJUN CHHETRY on 03 9915 6300

Sydney
02 9299 1899

Melbourne
03 9915 6300

Brisbane
07 3221 8255

Gold Coast
07 5570 6432

Sunshine Coast
07 5479 3566

Adelaide
08 8274 3760

NOT ACCEPTABLE FOR TAX RETURNS



2. Disclaimer

This report is the opinion of Napier & Blakeley Pty Ltd ACN 006 386 278 ATF Napier & Blakeley Unit Trust ABN 87 601 474 307 (**Napier & Blakeley**) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (**Information**).

Napier & Blakeley has not obtained independent verification of the Information. As such, our opinion may be different if the Information is incorrect or inaccurate in any way. This report was prepared solely for the addressee and its use is limited to the purpose for which it was provided. No third party may rely on this report without first obtaining the prior written consent of Napier & Blakeley.

Napier & Blakeley does not warrant the accuracy or completeness of the Information, and to the maximum extent permitted by law, does not accept any responsibility or liability for any loss suffered by any person or entity as a result of or in connection with error, inaccuracy, misrepresentation, incompleteness or similar defect in the Information and/or this report or any default, negligence or lack of care in relation to the preparation or provision of the Information and/or this report.

© Copyright Napier & Blakeley Pty Ltd ACN 006 386 278 ATF Napier & Blakeley Unit Trust ABN 87 601 474 307. All rights reserved. Reproduction, distribution or transmission of this report is prohibited.

ISLE NEWSTEAD - RENTAL APPRAISAL
Long-term (permanent) rents
Selected premium apartments (upper floors)

Level	Unit type	Description	Car parks	Aspect	Estimated rental per week (Unfurnished)	Estimated rental per week (Furnished)
17	3B/2B+ No. 2171	3 bedrooms 2 bathrooms Study Internal 127m ² Balcony 25m ²	2	North with River views from balcony, South and West from bedrooms, some city views to the South-West	\$2,150	\$2,350
18	3B/2B No. 2183	3 bedrooms 2 bathrooms Internal 118m ² Balcony 27m ²	2	North with River views from balcony, living area and bedrooms	\$2,050	\$2,250
22	4B PAV No. 2223	4 bedrooms 3 bathrooms Internal 197m ² Balcony 56m ²	3	210° views (approx.) from North to South-West, including substantial River views	\$3,150	\$3,400

Rental estimates based on floor plans and apartment sizes as provided by Mirvac. Subsequent variations in apartment configurations may affect achievable rents. These rents are in today's dollars, are for permanent rentals, and should be achievable with an experienced on-site manager and once the project has been operational for 3-6 months. Whilst the information contained in this document has been carefully compiled, no warranty or promise as to its correctness is made or intended. Interested parties should undertake independent inquiries and investigations to satisfy themselves that any details herein are true and correct. We do not accept any responsibility or liability for any loss or damage arising out of reliance on the information in this document. Date compiled August 2022. Information is valid for six months from date of compilation.