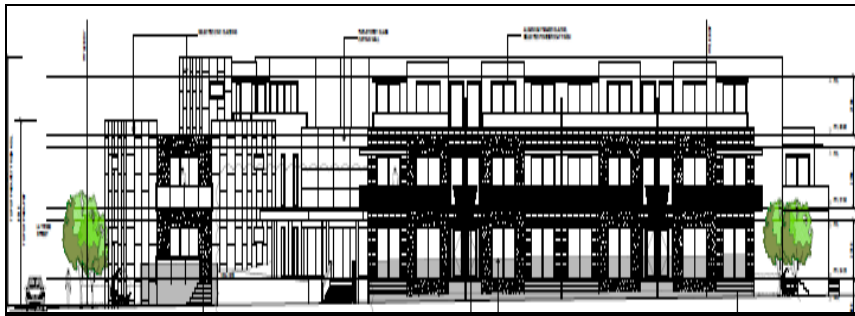


ASSESSMENT SUMMARY. ("AS IF COMPLETE") BASIS.



**1324 - 1328 Nepean Highway
Cheltenham Vic 3192**

Proposed Residential Development

Prepared for
Josh Holdings Pty Limited

22 December 2010

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ANNEXURES.

Building Plans

1. INSTRUCTIONS.

Client Instructions.

Daniel Goldhirsch
Josh Holdings Pty Limited
Level 12, 390 St Kilda Road
Melbourne Vic 3004

Date of Instruction - 21 December 2012.

Charter Keck Cramer Reference.

95951-MR:T279969:LJM:LJCA
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2. EXECUTIVE SUMMARY.

Terms of Reference.

Further to your recent instructions in relation to the above property/project, we advise as follows.

Charter Keck Cramer ("Charter") has been instructed Josh Holdings Pty Limited to provide an indicative assessment summary of the 30 apartments contained within the proposed residential redevelopment, on an "as if complete" basis at the relevant date. Our assessment is based on indicative plans, and a schedule of apartment areas and details supplied with your instructions, and accordingly is subject to review in the event of any material changes to the information provided, or if the parent development matures beyond its current status at the relevant date.

In accordance with your instruction, and as is our understanding, we have not addressed all usual matters of valuation due diligence including title and statutory details; planning and zoning considerations; land measurements and occupation, and therefore this advice does not represent a formal valuation, nor does it constitute a recommendation for mortgage purposes. Our advice is prepared specifically at the instruction of Josh Holdings Pty Limited for internal due diligence purposes only, and for no other party or purpose.

This assessment is current as at the date of valuation only. The sums assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.

We draw attention to the provisions of our professional indemnity insurance, that all assessments are only valid for three months from the date of inspection, no responsibility being accepted for clients' reliance upon reports beyond that period. Accordingly, any parties authorised to rely upon our opinion should be aware of the need for a review as necessary.

Relevant Date.

The relevant date, being the date of our inspection 22 December 2010. Due to possible changes in market forces and circumstances in relation to the subject property, this report can only be regarded as relevant as at the date of valuation.

Development Overview.

The development relates to a three level building, comprising 30 apartments, each incorporating two bedroom accommodation. Notably 28 out of 30 apartments will comprise two bathrooms. Proposed building areas will range from 68.24 - 96.81 sq.m. The apartments will be appointed to a modern standard, complemented by a basement car park, and enjoying rights over the common property, including lift and stairwell access.

The concept has been designed by RPC Architects, and will be contemporary in nature, orientated to the broad investment and entry level owner occupier target market.

The development is situated at the intersection of Nepean Highway and La Trobe Street, within a convenient radius of a full range of complementary services and facilities, including Cheltenham Urban Village 1 kilometre north-west. Notably, the regionally significant Southland Shoppingtown is located 2 kilometres north-west. A copy of the project plans is attached as an annexure to this report and we reiterate our advice herein is prepared against Charter's understanding of the development proposal as at the relevant date

Market Commentary.

Medium Density Apartment Market - Outer Urban Areas.

The CBD, city fringe, and inner urban areas of Melbourne have experienced extensive multi-unit redevelopment over the past two decades, but particularly within the last 10 years, mainly characterised by medium - high rise towers within the Central City Region (CCR), together with smaller scale contemporary projects within the inner fringe. The main stream of development relates to conventional apartments, the attraction being the inner city renaissance, higher fuel prices, superior social networks, employment opportunities and housing affordability issues, all contributing to strong demand from investors (due to a very strong rental market), and increasingly owner/occupiers due to the aforementioned affordability issues.

Within the middle and outer urban locations, redevelopment of conventional apartments within the last 5 years has been constant, although is anticipated to intensify, as the population continues to increase. During the early part of the decade, these locations had not yet fully embraced the apartment concept of living, particularly larger projects of 50 units or more. Generally speaking these locations do not have the same access to transport, schools (tertiary) or other influences that drive demand for apartments.

Furthermore, middle - outer urban localities are not usually as progressive, and therefore new forms of multi-living often meet with strong resident group opposition, many concerned about this style of apartment development overtaking the established urban fabric.

Notwithstanding the above, the governing fundamentals that drive the need for multi-dwelling redevelopment exists in these localities, and therefore developers are actively seeking sites to construct conventional apartments. The design is typically three levels with basement parking, incorporating a mix of one, one plus study, two and three bedroom apartments. The sizes are typically slightly larger in comparison to the inner urban market, reflecting the comparative immaturity of that market, not to mention the desire for more space and slightly larger than normal balconies.

The principal factors dictating demand for this style of accommodation are as follows:

- Subject to a well conceived concept, many planning applications for complete redevelopment are often viewed favourably by council, thereby promoting strong demand from developers to deliver this style of product.
- Unlike multi-level apartment buildings within the CCR, projects within the outer urban areas do not often share the same strong requirement for absolute amenity, but rather most occupants are reliant upon private vehicle or public transport.
- The majority of middle urban areas were developed in the 1950s/1970s, and therefore the housing styles are generally non-descript, and are usually dated. Contemporary apartment projects, provide the opportunity to acquire real estate in these areas (particularly younger people who have grown up in these localities), but of a more modern, contemporary and secure nature.
- The majority of contemporary apartments follow a similar design criteria, specifically providing contemporary accommodation, most of at least 50 sq.m., up to 100 sq.m., and therefore, generally within the same price range.
- The apartments within the outer urban areas provide a product to an emerging purchaser profile, particularly younger people who cannot afford to buy similar style accommodation within the inner urban and city fringe locations, and who would prefer not to purchase an established house in outer areas as they have no requirement for a large garden and associated maintenance issues.

Whilst the governing fundamentals that drive this market remain strong, and should continue in the short to medium term, we comment that the market has shown some signs of deterioration over the past 2 - 3 months, no longer characterised by the same level of anxiousness that prevailed earlier this year amongst most market participants. Several interest rate rises (with others mooted), lingering uncertainty as to the strength of the economy are all factors that have impacted on the market.

Comparative Sales Evidence.

Residential Apartment Sales.

In relation to each project we provide a one page summary, specifically outlining project description, individual apartment sales evidence and the average value rate across the project.

33 - 35 Childers Street, Mentone



- The development will comprise a four level building, incorporating two levels of basement car park, comprising 41 apartments, incorporating a mix of single and two bedroom accommodation.
- Proposed building areas will range from 51 - 106 sq.m.
- The apartments will be appointed to a modern standard, each apartment complemented by a private balcony/terrace and single basement car space.

Sales Evidence.

The project has been successfully offered to the market "off the plan", since November 2010, utilising the developer's financial advisory network. We are of the understanding that 50% of the project has been pre-committed, with a summary of sales as follows:

Ap'nt	Level / Aspect	Area (sq.m.)	POS (sq.m.)	BRs	BthRs	Cars	Assessed Value	Value Rate p.s.m.
3	G	71	25	2	2	1	\$545,000	\$7,676
5	G	72	44	2	2	1	\$535,000	\$7,431
7	G	72	44	2	2	1	\$535,000	\$7,431
8	G	52	34	1 +S	1	1	\$440,000	\$8,462
9	G	72	31	2	2	1	\$535,000	\$7,431
10	G	72	27	2	2	1	\$535,000	\$7,431
11	G	106	56	3	2	1	\$625,000	\$5,896
102	1st	72	15	2	2	1	\$550,000	\$7,639
103	1st	71	26	2	2	1	\$550,000	\$7,746
104	1st	51	15	1 +S	1	1	\$440,000	\$8,627
105	1st	72	19	2	2	1	\$535,000	\$7,431
106	1st	72	19	2	2	1	\$535,000	\$7,431
107	1st	72	19	2	2	1	\$535,000	\$7,431
206	2nd	68	25	2	2	1	\$545,000	\$8,015
207	2nd	83	25	2	2	1	\$580,000	\$6,988
301	3rd	94	34	2	2	1	\$600,000	\$6,383
304	3rd	56	10	1	2	1	\$435,000	\$7,768

Average Value Rate.

The average value rate for the sold apartments is calculated at **\$7,400 p.s.m.**

Adesso, 76 - 78 Balcombe Road, Mentone



- The proposal relates to the construction of a contemporary style four level mixed use complex, comprising on the ground floor, six retail chambers, gymnasium/cafe, and restaurant/ bar, whilst the three upper levels will include 77 residential apartments.
- The 77 upper level residential apartments will comprise an appropriate mix of one, one plus study, two and three bedroom apartments.
- The apartments will be orientated to the north, south-east and west, the latter enjoying bay views.
- The project will incorporate basement car parking over two levels for 255 vehicles), together with appropriate communal services and facilities

Sales Evidence.

The project has been successfully offered to the market “off the plan”, since early 2010 by utilising Hocking Stuart and Hodges Real Estate, in conjunction with the developers financial advisory network. We are of the understanding that 90% of the project has been unconditionally pre-committed “off the plan”, with a sample as follows:

Unit	Area (sq.m.)	Balc. (sq.m.)	BRs	BthRs	Cars	Sale Price	Value Rate p.s.m.
1	89	21	2	2	1	\$480,000	\$5,393
2	75	19	2	2	1	\$549,000	\$7,320
4	75	19	2	2	1	\$599,000	\$7,987
5	61	15	1	1	1	\$499,000	\$8,180
7	75	19	2	1	1	\$499,000	\$6,653
11	74	40	2	2	1	\$539,000	\$7,284
13	75	42	2	2	1	\$549,000	\$7,320
14	87	38	2	2	1	\$458,500	\$5,270
15	75	28	2	2	1	\$515,000	\$6,867

Average Value Rate.

The average value rate of the sold apartments across the project is calculated at **\$6,375 p.s.m.**

237 Hampton Street, Hampton



- The concept relates to a contemporary three storey apartment development, comprising 14 residential apartments.
- Levels 1 and 2 will each comprise six apartments, whilst Level 3 will contain two penthouse apartments, incorporating a mix of one, two and three bedroom accommodation, with individual areas in the range 50.1 - 136.6 sq.m.
- Each apartment is to be appointed to a very good standard, complemented by a basement car park, balcony, whilst the common property will include entrance foyer, lift and stairwell, together with fully security controls

Sales Evidence.

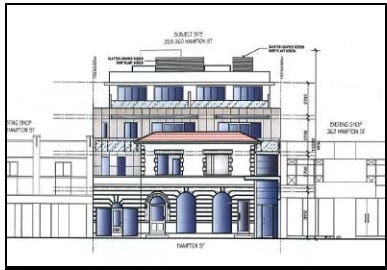
The project is currently being marketed by "JP Dixon Real Estate", with the following sales secured "off the plan" during early-mid 2010, with a summary as follows:

Unit	Level	Area (sq.m.)	Balc. (sq.m.)	BRs	Cars	Sale Price	Value Rate p.s.m.
1	G	51.1	-	1	1	\$450,000	\$8,806
3	G	52.1	-	1	1	\$460,000	\$8,829
4	G	76.5	-	2	1	\$580,000	\$7,582
5	G	56.9	-	1	1	\$470,000	\$8,260
8	1	54.6	8.94	1	1	\$460,000	\$8,425
10	1	51.2	8.42	1	1	\$450,000	\$8,789
11	1	57.2	10.72	1	1	\$460,000	\$8,042

Average Value Rate.

The average value rate of the sold apartments across the project is calculated at **\$8,350 p.s.m.**

358-360 Hampton Street, Hampton



- The concept relates to a contemporary four storey mixed use development, comprising three ground floor retail chambers, 21 upper level residential apartments with an appropriate mix of one, two, and three bedroom accommodation, with individual areas in the range 50 - 110 sq.m..
- Each apartment is to be appointed to a very good standard, complemented by ground level car parking (stacker system) and standard common property/security.

Sales Evidence.

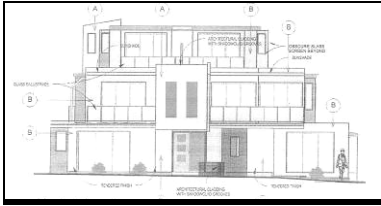
The project is currently being marketed by utilising 'in-house' financial advisors, with the following sales secured "off the plan" during early-mid 2010, with a summary as follows:

Unit	Level	Area (sq.m.)	Balc. (sq.m.)	BthRs	Cars	Sale Price	Value Rate p.s.m.
1	1	71.00	8.00	2	1	\$545,000	\$7,676
2	1	61.50	8.50	2	1	\$499,000	\$8,114
3	1	71.00	8.00	2	1	\$565,000	\$7,958
4	1	69.50	9.00	2	1	\$534,000	\$7,683
5	1	66.50	8.00	2	1	\$529,000	\$7,955
6	1	64.00	8.00	2	1	\$535,000	\$8,359
7	1	69.50	8.00	2	1	\$534,000	\$7,683
8	1	54.00	8.00	1	1	\$400,000	\$7,407
9	2	71.00	8.00	2	1	\$527,250	\$7,426
10	2	71.00	8.00	2	1	\$565,000	\$7,958
11	2	50.00	8.50	1	1	\$420,000	\$8,400
12	2	75.00	8.00	2	1	\$545,000	\$7,267
15	2	71.00	9.50	2	1	\$535,000	\$7,535
17	2	78.50	8.00	2	1	\$600,000	\$7,643

Average Value Rate.

The average value rate of the sold apartments across the project is calculated at **\$7,775 p.s.m.**

16 Keiller Street, Hampton East



- The concept relates to the construction of a contemporary style three storey development comprising 10 residential apartments.
- Each apartment will comprise two bedroom accommodation, having individual areas in the range 60.8 - 108.9 sq.m. complemented by a courtyard/balcony.
- In addition, each apartment will be complemented by a basement security car parking and standard common property.

Sales Evidence.

Marketed "off the plan" through Stockdale & Leggo Project Division, with a summary of sales secured during early 2010 as follows:

Unit	Level	Area (sq.m.)	Balc. (sq.m.)	C'yd. (sq.m.)	BthRs	Cars	Sale Price	Value Rate p.s.m.
2	G	108.90	-	40.00	2 + Gym	1	\$620,000	\$5,693
3	G	104.30	-	56.37	2 + Gym	1	\$620,000	\$5,944
5	1	76.50	8.30	-	2	1	\$560,000	\$7,320

Average Value Rate.

The average value rate of the sold apartments across the subject is calculated at **\$6,300 p.s.m.**

5 Phillip Street, Mentone



- The concept relates to the construction of a contemporary style double storey apartment building with basement car parking.
- The building will comprise a total of 16 two bedroom apartments, including two double storey townhouses, having individual areas in the range 67.35 - 84.75 sq.m.
- Each apartment will be complemented by a balcony/courtyard, together with basement security car parking, finished to a very good standard, consistent with similar priced/competing projects.
- The building will be serviced by a stairwell access, usual security controls, set amidst appropriately fenced, paved and landscaped garden surrounds.

Sales Evidence.

Sales in the development transacted during late 2009/early 2010, are summarised as follows:

Unit	Level	Area (sq.m.)	C'yd./ Balc. (sq.m.)	BR's	BthRs	Cars	Sale Price	Value Rate p.s.m.
1	G+1	78.05	2	1	1	10.15	\$474,500	\$6,079
2	G+1	79.80	2	1	1	8.40	\$472,000	\$5,915
3	G	84.45	2	2	1	40.00	\$487,500	\$5,773
4	G	84.50	2	1	1	40.00	\$483,500	\$5,722
5	G	84.75	2	2	1	40.00	\$440,000	\$5,192
6	G	84.75	2	2	1	40.00	\$485,500	\$5,729
7	G	84.50	2	2	1	40.00	\$489,750	\$5,796
8	G	84.35	2	2	1	40.00	\$487,000	\$5,774
9	G	77.90	2	1	1	41.00	\$444,250	\$5,703
10	1	78.75	2	2	1	9.55	\$481,000	\$6,108
11	1	67.35	2	2	1	8.95	\$474,500	\$7,045
14	1	80.25	2	2	1	17.40	\$467,637	\$5,827
15	1	82.50	2	2	1	16.65	\$489,500	\$5,933

Average Value Rate.

The project has been met with strong market acceptance at an average value rate across the project of approximately **\$6,000 p.s.m.**

1 George Street, Sandringham



- The concept relates to the construction of a contemporary style four storey mixed use development, with ground floor car parking.
- The development "as if complete", will be predominantly residential in nature, with the exception of two double storey commercial office suites, each over ground and first floor.
- The residential component will be contained within Levels 1 - 3, incorporating a total of 20 apartments, having individual areas in the range 60 - 112 sq.m., comprising an appropriate mix of one, one plus study, two, two plus study and three bedroom accommodation.
- Each apartment will be complemented by one, in some instances two, ground floor car spaces, whilst the common property will include entry foyer with lift/stairwell, together with Full security controls.

Sales Evidence.

The majority of the project was pre-committed "off the plan" during late 2009, early 2010, with a summary of sales as follows:

Unit	Level	Area (sq.m.)	Balc. (sq.m.)	Storage Cage (sq.m.)	BR's	BthRs	Cars	Sale Price	Value Rate p.s.m.
1	1	61	24	2	1 + S	1	1	\$439,000	\$7,238
2	1	60	24	2	1 + S	1	1	\$439,000	\$7,268
3	1	60	24	2	1 + S	1	1	\$439,000	\$7,268
4	1	60	24	2	1 + S	1	1	\$439,000	\$7,268
5	1	84	63	2	2	1	1	\$519,000	\$6,146
6	1	85	85	2	2	1	1	\$529,000	\$6,260
7	1	102	9	2	2	1	1	\$539,000	\$5,269
8	2	68	10	2	1	1	1	\$429,000	\$6,341
9	2	61	10	2	1 + S	1	1	\$449,000	\$7,403
10	2	60	10	2	1 + S	1	1	\$449,000	\$7,434
11	2	60	10	2	1 + S	1	1	\$449,000	\$7,434
12	2	60	10	2	1 + S	1	1	\$449,000	\$7,434
13	2	84	14	8	2	1	1	\$509,000	\$6,031
14	2	74	10	6	2	1	1	\$499,000	\$6,707
15	2	76	9	6	2	1	1	\$449,000	\$5,947
16	2	62	14	6	1	1	1	\$429,000	\$6,931
17	3	112	27	2	3	1	1	\$649,000	\$5,810
18	3	78	14	5	2	1	1	\$499,000	\$6,393
19	3	78	14	6	2	1	1	\$499,000	\$6,410
20	3	99	16	6	2 + S	1	2	\$649,000	\$6,539

Average Value Rate.

The average value rate of the sold apartments is calculated at **\$6,550 p.s.m.**

3. ASSESSMENT SUMMARY.

Based on the sales evidence to which we have referred, and after appropriate adjustments for size, quality and location, and taking into account all positive and negative attributes associated with the subject proposal, we have assessed indicative values for the subject apartment "as if complete" at the relevant date as follows:

Gross Realisation Summary								
Unit	Level	Aspect	Area (sq.m.)	POS (sq.m.)	BRs	BthRs	Assessed Value	Value Rate p.s.m.
G.01	G	Latrobe St	71.14	19.92	2	1	\$ 490,000	\$6,888
G.02	G	Latrobe St	76.37	28.51	2	2	\$ 535,000	\$7,005
G.03	G	Latrobe St	73.48	31.26	2	2	\$ 535,000	\$7,281
G.04	G	Latrobe St	73.48	31.26	2	2	\$ 535,000	\$7,281
G.05	G	Latrobe St	84.03	19.43	2	2	\$ 545,000	\$6,486
G.06	G + 1	West	90.32	11.44	2	2	\$ 585,000	\$6,477
G.07	G + 1	West	96.48	15.41	2	2	\$ 595,000	\$6,167
G.08	G + 1	West	94.85	24.86	2	2	\$ 585,000	\$6,168
G.09	G + 1	West	94.85	25.11	2	2	\$ 585,000	\$6,168
G.10	G	Nepean Hwy	96.81	140.23	2	2	\$ 585,000	\$6,043
G.11	G	Nepean Hwy	90.93	31.83	2	2	\$ 535,000	\$5,884
G.12	G	Nepean Hwy	83.56	20.98	2	2	\$ 520,000	\$6,223
G.13	G	Nepean Hwy	78.65	29.93	2	2	\$ 520,000	\$6,612
G.14	G	Nepean Hwy	77.09	22.97	2	2	\$ 520,000	\$6,745
1.15	1	Latrobe St	71.27	9.42	2	1	\$ 475,000	\$6,665
1.16	1	Latrobe St	73.40	8.02	2	2	\$ 500,000	\$6,812
1.17	1	Latrobe St	73.48	8.02	2	2	\$ 500,000	\$6,805
1.18	1	Latrobe St	73.48	8.02	2	2	\$ 500,000	\$6,805
1.19	1	Latrobe St	84.12	10.17	2	2	\$ 510,000	\$6,063
1.20	1	Nepean Hwy	90.75	12.36	2	2	\$ 535,000	\$5,895
1.21	1	Nepean Hwy	80.50	10.46	2	2	\$ 530,000	\$6,584
1.22	1	Nepean Hwy	75.60	10.46	2	2	\$ 530,000	\$7,011
1.23	1	Nepean Hwy	77.09	12.78	2	2	\$ 530,000	\$6,875
1.24	1	West	98.03	13.5	2	2	\$ 570,000	\$5,815
2.25	2	Latrobe St	76.65	10.48	2	2	\$ 510,000	\$6,654
2.26	2	Latrobe St	67.06	17.62	2	2	\$ 510,000	\$7,605
2.27	2	Nepean Hwy	68.31	8	2	2	\$ 505,000	\$7,393
2.28	2	Nepean Hwy	68.24	12.27	2	2	\$ 505,000	\$7,400
2.29	2	Nepean Hwy	71.80	15.57	2	2	\$ 510,000	\$7,103
2.30	2	Nepean Hwy	71.42	14.52	2	2	\$ 510,000	\$7,141
30	3		2403.24	634.81	30 x 2		\$15,900,000	\$6,616

4. CONCLUSION.

In conclusion, we reiterate our instructions to provide an indicative assessment of the 30 apartments contained within the proposed parent development on an "as if complete" basis as at the relevant date. This report is not to be construed as a formal valuation, nor a recommendation for mortgage purposes, and no recommendation is made or inferred in that regard whatsoever. No liability is accepted for title and statutory details; planning and zoning; measurements and occupation; environmental issues and any other matters usually fully researched for the purpose of a formal report.

This report is based on plans and specifications provided, whilst the values reported herein have been assessed by direct reference to recent comparable sales, briefly summarised herein, with full details retained on file.

This advice is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted for any third party who may use or rely on the whole, or any part, of the content of this letter. No responsibility will be accepted for photocopied signatures. It should be noted that any subsequent amendments or change in any form to the assessment and report would only be notified to and known by the parties to whom it is addressed. This advice is of a valuation nature and is not intended as a structural survey.

Yours sincerely
Charter Keck Cramer



Louis J Megas, B.Bus (Prop), AAPI
Certified Practising Valuer
API Member No 62633
Director
Telephone 03 9425 5522