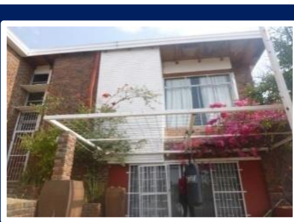
2025

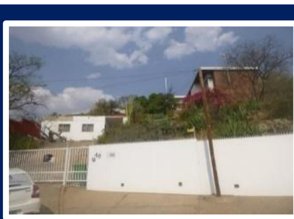
ERF. 163 EROS PARK, WINDHOEK

(Windhoek District - Reg. Division "K")

On behalf of:

Bank Windhoek
a member of Capricorn Group





DESCRIPTION:	MARKET VALUE	FORCED SALE VALUE
MARKET VALUE	N$ 5 430 000.00	N$ 3 801 000.00
REPLACEMENT VALUE (INCLUDING 15% VAT)	N$ 6 570 000.00	
INSURANCE VALUE (INCLUDING RENT)	N$ 6 870 000.00	
DATE OF VALUATION	23 September 2025	

Prepared by: Jurie Scholtz
Principal Valuer
+264 61 241100
pvn@pvn.com.na

PROPERTY VALUATIONS NAMIBIA

CREATING VALUE FOR OUR FUTURE

TABLE OF CONTENTS **PAGE**

SUMMARY OF KEY FACTS

VALUATION OF ERF 10 EROS PARK, WINDHOEK	
SUBJECT PROPERTY	ERF 163 EROS PARK, WINDHOEK
ZONING	Residential
PROPERTY TYPE	Dwelling
COVERAGE	50%
DENSITY	1:900
EXTENT (ERF)	1 855m²
MARKET CONDITION/MOVEMENT	Sideways/Stable
METHOD OF VALUATION	Comparable Sales Method of Valuation
MARKET VALUE	N$ 5 430 000.00
DATE OF INSPECTION	22 September 2025
DATE OF VALUATION	23 September 2025

1. INSTRUCTION

MS. SALMI TCHITUMBA, CONSENT PROPERTIES ADMINISTRATOR (FTC), BANK WINDHOEK, INSTRUCTED PROPERTY VALUATIONS NAMIBIA TO DETERMINE THE MARKET VALUE OF THE SUBJECT PROPERTY.

CLIENT:	Bank Windhoek
PRESENTED BY:	Salmi Tchitumba
E-MAIL ADDRESS:	TchitumbaS@bankwindhoek.com.na
DATE OF INSPECTION:	22 September 2025
DATE OF VALUATION:	23 September 2025

1.1 ANALYSES OF INSTRUCTION

- To determine the market value as at date of valuation.
- To determine the total replacement costs plus 15% Vat including the rent.

1.2 PREAMBLE / BASIS AND STANDARDS OF VALUATION

- This valuation has been prepared in accordance with the RICS Professional valuation standards and guidance. Acknowledged valuation principles applicable to the subject property node and location were utilized to derive an independent opinion on the Market Value.
- The valuation presented to management represents a bankable market value and reflects current market sentiment. (2025/2026)

1.3 DEFINITION OF MARKET VALUE

The definition of 'Market Value' as laid down by the International Valuation Standards Committee is:
"The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arms-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion".

A summary of the features of the 'willing' buyer and seller are:
They should be in a position to enter into a contract (financially and legally);
They negotiate on equal terms.
They are both well informed about the property and all its potentialities, as well as about the market for such properties (i.e. they are as well informed as the person who has taken all reasonable steps to obtain this information);
They are not under pressure (i.e. they are not forced to buy or sell a property within a limited time); and
They negotiate the transaction rationally.

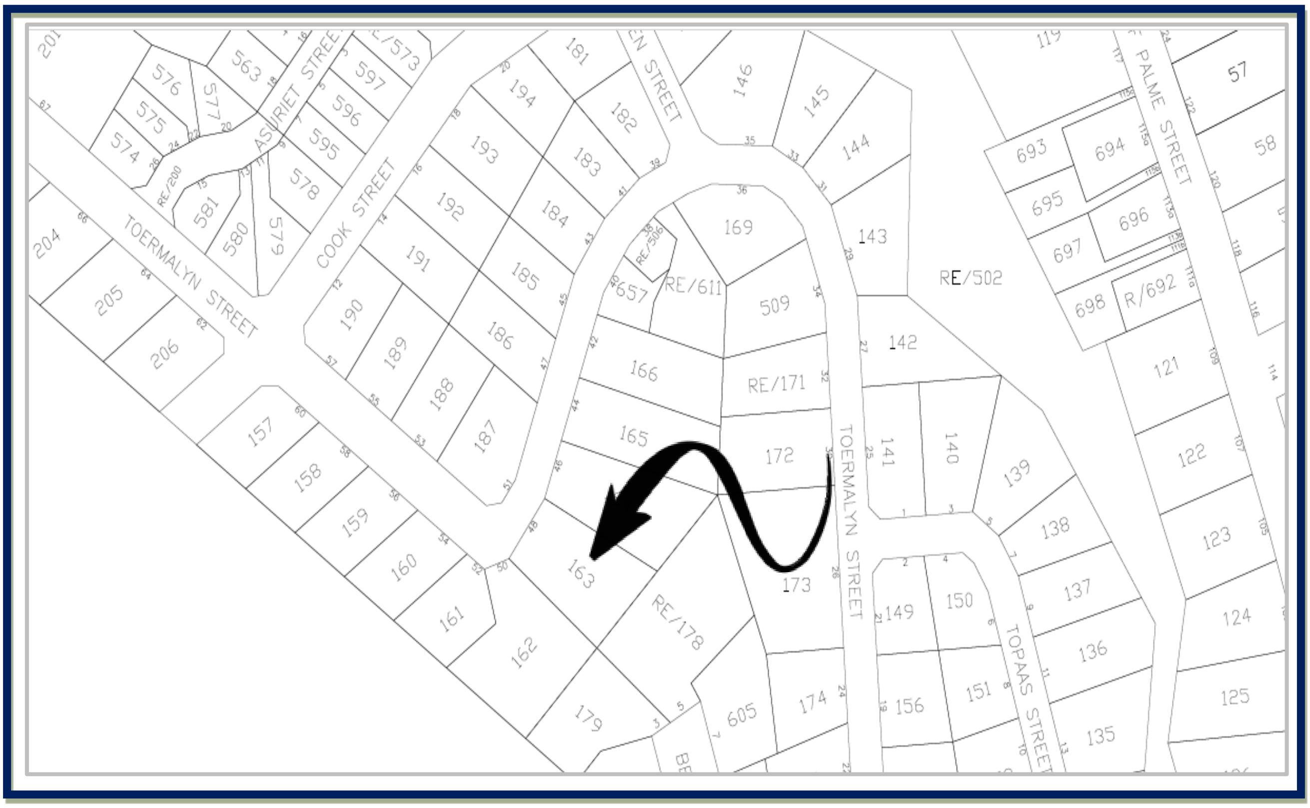
When we analyse these features, it becomes clear that a 'real' person could seldom comply with all of them. The Valuer must therefore distance himself from the personalities concerned and imagine a hypothetical transaction in which both the buyer and the seller have the understanding and motivations that are typical of the market for the property or interests being valued [Minister of Water Affairs v Mostert 1966 4 SA 690 (A) 722c]. This definition of value holds true in the case of the subject property.

1.4 DEFINITION OF REPLACEMENT VALUE OF IMPROVEMENTS

The property is valued as at market related reconstruction cost of all fixed property and excludes insurance for the going concern value of the property. These replacement figures are based on research conducted with the relevant experts regarding construction costs of similar buildings. It is, however, an assumption based on averages. I am recommending that an architect be appointed to work hand in hand with a quantity surveyor to calculate the precise sizes and the actual replacement costs of all improvements.

2. STREET ADDRESS

The subject property is located at No. 48 Toermalyn Street, Eros Park, Windhoek.



3. PROPERTY DETAIL

Deeds Registry:	Windhoek
Property Type:	Residential dwelling
Erf Number:	Erf 163 Eros Park, Windhoek
District:	Windhoek
Registration Division:	"K"
Local Authority:	City of Windhoek
Extent:	1 855m²
Endorsements:	To be confirmed
Zoning:	Residential
Free hereditary tenure:	Yes
Servitudes:	Standard as per title deed

I did not view the title deed of the subject property. This valuation will be done on the basis that there are no servitudes or conditions (other than the standard stipulations), registered against the title deed that may adversely affect the content of this report.

4. TOWN PLANNING CONDITIONS

Zoning:	Residential
Coverage:	50%
Density:	1:900
Height:	2 Storeys (can be relaxed with neighbours' consent and council approval)
Building lines:	5m from front- and rear boundaries, 3m from side boundaries
Parking requirements:	Not applicable.

5. MUNICIPAL VALUATION

As per the General Valuation Roll of the City of Windhoek, effective date 2015 – 2020, the land and the improvements were separately valued as follows:

Land	N$ 1 299 000.00
Improvements	N$ 2 033 900.00
Total	N$ 3 332 900.00

6. AVAILABILITY OF SERVICES

Fully serviced by the Windhoek Municipality with water, electricity, sewerage, refuse removal and storm water drainage.

7. MACRO AND MICRO LOCALITY

The subject property is located towards the eastern side of the affluent mixed used neighbourhood of Eros Park, Windhoek.

Access to and from the property is obtained from Toermalyn Street, which is just off Eros Road, a semi arterial route, which connects to Robert Mugabe Avenue, an arterial route connecting various areas in the capital city, accordingly, enhances the accessibility and visibility of the subject property.

The immediate surroundings include the Medi-Clinic Private Hospital, Heliodoor Medical Centre, upmarket single residential units, general residential sectional title units, other business properties etc.

All applicable amenities such as medical facilities, schools, public transport, places of worship and restaurants are available in proximity.

The Google map below illustrates how the subject property is integrated into the macro environment of the City of Windhoek.

8. MARKET RESEARCH AND APPLICATION

The City of Windhoek has experienced phenomenal growth over the past 20 years in most of the property sectors i.e. residential, general business, restricted business, industrial/light industrial developments etc. This area is coming from an average- to high base as the area had historic average to high marketing activity and the developed erven consisted of pre-dominant owner-occupants. There has been sustained demand for occupation at this address as can be witnessed by newly erected buildings, coupled with almost zero vacancies in the area. The demand for decentralized residential space has experienced sustained demand over the past eight years. This has in the past sustained low vacancies, real rentals and supported land values. The property market has reached its lowest point in 2022 and has moved sideways during the following 24 months with marginal increases expected from 2025/2026.

The positive effect of the oil and natural gas explorations, green hydrogen and related developments may take effect from 2028, potentially resulting in an upswing in property values, rental returns and the economy in general. The recent declarations by Shell and TotalEnergies that the discovered oil/gas resources are not viable for commercial development, may result in the market moving sideways for a longer period.

The current consensus is that knee-jerk negative valuation reaction to 100% compensate for the adverse aftermath effects of the COVID-19 pandemic and the high-interest rate environment is only damaging to the owners of real estate, as this is shorter-term volatility. Until a longer-term pattern emerges, the best valuation consideration would be to attach less weight to forced sale comparable sales and rather, identify recent market related comparable sales to derive an appropriate value range. High fuel prices, coupled with an increase in cost of living are all elements contributing to the high-interest rate environment. We are of the opinion that interest rates locally as well as globally will remain at elevated levels for the following 6 – 12 months before we see marginal rate cuts, accordingly, suggesting that the economy and the property market will remain similar for the medium term.

❖ **KEY ELEMENTS SUPPORTING THE MARKET VALUE OF THE SUBJECT PROPERTY:**

ELEMENT	SITE SUITABILITY	RATING (OUT OF 5)
Site Profile	The subject site is a near rectangular 1 855m² "Residential" zoned allotment, with a steep decline in contour towards the western boundary, the aspect of which is westerly.	3.5
Land use	The subject property's current "Residential" zoning positively impacts on surrounding land uses and land values, at the same token, suggesting that the surrounding land uses will fulfil a complimentary role on any Residential type of development.	3.5
Accessibility/Exposure	Access to and from the property is obtained from Toermalyn Street, just off Eros Road, a semi-arterial route, which connects to Robert Mugabe Avenue, an arterial route connecting various areas in the capital city, accordingly, enhances the accessibility and visibility of the subject property.	3.0
Demand (General)	The demand for Residential zoned land and/or developments have been higher then supply thereof over the past 10 years. Developable suitable land, serviced with water and electricity, has become a scarce and expensive realty, a slowdown in demand is experienced under current market conditions with supply and demand in a state of equilibrium. The property market has reached its lowest point in 2022 and has moved sideways during the following 24 months with marginal increases expected from 2025/2026.	3.0
Suburb Demand	Limited new buildings have been constructed within the immediate neighbourhood during the recent past. Demand in the subject area has been moderate historically, as well as at present with competitive rental yields and property prices achieved.	3.0
Capital Growth	Windhoek has historically recorded consistent growth patterns of 4 – 6% per annum. Growth patterns have been negative for the past 84 months. The envisaged growth for 2025/2026 is 2%%. Stringent depository regulations, coupled with restrictive lending policies from financial institutions and the present economic slowdown, the aftermath adverse effects of the COVID-19 pandemic, and the current high-interest rate environment, have resulted in a contraction in property values, sales prices, and rental returns, negatively impacting on growth rates.	2.0
Letability/Marketability	The subject property is located towards the eastern boundary of the mixed-use/affluent upper-class neighbourhood of Erospark, a convenient and desired location for Residential/ Office type development, where competitive rental figures as well as sales prices are achieved with minimal vacancies, accordingly, supporting property values. The marketing period may exceed 6 – 12 months. The property, however in average to poor condition, with major upgrading evident.	2.5

9. DESCRIPTION OF THE PERMANENT STRUCTURES & IMPROVEMENTS

The subject property can best be described at hand of the following:

Structures:	Conventional brick and mortar constructions over reinforced concrete foundations and floor slab to relevant specifications.	
GBA m²:	Main dwelling:	280m²
	Verandah:	38m²
	Balcony:	7m²
	Flat:	42m²
	Outbuildings:	101m²
	Servants Quarter:	32m²
	Entertainment area:	42m²
	Carport:	18m²
Storey:	Single storey	
Roof:	Iron roof sheets fitted onto wooden trusses	
External Walls:	Plastered and painted brick/Facebrick	

Internal Walls:	Plastered and painted brick
Floors:	Ceramic Tiles/ Wood
Ceilings:	Rhino board/Celotex
Lighting:	Standard i.e. ball lights, boxed fluorescent lights, ceiling sunken lights, etc.
Glazing:	Aluminium/Steel frames
Climate Controlled:	2x Split unit air conditioners
Security arrangements:	Alarm system, electric fencing, intercom, etc.
Condition:	Average, major upgrading and renovations evident

Accommodation Including:

➢ *Main dwelling*:	Entrance, Lounge, tv room, study, kitchen, pantry, scullery, dining, 4 bedrooms, 2 full bathrooms (sh/bath/wc/basin), dresser, bathroom (Shower/wc/basin), Veranda, balcony, etc.
➢ *Other Structures:*	Flat, 2x bachelor flats, servants quarter, entertainment area, outside wc, etc.
➢ *Minor Improvements*:	Walling, paving, swimming pool, security arrangements, air conditioners, etc.

VISUALS RELATING TO THE ABOVE


Street Elevation


Front Elevation


Rear Elevation


Side Elevation


Lounge


Kitchen


Bedroom


Bathroom


Flat


Outbuilding


Servants Quarter


Ent. Area/Pool

10. HIGHEST AND BEST USE

The highest and best use refers to the highest potential in terms of value that the property can achieve with due cognisance being taken of the local authority rights, restrictions, and regulations, if applicable, as well as the general use of properties in the surrounding area.

The highest and best use of the subject property is that of a Residential type of development, developed in terms of the permissible town planning conditions.

11. MARKET CONDITIONS (SUMMARY)

Rating out of 5 (1 being the lowest, 5 being the highest)

Inflation Rate	3.2%	Rating	4.0
Interest Rate	10.5%	Rating	3.0
Exchange Rate	N$ 17.32 to the US$	Rating	1.0
Property market in general	Average- Good	Rating	3.0
Demand in this particular node	Average-Good	Rating	3.0
Location	Eros Park – Windhoek	Rating	3.5
Letability	Average	Rating	2.5
Saleability	Average	Rating	2.5
Overall Rating			**2.81**

12. VALUATION METHOD

When valuing real estate, the Valuer must concern himself with placing a value on the rights attaching to the property and the benefits of occupation and/or ownership thereof. In the valuation process, cognisance must be taken of the purpose for which the property is capable of being used and the future income or amenities, which it is likely to produce. At the same time, however, the property must be compared with available substitutes and/or alternative investment opportunities. The object of the valuation process, therefore, is to arrive at a figure which will reflect the point of equilibrium between supply and effective demand at the time of valuing the property.

The valuation of land as if vacant, or of land and improvements to or on the land, is an economic concept. Whether vacant or improved, land is also referred to as real estate.

Real estate's utility or capacity to satisfy the needs and wants of humans creates value. Contributing to value are real estate's general uniqueness, durability, fixity of location, relatively limited supply, and the specific utility of a given site.

There are various methods commonly used for determining the market value of real estate. These methods of valuation comprise:

- Direct Comparable Sales Approach
- Cost Approach
- Income Approach

Cognizance was taken of the fact that the subject property is a Residential type of development, accordingly, suggesting that the ***Comparable Sales Method of Valuation*** be utilized in determining the market value of the subject property.

12.1 Comparable Sales Method of Valuation

It has been established by the courts in actions involving market value disputes that comparable transactions afford a sound basis for arriving at a satisfactory guide in determining market value and that the comparison method has been readily accepted as a sound valuation principle.

The object of the comparison method is to enable us to arrive at a norm that will serve as a guide in estimating the market value of the subject property.

By analyzing the available selection of comparable properties, I was able to a certain extent to deduce a reliable yardstick to assist me with the valuation.

❖ ***SELECTION OF SALES:***

Erf Number	Extent	Zoning	Improvements	Purchase price (N$)	Sales Rate/m²	Date of Sale
242 Erospark	1,346m²	Residential	249m²	3,970,000.00	15,943.78	11/12/2024
3042 Klein Windhoek	1,670m²	Residential	412m²	5,200,000.00	12,621.36	13/06/2024
1354 Klein Windhoek	1,094m²	Residential	292m²	5,530,000.00	18,938.36	31/10/2024
550 Erospark	1,124m²	Residential	276m²	3,900,000.00	14,130.43	17/05/2024
144 Eros Park	1,396m²	Residential	254m²	4,175,000.00	16,437.01	21/06/2023
2683 Klein Windhoek	2,392m²	Residential	451m²	5,500,000.00	12,195.12	29/02/2024
144 Erospark	1,396m²	Residential	254m²	4,175,000.00	16,055.05	26/06/2023
1638 Klein Windhoek	1,213m²	Residential	315m²	4,150,000.00	13,174.60	13/03/2024

Property brokers were consulted for possible sales prices. In assessing the value of the subject property, I am of the opinion that a sales rate per m² of ***N$ 11 000.00 - N$ 15 000.00*** /m² is achievable for the subject property and is market related for the area.

❖ ***SUGGESTED SALES BASED VALUATION:***

Erf 163 Eros Park, Windhoek	AMOUNT (N$)
Roofed lockable areas (455m² @ N$11 934.00/m²)	5 429 970.00
SAY	5 430 000.00

❖ ***SUGGESTED VALUATION FRAMEWORK***

Item	Size (m ²)	Suggested Rate/m ²	Sub Total (N$)
Main Dwelling	280	5 500.00	1 540 000.00
Veranda	38	2 500.00	95 000.00
Balcony	7	3 000.00	21 000.00
Flat	42	4 500.00	189 000.00
Outbuildings	101	4 500.00	454 500.00
Servants Quarter	32	4 500.00	144 000.00
Entertainment area	42	4 000.00	168 000.00
Carport	18	1 000.00	18 000.00
Walling	176	550.00	96 800.00
Swimming pool	PC SUM	PC SUM	40 000.00
Paving	PC SUM	PC SUM	95 000.00
Minor Improvements	PC SUM	PC SUM	250 000.00
Sub Total			**3 111 300.00**
Land	1 855	1 250.00	2 318 750.00
Total			**5 430 050.00**
SAY			**5 430 000.00**

13. EXECUTIVE SUMMARY

In view of the following:

- Good location.
- Quality and extent of the permanent structures and improvements. (Significant upgrading evident.)
- Lack of vacancies in the area.
- Positive investor sentiment shown by new developments taking place within proximity.
- The current economic slowdown coupled with strict depository requirements and more restrictive lending policies, has resulted in a contraction in property prices, renewal yields and income capitalization rates.
- Deflating interest rate environment

I am of the opinion that there are not many indicators that would suggest that the standard lending policy for properties of this nature cannot be followed if the subject property is to be bonded.

14. GENERAL

The property has been valued as if wholly owned, no account being taken of any outstanding monies due, in respect of mortgage bonds, loans or other charges.

15. REPLACEMENT COSTS (INCLUDING 15% VAT):

Improvements	*Extent (m^2)*	*Replacement Cost*	*Sub Total*
Main Dwelling	*280*	*8 000.00*	*2 240 000.00*
Veranda	*38*	*3 000.00*	*114 000.00*
Balcony	*7*	*3 500.00*	*24 500.00*
Flat	*42*	*7 500.00*	*315 000.00*
Outbuildings	*101*	*7 500.00*	*757 500.00*
Servants Quarter	*32*	*6 000.00*	*192 000.00*
Entertainment area	*42*	*4 500.00*	*189 000.00*
Carport	*18*	*1 500.00*	*27 000.00*
Walling	*176*	*850.00*	*149 600.00*
Swimming pool	*PC SUM*	*PC SUM*	*150 000.00*
Paving	*PC SUM*	*PC SUM*	*135 000.00*
Minor Improvements	*PC SUM*	*PC SUM*	*350 000.00*
Sub Total			***4 643 600.00***
10% Professional Fees & Local Authority & Statutory Fees			*464 360.00*
3% Demolition & Removal Costs			*139 308.00*
Add 10% Escallation			*464 360.00*
Total (Excl.15% Vat)			***5 711 628.00***
Add 15% Vat			*856 744.20*
Total (Incl.15% Vat)			***6 568 372.20***
Total Replacement Cost (Rounded)			***6 570 000.00***

16. INSURANCE VALUE (INCLUDING RENT)

Type	*Sub Total*
Total Replacement Cover (Including 15% Vat)	*6 568 372.20*
Rent	*300 000.00*
Insurance Value (Including Rent)	*6 868 372.20*
Say	***6 870 000.00***

17. MARKET VALUE

Having regard for the above, I am of the opinion that as at 23rd of September 2025 the **Market Value** of the subject property, assuming an arm's length transaction between a willing, able and informed buyer, and a willing, able and informed seller and further that reasonable time is allowed for the property to be sold is:

MARKET VALUE: N$ 5 430 000.00 (FIVE MILLION FOUR HUNDRED AND THIRTY THOUSAND NAMIBIAN DOLLARS)

It must be kept in mind that, should the subject property as described be sold under forced conditions, normally by public auction, it will not necessarily fetch the regarded market values as stated in the report.

18. RESTRICTIONS

This report was prepared solely for the purposes stated herein and can therefore not be relied upon for any other purpose. In no event shall I assume any responsibility towards any third party to which this report is disclosed and/or otherwise made available.

19. CERTIFICATE OF INDEPENDENCE

I, the undersigned, hereby declare that I comply with the requirements of the relevant Professional bodies/standards, in particular the fundamental ethical principle of objectivity/independence, as defined/explained in the Code of Ethics for Professional Valuers.

....

P.J. SCHOLTZ
Sworn Valuer/Principal Appraiser
National Diploma: Property Valuations (Technicon SA)
23 September 2025

APPENDIX A

PROPERTY VALUATIONS NAMIBIA

CREATING VALUE FOR OUR FUTURE

WINDHOEK OFFICE:
Tel: 061-241100/241110
E-Mail: pvn@pvn.com.na

SWAKOPMUND OFFICE:
TEL: 061-241100/241110
E-Mail: pvn@pvn.com.na

KEETMANSHOOP OFFICE:
TEL: 061-241100/241110
E-Mail: pvn@pvn.com.na

P.O. Box 81241, Olympia, Windhoek, Namibia

Valuation Certificate Of:

ERF. 163 EROS PARK, WINDHOEK

(Windhoek District - Reg. Division "K")

On behalf of:

Bank Windhoek
a member of **Capricorn Group**

I, P.J. Scholtz, **Qualified Property Valuer,** declare that the subject property was identified, and I am of the opinion that the Market Value of the property is:

MARKET VALUE:	**N$ 5 430 000.00**	**(FIVE MILLION FOUR HUNDRED AND THIRTY THOUSAND NAMIBIAN DOLLARS)**

Thus, done on 23rd of September 2025 at **WINDHOEK.**

....

P.J. SCHOLTZ
SWORN APPRAISER
NATIONAL DIPLOMA: PROPERTY VALUATIONS (TECHNICON SA)

APPENDIX B

QUALIFICATIONS

This valuation has been prepared on the basis that full disclosure of all information and factors, which may affect the valuation, has been made to ourselves, and we cannot accept any liability or responsibility whatsoever for the valuation, unless such full disclosure has been made.

We emphasize that we have not carried out a structural survey of the improvements, nor have we examined them for signs of timber infestation, and accordingly, cannot be responsible for possible defects.

Where actual income and expenditure data has been made available to us, such data has been adjusted for anomalies and used on the understanding that it is correct as a basis for assessing capitalized values; in the absence of such data, we have made what we consider to be plausible assumptions.

Open Market valuation means the price at which an interest in real estate might reasonably be expected to have sold unconditionally for cash consideration on the date of valuation, assuming:

a. A willing and informed seller and a willing and informed buyer;

b. That, prior to the date of valuation, there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest for the agreement of price and terms and for the completion of the sale; and

c. That no account is taken of any additional bid by a purchaser with a special interest.

The Insurance Value is a MINIMUM recommended value, subject to the qualifications set out above, and should be verified by the Mortgagor to avoid average being applied in the event of a claim. All alterations and additions to the property subsequent to the date hereof, must be advised to both the insurer and the Valuer by the Mortgagor.

This valuation has been prepared on the understanding that no onerous easements, rights of way or encroachment exist by or on the subject property, other than those in favour of statutory bodies, applicable to all such properties or which could be regarded as customary.

Finally, we must point out, that neither the whole nor any part of this valuation, nor any reference thereto, may be included in any document, circular or statement, without the prior written approval of the Valuer of the form and content in which it appears.