



The Trust & Estate Co

PROPERTY VALUERS & ESTATE AGENTS

Offices: Windhoek | Coastal | Gobabis Tel: 061 231 224 Email: dhite@afol.com.na

VALUATION CERTIFICATE
BY
H. PRETORIUS/VALUER
FOR
GASTROWORLD GEBAUER

This is to certify that I have inspected the improvements of
Section No. 24 on Portion 29 of the Farm Ujams No. 288
and I estimate the probable values,
as follows:

MARKET VALUE	N\$ 1 360 000
INSURANCE VALUE	N\$ 1 540 000
FORCED SALE VALUE	N\$ 952 000


H. PRETORIUS/VALUER
20th June 2025



The Trust & Estate Co

PROPERTY VALUERS & ESTATE AGENTS

Offices: Windhoek | Coastal | Gobabis

Tel: 061 231 224

Email: dhite@afol.com.na

VALUATION REPORT BY H. PRETORIUS/VALUER FOR GASTROWORLD GEBAUER

1. VALUATION INSTRUCTION:

I was instructed by Mrs Gebauer to determine the probable market value of Section No. 24 on Portion 29 of the Farm Ujams No. 288.

2. DEFINITION OF MARKET VALUE:

The definition of Market Value as laid down by the International Valuation Standards are as follows:

“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 where-in the parties has each acted knowledgeably, prudently and without compulsion”.

3. DATE OF INSPECTION:

I have inspected the subject property on Tuesday the 17th of June 2025.

4. DATE OF VALUATION:

I have completed the valuation report on Friday the 20th of June 2025.

2/

5. PURPOSE OF VALUATION:

The purpose of this valuation is to determine the probable market value of the subject property.

6. DESCRIPTION OF PROPERTY:

Section No. 24 on Portion 29 of the Farm Ujams No. 288 is situated in the municipal area of the City of Windhoek and is **8 929 m² in extent.**

The subject property is also situated in Kudu Gas Street and has a zoning of **“Industrial” with a bulk of 1 and a coverage of 75%.**

The subject property is located in the industrial park known as **“Barleo Park”**.



7. DESCRIPTION OF IMPROVEMENTS:

Section No. 24 consists of a double storey office, warehouse, mezzanine floor, shade-net parking, paving and electrified boundary walls.

The office consists of a kitchenette with BIC, ablutions and 1 office on the ground floor.

The first floor consists of 1 office.

Minor improvements consist of 2 air-conditioning units and an alarm system.

8. CONSTRUCTION OF IMPROVEMENTS:

The offices are built with cement brick walls, IBR roof sheeting, concrete and rhino board ceilings, aluminium frame windows with ceramic tiles on the floors.

The warehouses are built with cement brick walls, IBR roof sheeting, sisalation and cement floors.

All the improvements are in a good condition and need some minor maintenance work on the inside and outside.



9. MARKET INFORMATION:

9.1 Market Conditions:

The Namibian economy has held up relatively well in the past few years. However, the past four years was a big struggle for the economy and a growth of $\pm 4,3\%$ for the year 2024. In 2025 it is expected to achieve similar results with a steady recovery. Mining output and the short-term intervention programmes by the government will be implemented to aid economic growth in 2025.

Despite the risk posed by inflation and the higher than desirable consumer credit growth numbers, which may lead to higher interest rates, chances are that the Namibian economy will grow with $\pm 4,5\%$ during 2025.

9.2 Domestic Interest Rates:

The Bank of Namibia almost mechanically followed the South African Reserve Banks interest rate policy. However, since the beginning of 2008 the Bank of Namibia has followed a more independent policy by focusing only on foreign reserves and credit growth. The continuing global economic uncertainties and possible spillover effects for the domestic economy, resulted in the Bank of Namibia keeping the Repo Rate to 6,75%, effective from June 2025. Monetary policy makers will continue to find a balance between supporting economic growth and managing inflationary pressures.

Inflationary pressures remain relatively contained; however, interest rates should remain stable in the second quarter of 2025.

9.3 Inflation Rate:

Annual inflation is currently on $\pm 3,5\%$ and it is expected that inflation will trend upwards in 2025, mainly as a result of the unstable Economic conditions in leading countries and the impact of a weakening Namibian Dollar on the prices of imported goods. Inflation is expected to average around 3,6% for 2025 as a whole.

9.4 Exchange Rate and Global Conditions:

The Namibian economy is very open and as a result very dependent on global and regional markets and exchange rate developments.

In this regard the outlook for economic improvements both globally and regionally remains cloudy. In addition, there is also a strong focus from global investors on risk aversion, which generally results in weaker emerging market currencies (including the N\$ and ZAR). A weaker currency will generally be supportive of the local economy. The Namibian Dollar is currently trading at around N\$ 17-97 to the US\$.

9.5 Market Research and Application:

The City of Windhoek has experienced a stabilizing trend over the past year in most of the property sectors, i.e., residential, general business, industrial, general residential units, etc.

The area in which the subject property is situated is coming from a good base, as the area had historic good marketing activity and the developed erven consist of predominant owner occupancy.

There has been a stable demand for occupation at the surrounding addresses, as can be witnessed by the fairly good tenant occupancy in the surrounding area.

9.6 Economic Outlook:

The Namibian economy is estimated to have recovered moderately during 2024 and is projected to improve further during 2025 and 2026, supported by better growth for the mining industry and most tertiary industries.

Domestic economic growth was at 4,8 percent for 2024 and is expected to improve to 5,6 percent in 2025 and 6,0 percent in 2026. The 2024 growth estimate was revised down to 4,5 percent published in the September 2024 Economic Outlook update, largely reflecting lower performance for sectors like non-metallic minerals products, construction, wholesale and retail trade, and financial services.

The projected improvement in 2025 will be supported by the mining industry and most of the industries in the tertiary sector.

10. VALUATION OF PROPERTY:

When valuing real estate, the Valuer must concern himself with placing a value on the rights attached 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 for and the future income which it is likely to produce. At the same time the property must be compared with available substitutes and/or alternative investment opportunities.

The object of the valuation process is to arrive at a figure, which will reflect the point of equilibrium between supply and effective demand at the time of valuation.

Property's utility value or capacity to satisfy the needs and wants of humans creates value. Contributing to the value of a particular property is general uniqueness, durability, price, fixity of location, relatively limited supply and the specific utility of a given site.

I will make use of the following **Income Capitalization Valuation method**, to determine the probable market value of the subject property.

CAPITALIZATION OF PROBABLE NETT RENTALS:

Determining Capitalization Rate:

ERF	SUBURB	ZONING	NETT RENTAL PER ANNUM	SELLING PRICE	DATE SOLD	CAP RATE %
4757	Windhoek	Industrial	N\$ 1 185 810	N\$ 8 350 000	26 June 2024	9,2
7740	Windhoek	Industrial	N\$ 1 971 411	N\$ 21 000 000	13 August 2024	9,4
7748	Windhoek	Industrial	N\$ 1 185 810	N\$ 13 000 000	08 March 2023	9,1

For the subject property I will make use of a 9,0 % cap rate as the majority of the property consists of warehouse space, which is in line with the location, condition and market surrounding the subject property. The subject property is situated in a sought-after area and is in a good condition.

I will make use of a 3% vacancy factor, 15 % expense rate and 9,0 % cap rate.

Comparable Market Rental Income:

ERF	SUBURB	GLA	GRADING	CURRENT USE	RENTAL AMOUNT	PRICE/ M ²
2 & 3	North Industrial	2 652 m ²	B	Office/ Warehouse	N\$ 150 000	N\$ 57
70	Lafrenz	1 574 m ²	B	Office/ Warehouse	N\$ 70 000	N\$ 44
233	Lafrenz	690 m ²	B	Office/ Warehouse	N\$ 25 000	N\$ 36
233	Lafrenz	145 m ²	B	Office/ Warehouse	N\$ 8 000	N\$ 55

For office/ warehouse buildings in the surrounding area the monthly rental income ranges between N\$ 60 and N\$ 80 per m². For the subject property I will use N\$ 80 per m² which can be seen as fair and attainable.



Income	TLA	Price/ m ²	Monthly Income
Section No. 24	155 m ²		
Total Area	155 m ²	N\$ 80,00	N\$ 12 400.00

Description	Size (m ²)	Rate/ m ²	Total N\$
Total built area	155	N\$ 80	N\$ 12 400
Total Income			N\$ 12 400
Annualized		12 Months	
Gross Income			N\$ 148 800
Less: Vacancy Factor		3%	N\$ 4 464
Less: Expenses		15%	<u>N\$ 22 320</u>
Net Operating Income			N\$ 122 016
Capitalized		9,0%	
Probable Market Value			N\$ 1 355 733
Rounded off			N\$ 1 360 000

∴ 155 m² @ N\$ 8 774 = N\$ 1 359 970
Rounded off N\$ 1 360 000

11. FORCED SALE VALUE:

I estimate the probable forced sale value of the property, (70% of Market Value), **at an amount of: N\$ 952 000.**

11. INSURANCE VALUE:

DESCRIPTION	M ²	PRICE/M ² - N\$	PROBABLE INSURANCE VALUE - N\$
Offices	57	9 500	541 500
Mezzanine floor	26	3 500	91 000
Warehouse	72	5 500	396 000
Paving			30 000
Boundary walls			60 000

N\$ 1 118 500

Plus: 10% Professional fees

N\$ 111 850

Plus: 5% Escalations

N\$ 55 925

Plus: 5% Demolishing fees

N\$ 55 925

Sub Total

N\$ 1 342 200

Add: 15% VAT

N\$ 201 330

Total Replacement cost (Incl. 15% VAT)

N\$ 1 543 530

Rounded off

N\$ 1 540 000



14. SUMMARY:

I estimate the probable market value of **Section No. 24 on Portion 29 of the Farm Ujams No. 288**, at an amount of:

N\$ 1 360 000 (One-three-six-zero-zero-zero-zero).



H. PRETORIUS/VALUER
20th June 2025

GENERAL COMMENTS AND ASSUMPTIONS:

Kindly note the following General Comments and Assumptions pertaining to this Valuation Report:

1. No responsibility is assumed for the legal description or title of the property, it is assumed that the title is in order unless otherwise stated.
2. The property is valued free and clear of any liens or encumbrances unless otherwise stated.
3. Responsible ownership and property management are assumed.
4. The information sourced or provided to the valuer are assumed to be true and correct, no warranty is given to the accuracy thereof.
5. The plans and illustrative material that may be contained in the report is only to assist the client in visualizing the property and all information on same are assumed to be correct.
6. It is assumed that there are no hidden conditions to the property that may render it valuable.
7. It is assumed that there is full compliance with all state and local regulations and laws unless otherwise stated.
8. It is assumed that all applicable zoning regulations and restrictions have been complied with unless otherwise stated.
9. It is assumed that all licenses, certificates, consents or any other applicable legislative and administrative requirement are complied with.
10. It is assumed that the use and improvements of the land is within the boundaries or property lines and no encroachment has occurred unless stated otherwise.

Kindly note further, this report is made with the following general limiting conditions:

11. The apportionment if any of the total valuation figure in this report between land and improvements applies only under the stated client instructions and is hypothetical, the separate allocations for land and buildings must not be used in conjunction with any other valuation and are invalid if used in this manner.
12. Possession of this report, or a copy of same does not carry any right of publication.
13. This report may not be used for any purpose by any other person other than the client to whom it is addressed without consent from the valuer.
14. This report may not be used in separate sections, it may only be used in its entirety.
15. The valuer is not required to give further consultation, testimony, or be in attendance at court with reference to the property unless arrangements have been made.
16. The valuer has no personal interest in the property.

Disclaimer:

We valued the property in its existing state and have not undertaken any structural surveys of the buildings, nor have we arranged for tests or inspections to be conducted on any service installation or systems or any components that requires maintenance or renovations. We have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are therefore unable to report that such parts of the property are free of rot, beetle- or ant damage, or other defects. Our reference to such only covers what we can see as apparent. Our valuation assumes that the services are in a satisfactory condition and that all building plans are up to date and approved by the municipality unless otherwise stated. The report is based on data supplied or obtained from official records. Measurements of areas are subject to human error and open for correction if so needed and when noticed. We shall not be liable for any loss or damage of any nature which any party may suffer as the result of the conducting of the valuation or application for any purpose whatsoever.

This valuation is open for queries for seven days from date of issue only.



H. PRETORIUS/VALUER