Morgans
PROPERTY ADVISORS
COMMERCIAL | RESIDENTIAL | RURAL

ASSET VALUATION

PUKEKAKA STATION LIMITED

693 PUKEOKAHU ROAD, TAIHAPE

VALUER: **S A (TONY) JONES**

EFFECTIVE DATE: **30 JUNE 2015**

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1. Valuation Summary

Property Address: **693 Pukeokahu Road, Taihape**

Client's Name:
Pukekaka Station Limited
c/- Roger Dickie Limited
P O Box 43
WAVERLEY 4544

Attention: Ian Trethewey

Introduction:

Since July 2013, we (Morgans Property Advisors) have completed annual inspections of the subject farm property, verified/updated the base information held on the property and provided annual Asset Valuation reports (in abbreviated format).

Following recent email instructions from Ian Trethewey (on behalf of Pukekaka Station Limited) we have re-inspected the property on 30 June 2015, quantified changes that have been made over the last twelve months, inspected the main improvements, and now provide our updated assessment for Asset Valuation Financial Reporting purposes, again in an abbreviated format. This report does not purport to meet with the minimum reporting standards of NZIV nor International Valuation Standards (IVS). We do however advise that a fully complaint report can be made available in the future should you so require.

Valuation (30 June 2015):

Six Million Seven Hundred and Eighty Thousand Dollars ($6,780,000) plus GST (if any), and exclusive of any timber which may exist on the property.

Brief Description:

A larger scale, high altitude hill country sheep and beef property with a good balance of easy/steeper contoured land. The property includes two occupied dwellings, the investor's house, worker's cottage, shearers' quarters, large woolshed/covered yards complex, general farm buildings, water supply, fencing and good standard of tracking as main improvements.

Location on both sides of Pukeokahu Road, some 26 km east of Taihape Township in an area traditionally regarded as being 'summer safe', with the eastern boundary following the Rangitikei River.

Main changes to the property since the 2014 report include the completion of the extension to the lane system from the sheds to the flats (both tracking and fencing), and concreting and metal to the pens of the main sheep yards around the woolshed. Additional repairs and maintenance to fencing have been carried out where required, together with further upgrades to yards, water and tracking.

The summer was again dry but due to the good management the stock policy and numbers essentially have not been changed. Emphasis is on maintaining winter numbers to have enough stock on hand in the spring to control the pasture growth and therefore quality.

Overall, management appears above average. Stock appeared in good condition and the land/improvements generally well maintained.

Purpose of Valuation:
Asset Valuation for Financial Reporting Purposes

Date of Inspection:
30 June 2015

Pawson Property Solutions Limited

S A (Tony) Jones
Registered Valuer, ANZIV, MPINZ,
B. Com, Post Grad. Dip Com (Val)

2. Legal & Statutory Details

Legal Descriptions:

Title Identifier	Legal Description	Title Area (ha)
412631	Lot 2 DP 403792 and Section 53 Block XIV Pukeokahu Survey District and Lot 1 DP 10698 and Lot 1 DP 17683	744.7467
317249	Lot 2 DP 379034	136.5000
WN277/283	Section 26 Block XIII Pukeokahu Survey District	101.1714
WN24D/775	Section 56 Block XIII Pukeokahu Survey District	83.0617
WN24B/977	Section 55 Block XIII Pukeokahu Survey District	37.8128
	TOTAL	**1103.2926 ha**

Registered Proprietor: Pukekaka Station Limited.

Encumbrances: Apart from three titles being subject to various statutes (Section 5, Coal Mines Act, Section 8 Mining Act and Section 59 Land Act, see titles appended for details) there is a right to construct and operate a radio repeater station registered over part of Identifier 412631 (site located above main woolshed).

Resource Management: Zoned "Rural" under the operative Rangitikei District Council's Planning Scheme. We confirm the current use as being a permitted activity under this scheme.

Zoning Effect: No adverse effects. The land is developed to highest and best use as a rural site.

3. Description of Improvements

MANAGER'S DWELLING:

Built 1979 and extended 2001. Fibrolite and iron construction. Now provides a well maintained family home with en-suite bathroom, timber deck, and a carport attached.

Curtilage includes a 2008 built three bay 'American Barn' design garage, and general landscaping/water supply etc. Well set for views over the farm, quite sheltered from the southerly weather.

Average/good overall condition. No change since last inspection.

SHEPHERD'S DWELLING:

Built around 1955 and relocated to the present site around 2003. Weatherboard and iron construction. Provides a basic standard, three bedroom dwelling with a larger front deck.

Curtilage includes a double garage with attached 'boot room', porch, layout/drive/water supply etc.

Average condition. No change since last inspection.

INVESTOR'S DWELLING:

Built around 1955 and added to in 1997. Weatherboard and iron construction. Now provides casual/rustic style accommodation to visiting investors. Four bedrooms accommodation, open plan living and large front deck.

Curtilage is limited to an attached carport, driveway, basic layout and water supply etc.

Average only condition. Presentation average to good. No change since last inspection.

WORKER'S COTTAGE:

Estimated built mid 1960's and providing basic, two bedroom accommodation. Not in use.

Curtilage includes an attached carport, driveway, lean-to rear shelter and water supply etc.

Fair only condition. No change since last inspection.

WOOLSHED/COVERED YARDS:
An older style 5 stand shed which was upgraded in 2012/2013, now providing a modern standard, very functional five stand shed with attached covered yards/store rooms etc.

Upgrade included re-cladding of most walls, re-roof, new roof trusses, new chipboard wool-room floor, rewiring etc.

Average/good functional condition. No change since last inspection.

OTHER BUILDINGS:
Include the stables/implement shed, shearers' quarters, tractor shed and implement sheds near the woolshed (photographed), an obsolete deer handling shed, killing sheds various smaller sheds/kennels etc.

STOCK HANDLING FACILITIES:
Include the Te Pari design steel cattle yards with loading ramp, extensive outside/covered yards at the woolshed and a recently upgraded set of sheep and cattle yards (part covered) on the lower flats along with smaller sets of docking yards (pictured)/holding paddocks around the property.

Overall a good standard of stock handling facilities.

OTHER IMPROVEMENTS:
Includes subdivision fencing (to an estimated 86 main paddocks) of mostly good stock-proof condition and including areas of deer fencing. Also a good network of part metalled surface farm tracks/laneways (extended) and water supply. We understand around 50 ha of the property is serviced by the Erewhon Community Scheme with the balance being on-farm supply of good quality. In addition there is the farm airstrip and associated concrete fertiliser bunker (uncovered), metal surface track access to same.

Lane has been extended to back flats, new tracking and fencing where required.

4. Land Description

Considered typically strong Taihape hill country with the close proximity to the Ruahine Ranges normally providing reliable rainfall even throughout the summer months. Notwithstanding this, droughts seem to be an ever increasing concern, again being dry from January through to April this year.

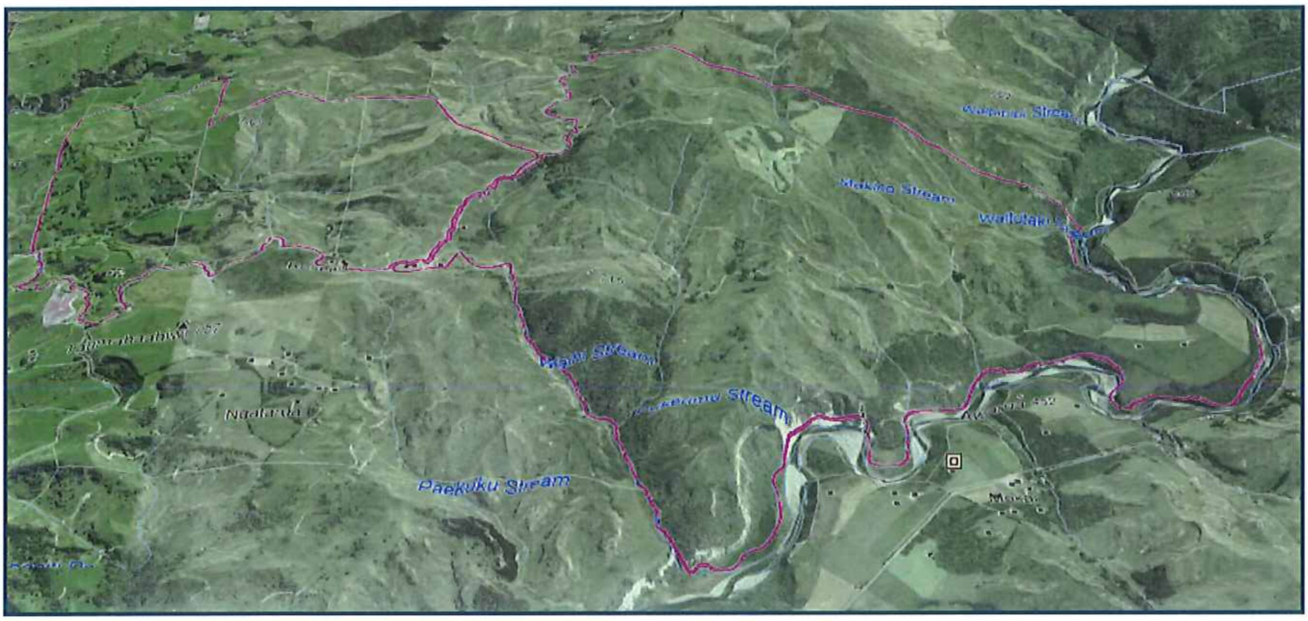
As noted, the property lies both sides of Pukeokahu Road with the land on the north west of the road providing the easier contours with a very useful area of around 80 ha nearest the road being described as flat to easy rolling. Land beyond, on this side of the road, is steeper but still only 'easy/medium' hill contours.

To the south east of the road there is a body of steeper contoured land with easy, cultivated pockets/tops then falling in altitude to the Rangitikei River which provides the length of the south eastern boundary. Much of this, and the south west boundary, is flanked by steep-sided bluff band steep hills in bush. These areas, along with two main pockets of bush nearer the woolshed, provide an estimated area of 175 ha 'waste' country, providing on our estimate some 928 effective hectares. Altitude of the productive land ranges from around 450 metres ASL to just over 920 metres ASL.

The best contoured land is located at the lower end of the property with three main areas of terrace flats near the Rangitikei River. We note some stone influence in these flats but doubt that this would impact significantly on the overall workability, though one paddock is used for winter feeding due to the stone influence.

Similar fertiliser has been applied in the form of DAP, providing 30 units of nitrogen and between 24 units and 32 units of phosphorus (to hills and flats respectively). Average/good overall condition. Soil tests are taken from the cropped areas, with additional fertiliser and usually lime applied as part of the re-grassing program. 2012 fertility tests showed a good level of fertility to the flats, the hills good but slightly more variable (as would be expected).

Some 28 ha per annum is forage cropped with a Swede/Choumolia mix (then back to pasture).



5. Market Considerations

There has been a resurgence in the rural markets through the 2013/2014/2015 seasons after several years of uncertainties and stagnation. This was over all classes of property. The main driver was the strong commodity prices, and subsequent high payouts/schedules.

A noticeable feature was the significant improvement in values in the main dairying areas, the likes of Waikato, Taranaki, and some of the South Island areas. Over time this filtered to the outlying/less sought after localities, yet the improvements were usually not as dramatic.

We consider the dairy industry was the driver of the rural market, but this may change. There is understandable pessimism regarding dairy prospects for the 2015/2016 season. Initial thoughts were for a shorter downturn and by now there would be an upward trend in commodity prices and the payout for the next season at reasonable levels. This has not happened, with the supply still seen as greater than demand and drops in the last seven of Fonterra's Global Dairy Trade auctions. This has culminated in a lower than anticipated forecast payout for the season at $5.25 per kg MS, and low advance payout of $3.66 per kg MS. If the current season downturn is more protracted than envisaged there is potential that value levels will soften. Notwithstanding, the market appears to being well underpinned by a strong dry stock beef market.

There have been exceptions, with smaller flat to easy contoured sites (those around 20 to 100 ha) seeing strong demand and high value levels, and adjoining land to dairy units being very strong, again especially if they were smaller units.

Similarly returns for sheep/beef and cropping were holding at quite reasonable levels (with some fluctuations), though there is some pessimism creeping in to this sector at present. There has been increased activity over recent times with value levels increasing slightly.

Note: This valuation is mainly based on farm sales evidence through the 2014 and 2015 season. The improvements in value in the greater Manawatu/Wanganui region were not as marked as some other areas but still quite significant. We are continually monitoring the few sales that are available. Indications to date all appear upward.

While demand locally and in other locations for quality properties remains, we are noting that properties with any issues (consents, reversion, flooding etc) suffer market bias both in terms of time on the market and final value.

Noticeable features and anticipated trends associated with the market are outlined below:

- Growing pessimism within the dairy land sector given lower forecast payouts
- The difference in value between the good and less sought after properties continuing to expand
- Typically a lag period between when 'traditional' dairy areas (Taranaki/Waikato) experience market movement and when the same movement is experienced locally
- Sheep/beef/arable interests underpinning the market for easy country
- Forestry/carbon interests re-surfacing in the hill country markets and underpinning the values of breeding/grazing blocks
- Strong value increases in manuka hill country as apiarists compete for quality apiculture land (manuka honey)
- Some lingering debt-aversion post the 2008 GFC
- A small proportion of listings still being under forced/semi-forced circumstances and talk of more in this category should low payout conditions prevail over a longer term
- More emphasis within the markets on the earning capacity of the properties

6. Sales Evidence

In arriving at our assessments we have collated and analysed a number of sales. While the sales may not be necessarily directly comparable with regards to location/construction, by having regard to such sales data, we are provided with a guideline for assessing the value of both the land and the improvements. A sample of these sales are included below. Full analysis of these sales is appended.

Address	Sale Date	Sale Price	Land Area (ha)	Comment
MANGAETUROA SOUTH ROAD, RAETIHI	Dec-14	$13,300,000	2,583	Sale of Tanupara Station, a large scale farming operation located approximately 13.0 kilometres south of Raetihi. The property is reputed to have had significant investment in infrastructure, fertility and pasture improvement. Land understood to include around 330 hectares of easy rolling hill country, 1897 ha of medium/steep hills and balance of 356 hectares as bush. The farm has a good range of building and stock handling facilities including a main homestead, shepherd's cottage, shearers' quarters, a six stand woolshed and adjoining covered yards, two regular sets of cattle yards including a set of Tapare yards, a set of satellite sheep yards with cattle handling yards, various implement sheds and haybarns and sundry farm buildings. Altitude ranges from 400 m ASL to 630 m ASL. Sale price equates to $5,150 per ha or $780 per SU, land at $4360 per ha or $660 per SU. Best run of country at $7,900 per ha. **Comparison:** A significant sale, considered to be above market levels, yet still showing the demand for larger holdings. Lesser location, land could be considered quite similar.
246 RONGOITI RD, MATAROA	Aug-14	$ 4,000,000	340	Private sale at a strong level of value and with a suggestion that some stock may be included in the sale price (unconfirmed). Location is 20 minutes north west of Taihape, near Mataroa. Land comprises a mixture of flat to easy undulating with medium contour between, summer safe area (usually), lower altitude (520-600 m ASL) which does provide some shelter. Improvements include a better than average dwelling, woolshed, implement sheds, & full range of other fencing and yards. Natural water system. Not well farmed over last few years, some leasing and more a surplus fattening block. Said to be carrying around 3500 SU. Sale price equates to $11,775 per ha or $1,142 per SU, land value assessed at $3,640,000 which equates to $10,715 per ha or $1,040 per SU. Best run of country at $15,660 per ha. **Comparison:** Again a strong sale, but is a superior location and has a lot of easy contoured areas. Same purchaser as above.

9424 HWAY ONE, HIHITAHI, TAIHAPE	Nov-14	$ 1,600,000	164	Sale by auction of Harmony Farm, north of Taihape. Includes a comfortable 1980's built house along with a four stand woolshed/covered yards complex and 8 bay implement shed as main improvements. Land is both sides of Highway One (underpass access) and is mostly of easy hill contours with some arable suited land at the north (high) end of the farm. Altitude gets up to 750 metres ASL and aspect lies mostly to the south (cold winters). Sale price equates to $9,760 per ha or $1,070 per SU, land at $7,300 per ha or $800 per SU. Top, arable country, analyses to $10,450 per ha land value. **Comparison:** Adjoining owner purchase, but at auction. Does have some easy country but quite scattered, is a smaller site and as the size decreases the value per unit measure usually increases.
MAKAKAHI ROAD, RAETIHI	Apr-14	$ 2,610,000	593	Sale of a hill country property some 17km north west of Raetihi Township. Run as a sheep/beef breeding/finishing block but also with side income from hunting. Main improvements include a modern standard 3 bedroom dwelling along with Makakahi Lodge which is a renovated cottage near the homestead. Also includes a 5 stand woolshed/covered yards complex, a second woolshed (mostly for dagging) and general farm sheds. Production is reported at 5,000 stock units. Land is reported as including around 36 ha flats, 216 easy/medium hill, 248 ha steeper/clean, 80 ha bush and balance scrub/second growth bush. R.V. $2,155,000. Flat to easy contours analyse to between $4,000 and $6,500 per ha. **Comparison:** Inferior location and smaller site, overall value lower. A lower end sale.
608 UPPER RETARUKE ROAD	Mar-15	$ 3,700,000	988	A remote hill country property in the Ruapehu District, west of National Park. Land follows the river, climbs into hills (altitude at tops 650 m ASL), balance of easy cultivatable and steep hill. Around 770 ha effective, balance bush. Good range of improvements including large main dwelling, two other homes plus tourism bach, woolshed etc. Stock units assessed at 6200. Sale price equates to $3,745 per ha or $597 per SU, land exclusive of buildings at $3,215 per and $512 per SU. Best run of country at around $9,200 per ha. **Comparison: A** remote location and an area that sees lesser demand and lower value levels. A smaller property as well, value levels on the lower end.

188 Koeke Road, Mataroa	Jan-15	$ 1,250,000	121.001	Private sale of a small easy hill country property 20 minutes north west of Taihape, to an adjoining owner. Includes a woolshed and other buildings. Contours include some front easy undulating country with balance being all easy, part medium/steep clean hills. Sale price equates to $10,330 per ha or $1,040 per SU. Land sale price analyses to $9,000 per ha overall or $900 per SU, best run of country at $11,500 per ha **Comparison:** A strong sale, essentially a "Dutch" auction between neighbours. Smaller area and value leads to high values per unit measure. Superior location and quality of land.

7. Valuation Details

The valuation methodology assesses the Freehold alone on the following assumptions:

	Yes	No
• The property is held as a long term investment.	✓	
• The property has long term development potential.	✓	
• The property is held for community/amenity purposes.		✓
• The property is held for disposal.		✓
• The property is being occupied primarily by the owner.	✓	

In undertaking our valuation we have primarily relied on the **direct sales comparison approach** that interprets the evidence of recent market sales transactions of comparable properties in terms of the characteristics of the subject property being valued to derive a market value. Comparisons have been made on the basis of Total Valuer per ha, Land Value per ha, Total Value per productive unit (typically stock units of kg Milk Solids), Land Value per productive unit and as a final check (lesser reliance), Assessed Value against Rateable Value.

In determining the Market Value of the subject property we have considered (amongst others) the following factors:

- Location
- Age, condition, design and utility of the improvements
- Recent sales for similar rural properties
- Value level and likely buyer profile
- Current market conditions

In assessing our values consideration has been given to not only the historical sales evidence at our disposal but also to anecdotal evidence to determine where the market may have settled on the effective date of valuation.

After taking all relevant factors into consideration we assess the market value as follows:

Manager's Dwelling	194.00	sq m	)	
Carport	28.00	sq m	)	
Deck	25.00	sq m	)	
				$ 235,000
Curtilage				
Steelbuilt Garage	80.00	sq m	)	
Layout, Power/Driveway etc			)	
Domestic Water and Septic			)	
				$ 47,000
Investor's Dwelling	131.00	sq m	)	
Carport	38.00	sq m	)	
Deck	36.00	sq m	)	
				$ 77,000
Curtilage				$ 10,000
Shepherd's Dwelling	100.00	sq m		
Deck	50.38	sq m		
				$ 101,000
Curtilage				$ 31,000
Farm Buildings				
Worker's Cottage	62.60	sq m	)	
Attached Carport	21.00	sq m	)	
Whare near manager's house	10.80	sq m	)	
Shed in paddock	17.36	sq m	)	
Implement shed/stables	90.00	sq m	)	
Killing shed etc	0.00	sq m	)	
Shearers Quarters	98.00	sq m	)	
Attached porch	22.00	sq m	)	
Woolshed	434.55	sq m	)	
Concrete apron	12.85	sq m	)	
Covered yards	504.00	sq m	)	
Tractor Shed	59.22	sq m	)	
Attached open lean-to	25.20	sq m	)	
Workshop	81.00	sq m	)	
Deer shed	85.40	sq m	)	
Haybarn and other buildings			)	
				$ 253,000
Other Farm Improvements				
Water supply			)	
Tracking and crossings			)	
Sheep yards			)	

Cattle yards		)		
Conventional fencing		)		
			$ 490,000	
Total Value of Improvements				$ 1,244,000
Land				
Flat to easy rolling at front close to road	80.00	hectares)		
Elevated easy country	40.00	hectares)		
Back flats, fully developed	35.00	hectares)		
Easy medium contoured clean hills	613.00	hectares)		
Steeper hills	160.00	hectares)		
Steep sidlings/gorges and bush etc	175.00	hectares)		
Total	1103.00	hectares)		
				$ 5,510,000
Market Value Land and Buildings				$ 6,754,000
Plus Chattels (carpets, drapes, light fittings etc) and woolshed plant etc				$ 26,000
TOTAL MARKET VALUE				**$ 6,780,000**

Analysis	$	6,147	Capital Value per ha
	$	2,489	Capital Value per acre
	$	4,995	Land Value per ha
	$	2,022	Land Value per acre
	$	678	Capital Value per Stock Unit
	$	551	Land Value per Stock Unit

This valuation provides our assessment of the market value. Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

8. Certification

Experience
The principal signatory has a minimum of five years experience in valuing the subject class of asset, has all appropriate qualifications and registrations enabling them to practice as a valuer and has not been subject at any stage to disciplinary action by the relevant professional governing body.

Independence
The signatory has no direct or indirect pecuniary or other interests in the property being valued, and is not aware of any other potential conflicts of interest.

Professional Indemnity Cover
We certify that Pawson Property Solutions Limited hold professional negligence insurance yet only for an amount not less than 25% of the subject valuation assessment.

9. Valuation Definitions

The valuation is made under the appropriate Australia and New Zealand Property Standards and the NZ equivalent to International Accounting Standard 16, *Property, Plant and Equipment* (NZ IAS 16).

Fair Value (or Market Value) is the estimate amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

Each element of the definition of Market Value has its own conceptual framework and can be defined as follows:

i. "The estimated amount..." refers to a price, normally in terms of money, upon which the Market Value transaction should be based. It is measured as the most probable price for the asset considering all other elements of the definition, rather than a price inflated or deflated by special or unusual creative financing unless such financing sets market levels, or special considerations or concessions granted by anyone associated with the sale.

ii. "...an asset should exchanged..." refers to the fact that the valuation of an asset is an estimate or forecasted amount rather than an actual sale transaction. It is the price at which the market expects that a transaction would occur in keeping with other elements of the definition.

iii. "...on the date of valuation..." specifies that the estimated value is time specific. Because markets and market conditions are subject to continual change, a properly rendered valuation is appropriate as of that point in time, but may not be appropriate at another time.

iv. "...between a willing buyer and a willing seller..." recognizes the basic market condition: there must be a buyer and a seller for a market to be identified. In usual market circumstances, a sufficient number of buyers and sellers are available, and in a Market Value estimate are assumed to have typical market knowledge and an understanding of the uses for which the asset has been created and how it can be best employed. In instances where either buyers or sellers are limited in number, a restricted market condition may exist, in which case the Valuer must deal with such circumstances in accordance with special provisions referred to in these standards.

v. "...in an arms length transaction..." eliminates from consideration a transaction in which the relationship of the parties or other special dealings would establish a transaction that is not typical of others within the valued property's market. A Market Value transaction is one in which each part operates independently of the other.

vi. "...wherein the parties had each acted knowledgeably and prudently..." presumes that both the buyer and the seller are reasonably informed and that both will act in a way which demonstrates their knowledge of the property, its markets, and normal alternatives that are available to each party. Each will act for self-interest using that knowledge.

vii. "...and without compulsion..." establishes a market situation in which each party is motivated to undertake the transaction, but neither is forced or unduly coerced to complete it.

10. Assumptions and Notes

- Where this property is occupied primarily by the owner, or held for community amenity purposes then this valuation has been made on the basis of the property's existing use and value to the business of the owner.
- Where the property's Alternative Use value differs materially, a separate value is assessed as Net Realisable Value. In this case not applicable.
- The property has been valued as if free and clear of any mortgages, debenture or other charge against the property.
- No allowance has been made for any liability for taxation which may arise on disposal of the property, nor any allowance for any capital based Government grants or investment allowances which may apply if the property was being built at the date of valuation.

11. Special Comments

- Current photographs are included within this report.
- Some reliance has been placed on data as collected by the previous valuer, Russ Goudie. Where practical however we have verified the data and have made changes where necessary.
- Non Publication: Neither the whole nor part of this valuation certificate may be reproduced (except reference thereto by way of a note to the annual accounts) in any published documents, circular or statement nor published in any way without the Valuer's written approval of the form and context in which it may appear.
- Limitation of Use: This valuation has been prepared solely for the purpose and for the person(s) stated overleaf and the Valuer shall not be liable to any other person(s) using this certificate for any other purpose whatsoever (e.g. insurance, mortgage lending, sale and purchase etc), without prior reference to the Valuer who reserves the right to prepare a separate valuation report on such basis as considered appropriate for such purposes, and /or person(s).

12. Compliance Statements

Morgans Property Advisors can confirm that:

- The statements of fact presented in this report are correct to the best of the Valuer's knowledge
- The analyses and conclusions are limited only by the reported assumptions and conditions
- The Valuer's fee is not contingent upon any aspect of the report

- The Valuer has no interest in the subject property
- The Valuer has satisfied professional education requirements
- The Valuer has experience in the location and category of the property being valued
- The Valuer has made a personal inspection of the property
- No-one, except those specified in the report, has provided professional assistance in preparing the report

13. Statement of General Valuation Policies

This valuation and all valuation services are provided by Pawson Property Solutions Limited solely for the use of the addressee. Pawson Property Solutions Limited does not and shall not assume any responsibility to any person other than the client for any reason whatsoever including breach of contract, negligence (including negligent misstatement) or willful act of default of itself or others by reason of or arising out of the provision of this valuation or valuation services. Any person, other than the client, who uses or relies on this valuation does so at their own risk. This valuation has been completed for the specific purpose stated in this report. No responsibility is accepted in the event that this report is used for any other purpose.

We have made no survey of the property and its boundaries and assume no responsibility in connection with such matters. Unless otherwise stated it is assumed that all improvements lie within the Title boundaries. Any sketch, plan or map in this report is included to assist the reader in visualising the property and should not be relied upon as being definitive.

This report has been prepared for valuation purposes only and is not intended to be a structural, geotechnical or environmental survey. No enquiries in respect of any property, or of any improvements erected thereon, has been made for any sign of timber infestation, asbestos or other defect, whether latent, patent or structural.

In preparing this report and unless otherwise stated services to the property have not been tested nor have we researched Local Authority records to ascertain requisitions affecting the property.

No environmental audit has been undertaken but indications are that the property has no apparent detrimental considerations under the Resource Management Act 1991.

This report is relevant as at the date of preparation and to circumstances prevailing at the time. However, within a changing economic environment, returns on investment and values can be susceptible to variation - sometimes over a relatively short time scale. We therefore strongly recommend that before any action is taken involving acquisition, disposal, borrowing, restructuring, or any other transaction that you consult us.

Pawson Property Solutions Limited has a policy of not contracting out of the provisions of the Consumer Guarantees Act. Accordingly, where there is any conflict between any statement in this report and Consumers Guarantees Act 1993, the latter shall prevail.

We confirm that Pawson Property Solutions has no financial interest or otherwise in the subject property and that there is no relationship with the Vendor, Purchaser or any agents.

Morgans Property Advisors
3 July 2015

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier 412631
Land Registration District Wellington
Date Issued 04 August 2008

Prior References
WN963/64

Estate	Fee Simple
Area	744.7467 hectares more or less
Legal Description	Lot 2 Deposited Plan 403792 and Section 53 Block XIV Pukeokahu Survey District and Lot 1 Deposited Plan 10698 and Lot 1 Deposited Plan 17683

Proprietors
Pukekaka Station Limited

Interests

Subject to Section 59 Land Act 1948

Subject to a right (in gross) to construct and operate a radio repeater station over part marked A on DP 403792 in favour of Her Majesty The Queen created by Transfer B103256.1 - 20.8.1990 at 11.59 am

6943418.3 Mortgage to Bank of New Zealand - 11.7.2006 at 9:00 am

Identifier 412631

Title Diagram ct 412631

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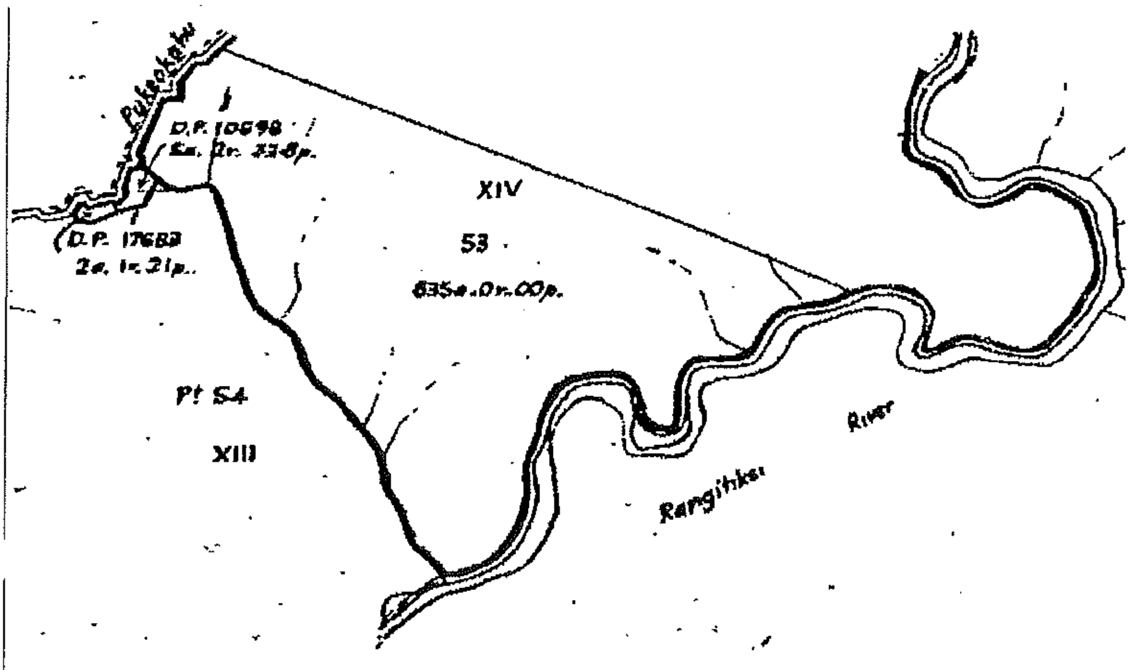

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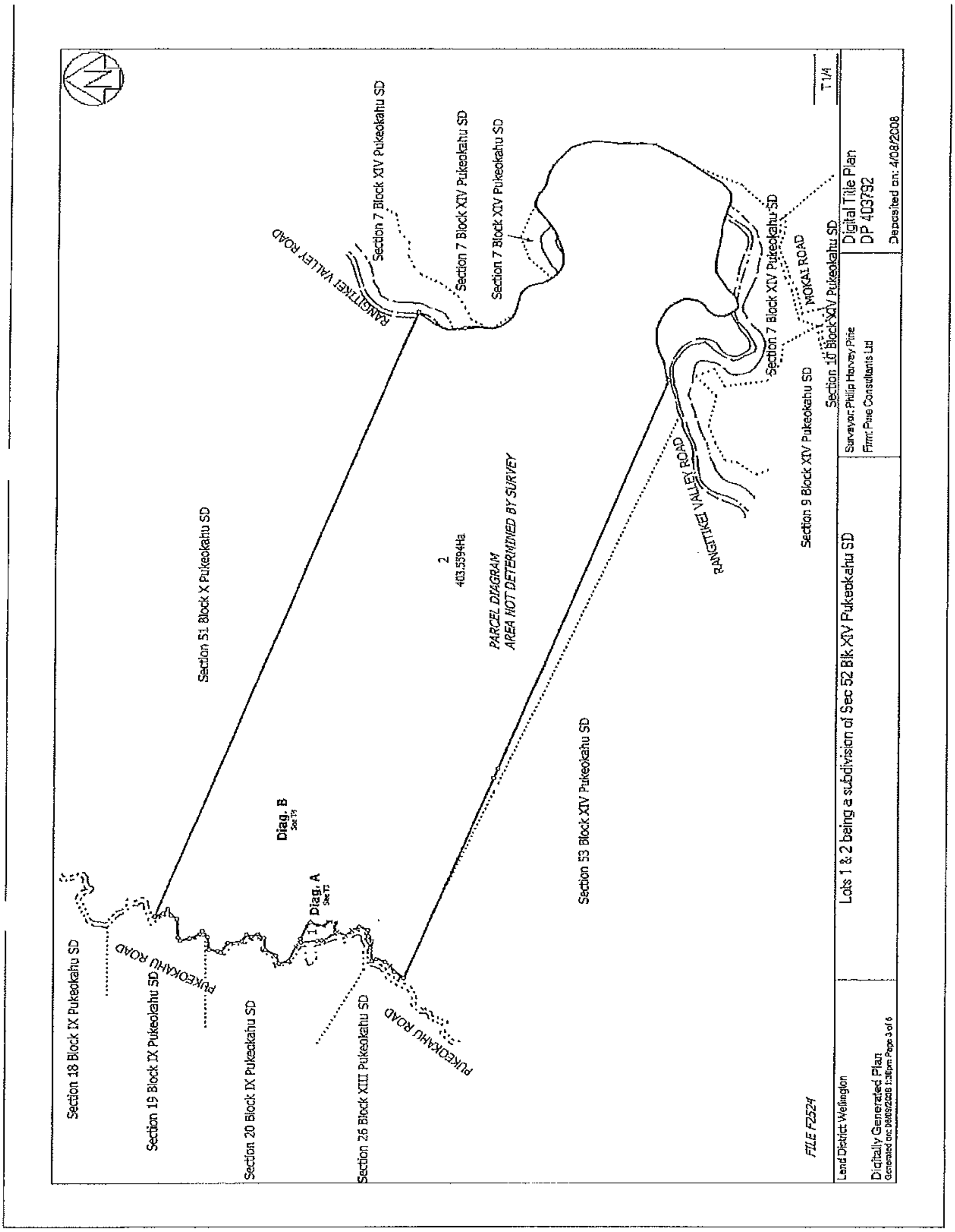
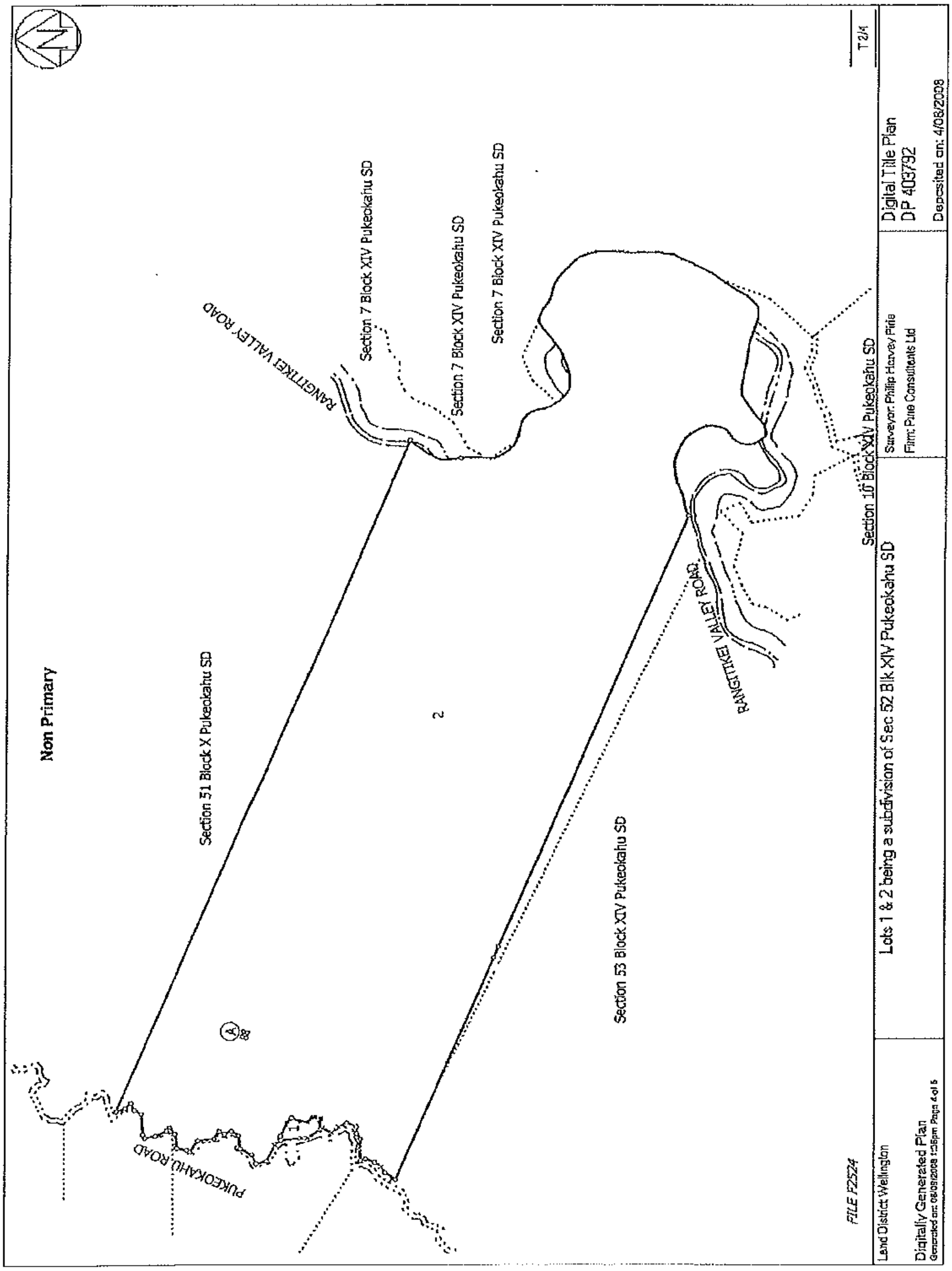


Identifier 412631



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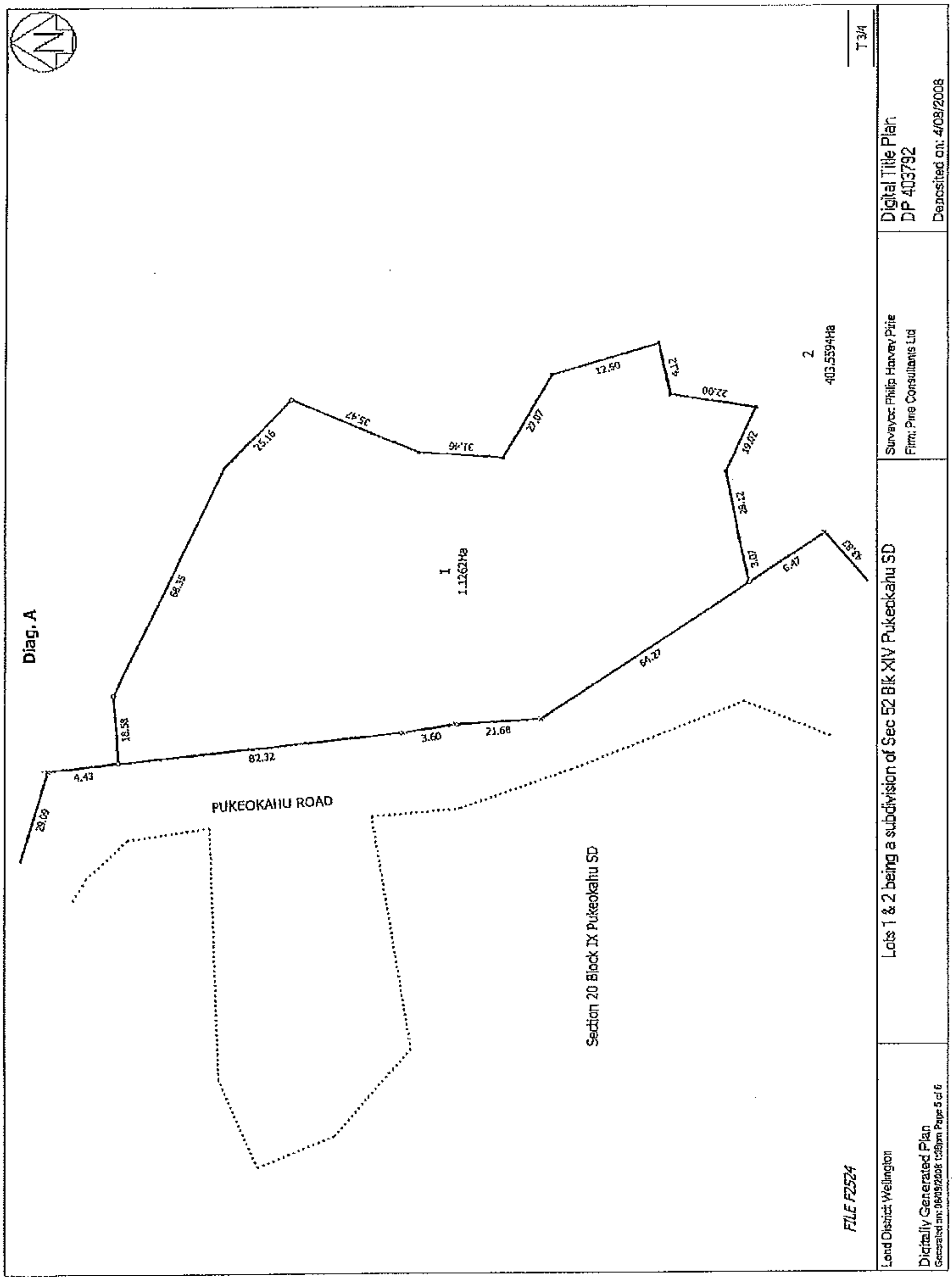

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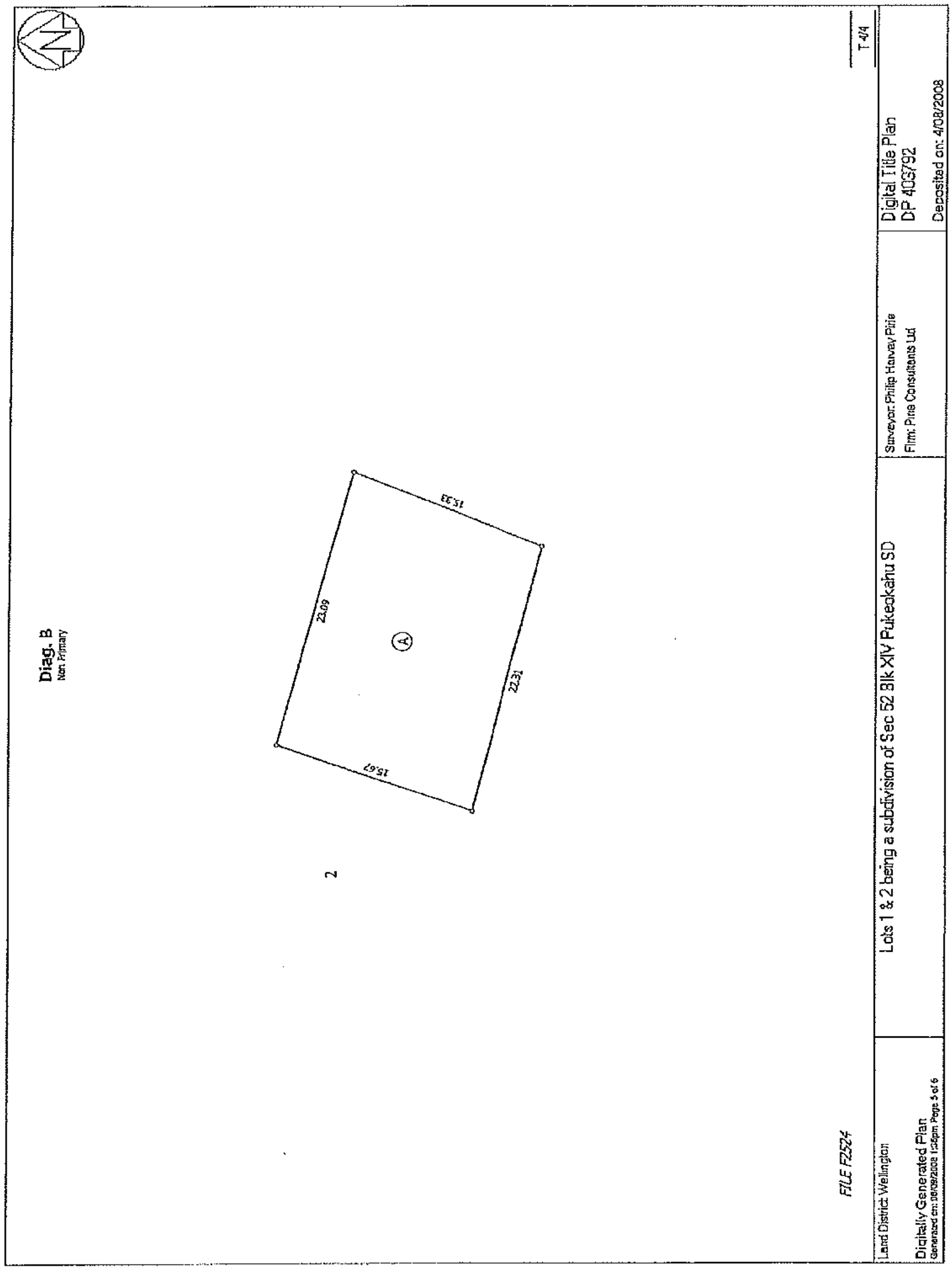


COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier 317249
Land Registration District Wellington
Date Issued 08 February 2007

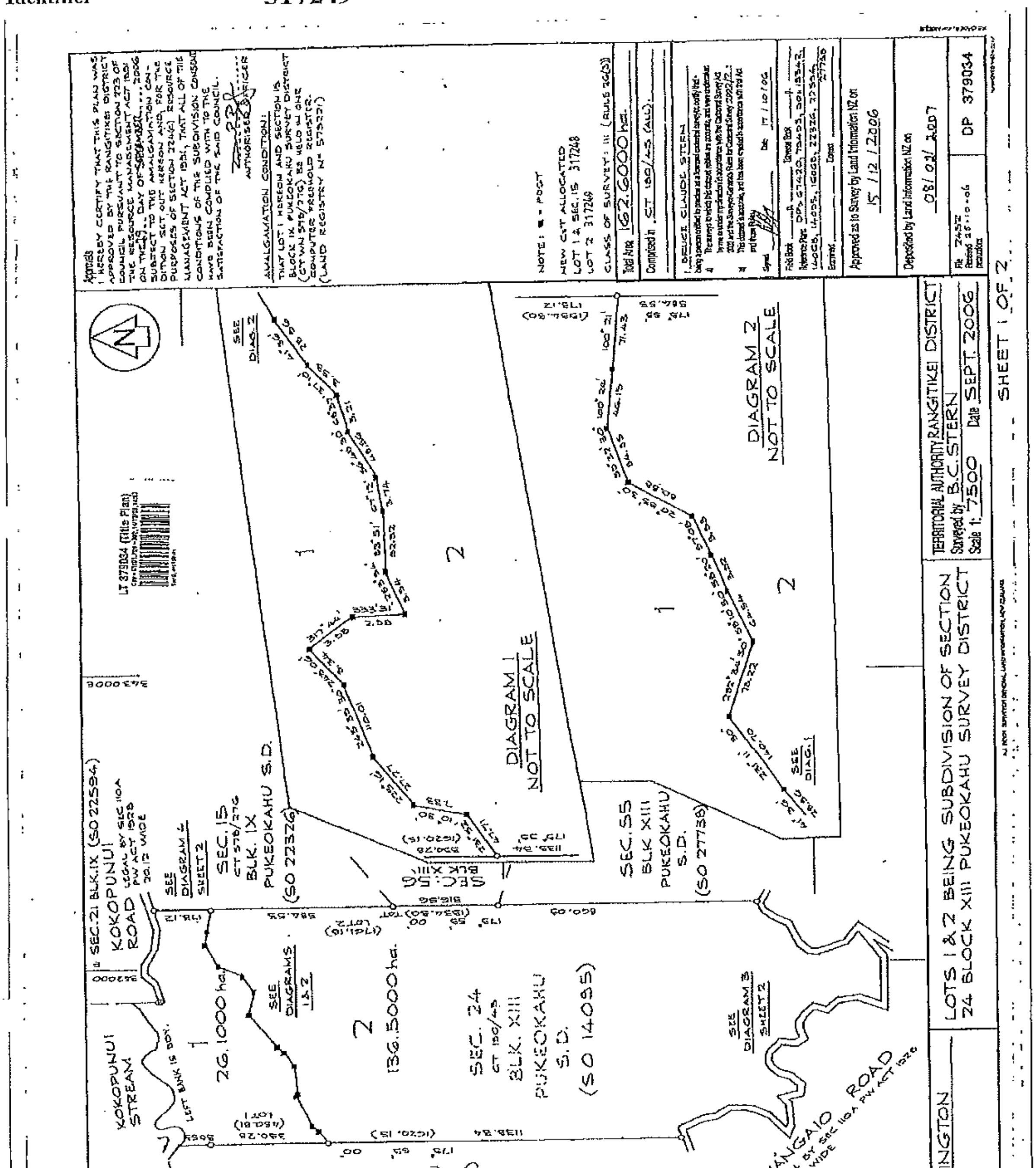
Prior References
WN180/45

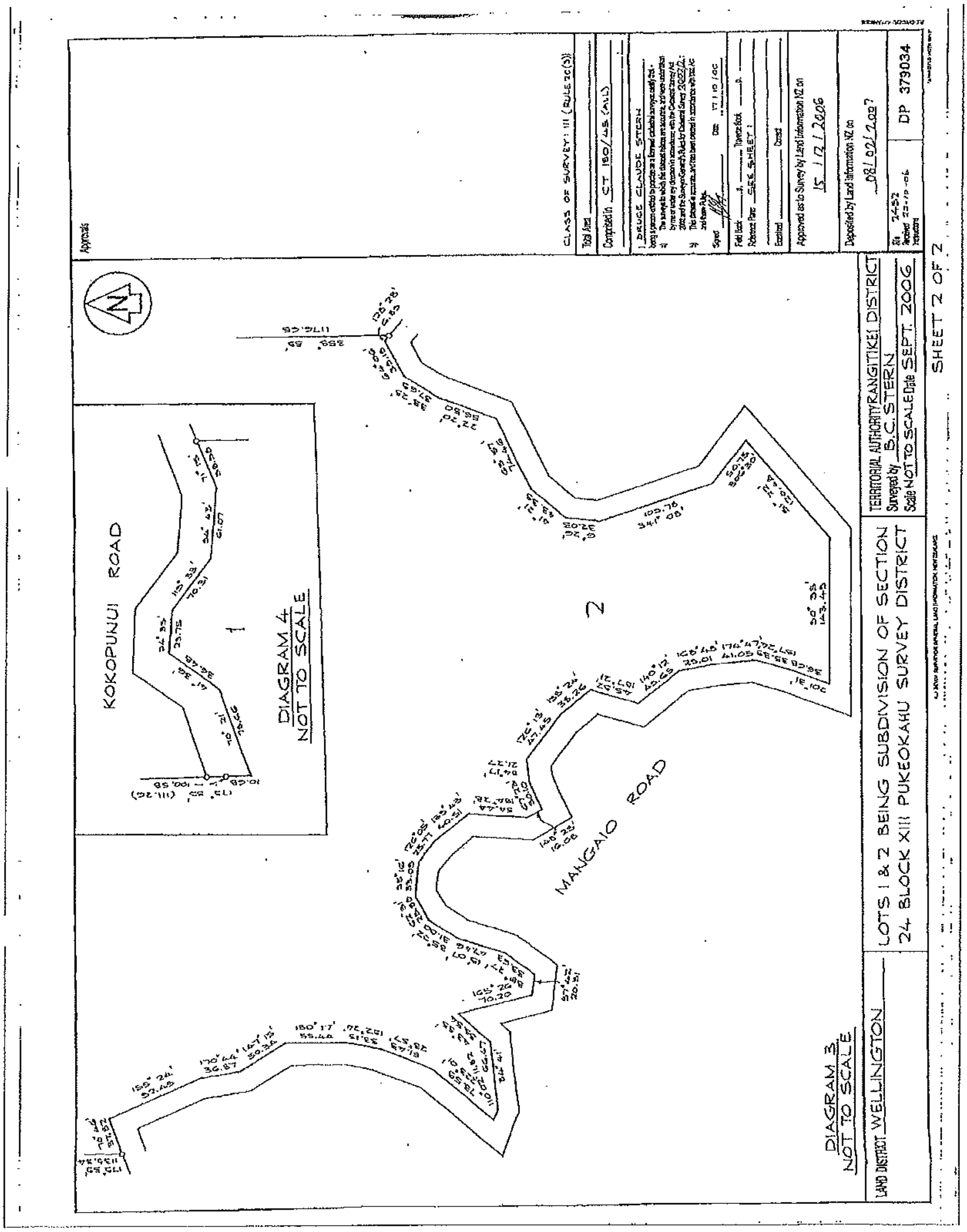
Estate	Fee Simple
Area	136.5000 hectares more or less
Legal Description	Lot 2 Deposited Plan 379034

Proprietors
Pukekaka Station Limited

Interests
8519589.1 Mortgage to Bank of New Zealand - 29.7.2010 at 11:03 am

Identifier 317249




CLASS OF SURVEY: III (RULE 2C(3))
Compiled in CT 180/45 (ALL)
Approved as to Survey by Land Information NZ on 15/12/2006
Deposited by Land Information NZ on 08/02/2007
DP 379034
KOKOPUNUI ROAD
DIAGRAM 4 NOT TO SCALE
MANGAIO ROAD
DIAGRAM 3 NOT TO SCALE
LAND DISTRICT WELLINGTON
LOTS 1 & 2 BEING SUBDIVISION OF SECTION 24 BLOCK XIII PUKEOKAHU SURVEY DISTRICT
TERRITORIAL AUTHORITY RANGITIKEI DISTRICT
Surveyed by B.C. STERN
Scale NOT TO SCALE Date SEPT. 2006
SHEET 2 OF 2

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **WN277/283**
Land Registration District **Wellington**
Date Issued 20 April 1921

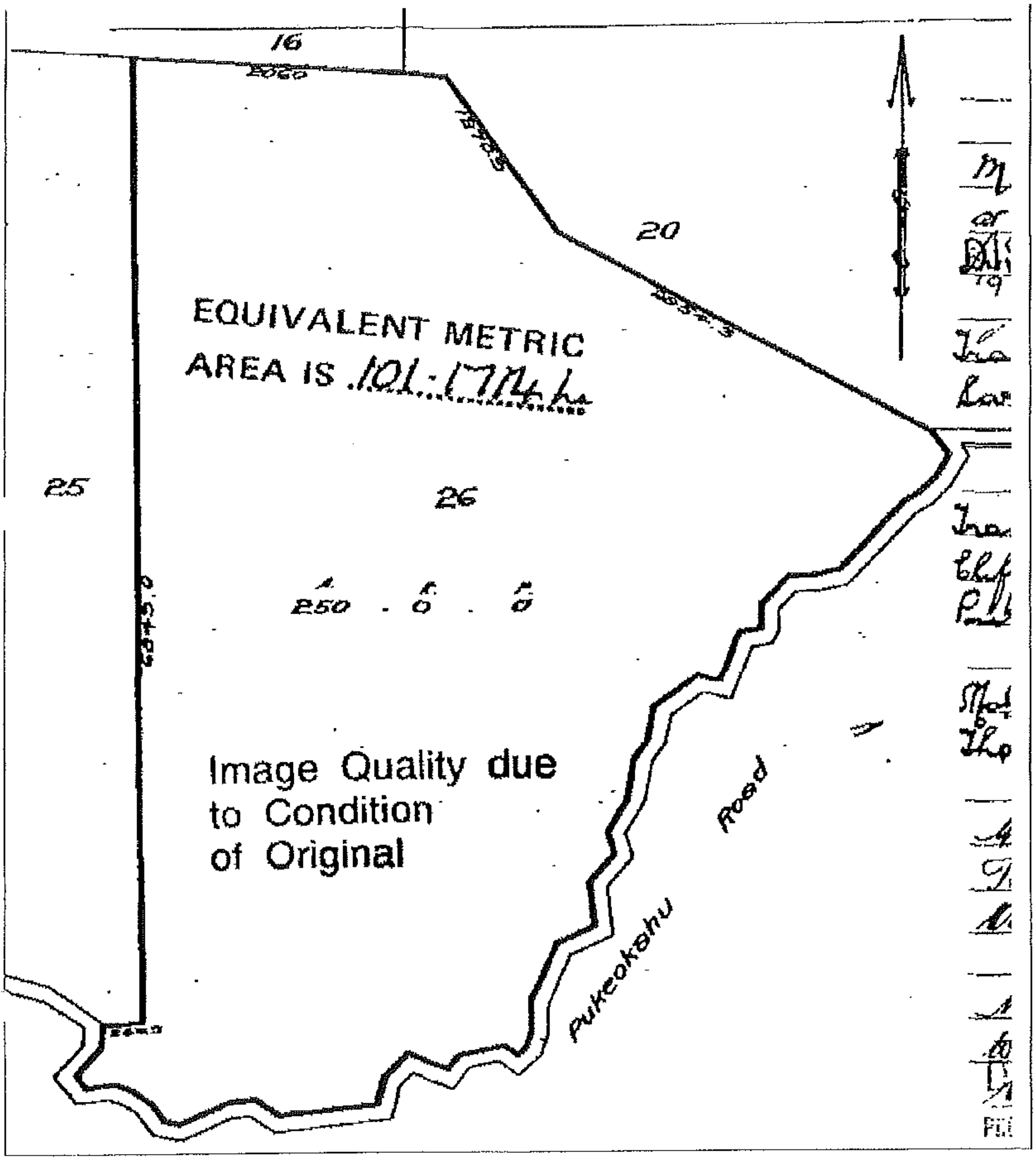
Prior References
WA 4/127 WNPR8958

Estate	Fee Simple
Area	101.1714 hectares more or less
Legal Description	Section 26 Block XIII Pukeokahu Survey District

Proprietors
Pukekaka Station Limited

Interests
6943418.3 Mortgage to Bank of New Zealand - 11.7.2006 at 9:00 am

Identifier WN277/283



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

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R.W. Muir
Registrar-General
of Land

Identifier	**WN24D/775**
Land Registration District	**Wellington**
Date Issued	14 November 1983

Prior References
WN7C/876

Estate	Fee Simple
Area	83.0617 hectares more or less
Legal Description	Section 56 Block XIII Pukeokahu Survey District

Proprietors
Pukekaka Station Limited

Interests

Subject to Section 8 Mining Act 1971
Subject to Section 5 Coal Mines Act 1979
6943418.3 Mortgage to Bank of New Zealand - 11.7.2006 at 9:00 am

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

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R.W. Muir
Registrar-General
of Land

Identifier	**WN24B/977**
Land Registration District	**Wellington**
Date Issued	19 July 1983

Prior References
WNPR7C/875

Estate	Fee Simple
Area	37.8128 hectares more or less
Legal Description	Section 55 Block XIII Pukeokahu Survey District

Proprietors
Pukekaka Station Limited

Interests

Subject to Section 8 Mining Act 1971
Subject to Section 5 Coal Mines Act 1979
8519589.1 Mortgage to Bank of New Zealand - 29.7.2010 at 11:03 am

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

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R.W. Muir
Registrar-General
of Land

Identifier **WN24B/977**
Land Registration District **Wellington**
Date Issued 19 July 1983

Prior References
WNPR7C/875

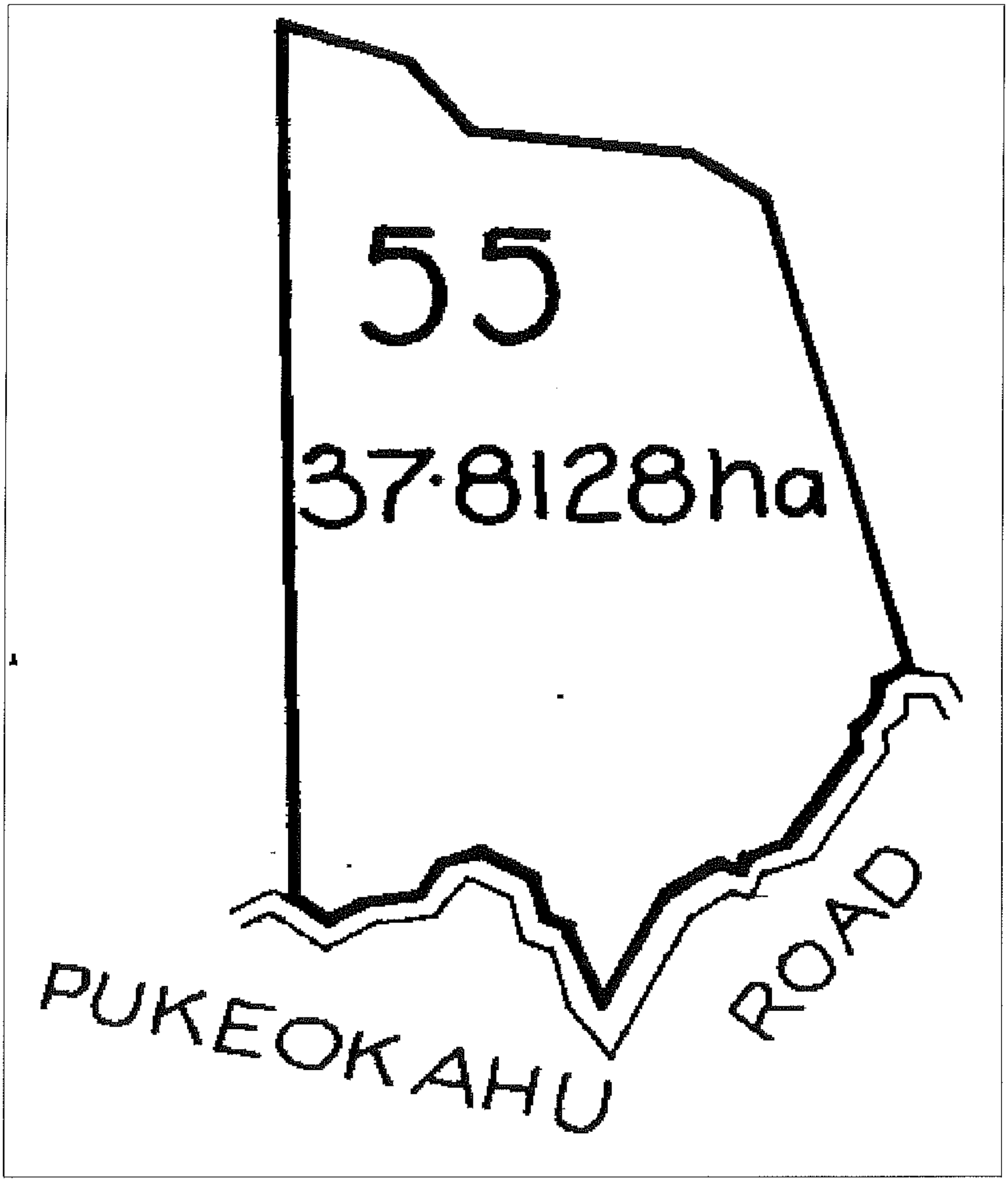
Estate	Fee Simple
Area	37.8128 hectares more or less
Legal Description	Section 55 Block XIII Pukeokahu Survey District

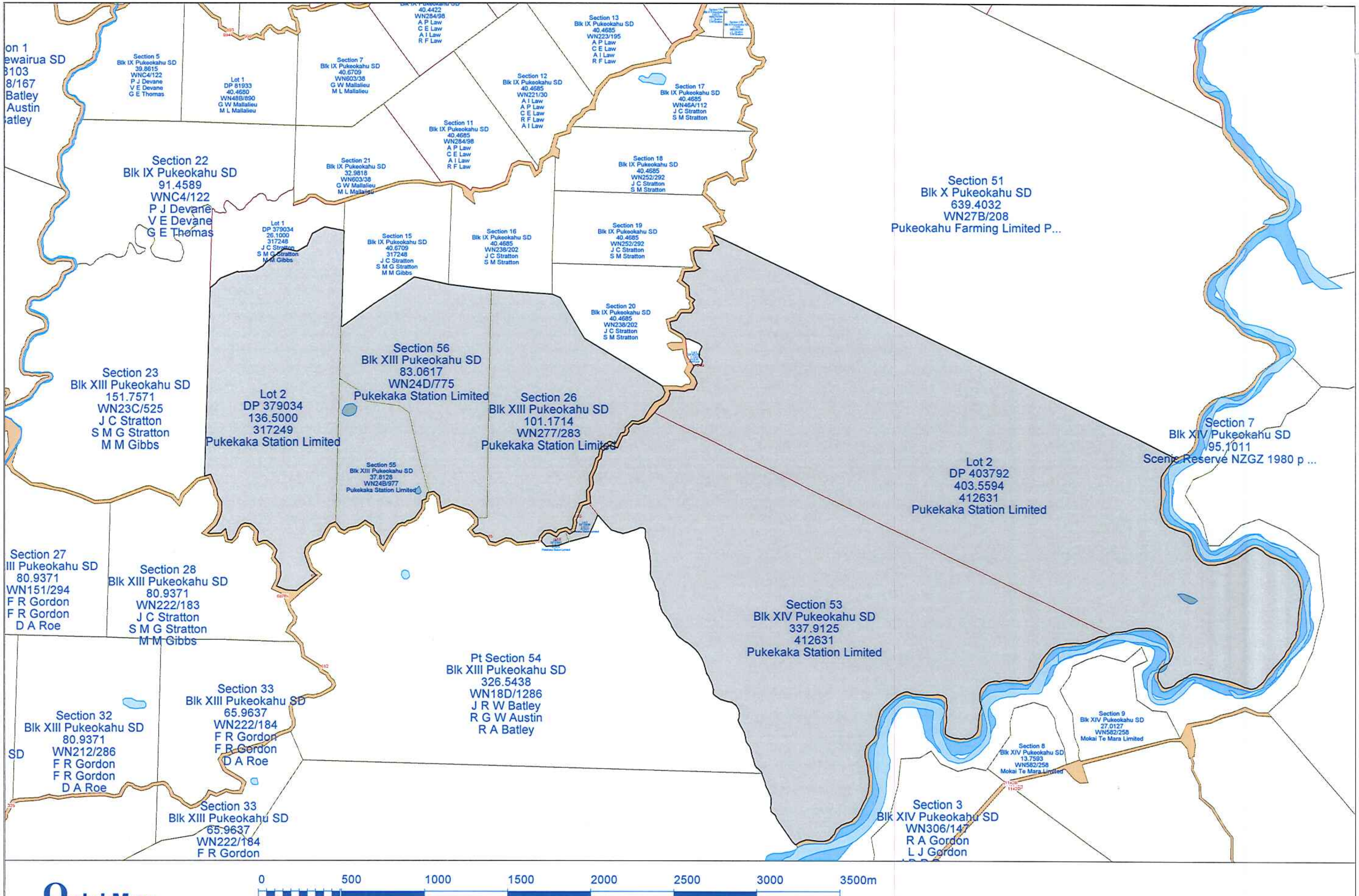
Proprietors
Pukekaka Station Limited

Interests

Subject to Section 8 Mining Act 1971
Subject to Section 5 Coal Mines Act 1979
8519589.1 Mortgage to Bank of New Zealand - 29.7.2010 at 11:03 am

Identifier **WN24B/977**





QuickMap
Custom Software Ltd

Any person wishing to rely on the information shown on this map must independently verify the information

Scale 1:28845 Topographical and Cadastral map derived from LINZ data. Printed: 3/07/2015 15:39.

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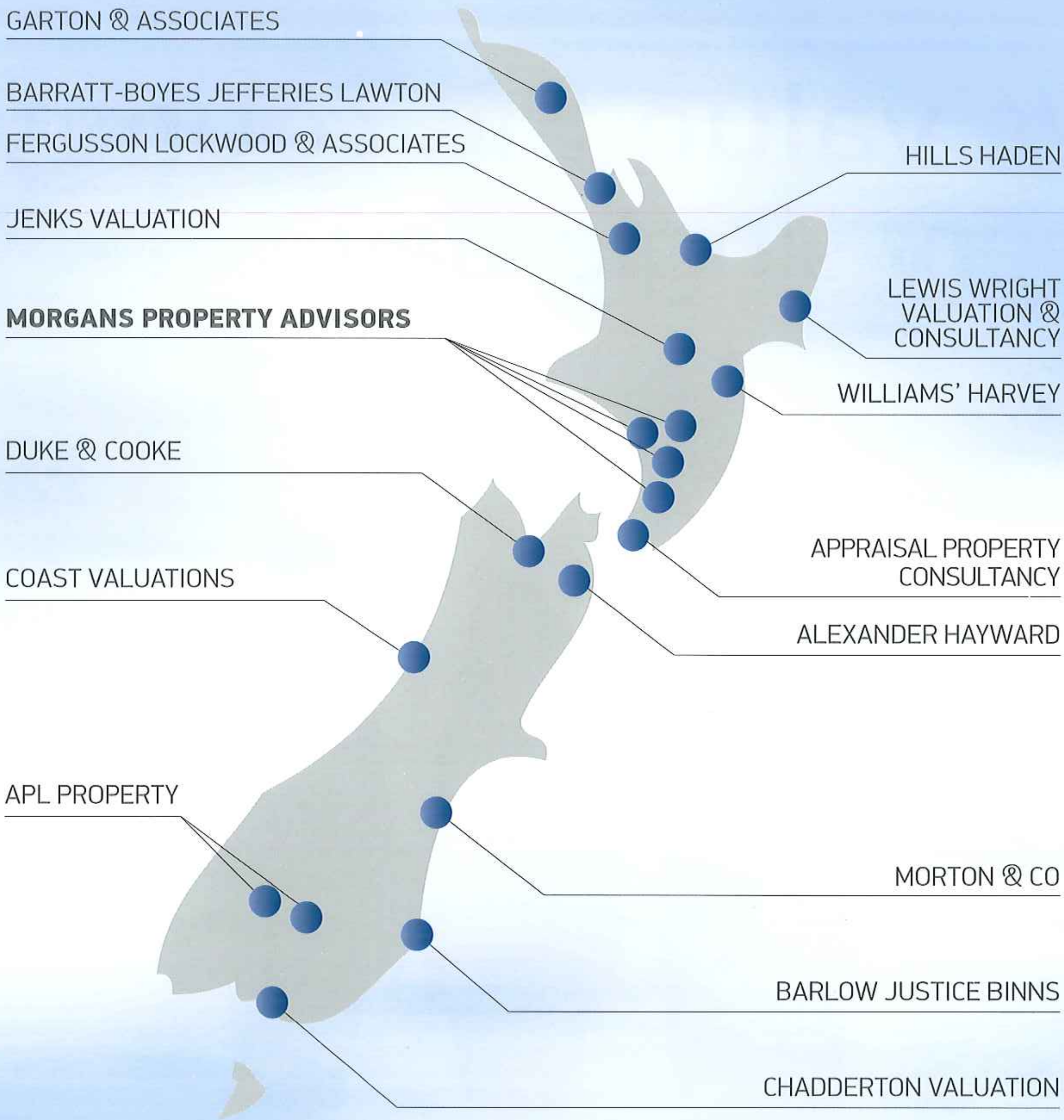

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