

This information Memorandum, title or other supplementary property information (the "Information") has been prepared by Whalan and Partners Limited, trading as Bayleys ("Bayleys") as agent for "the Vendor". The Information contains information that is publicly available and/or sourced from third parties and capable of independent verification. It has been prepared solely to assist interested parties in deciding whether to further their interest in the Property and Whalan and Partners Limited is acting as a conduit and merely passing this information over. Prospective purchasers must not confine themselves to the contents of the Information but should, in conjunction with their professional advisors, make their own evaluation of the Property and conduct their own investigation, analysis and verification of the data contained in the Information and otherwise concerning the Property. Such evaluation should extend to and include whether there has been a change in the affairs or prospects of the Property since the date of the Information or since the date as at which any information contained in the Information is expressed to be applicable.

Bayleys and the Vendor have not verified any of the detail contained in the Information and Bayleys and the Vendor make no representation or warranty as to the accuracy or completeness of the information and neither Bayleys nor the Vendor accept and/or shall have any liability whatsoever for the accuracy of any part of the information including any liability for any statements, opinions, information or matters (expressed or implied) arising out of, contained in or derived from the Information, or any omissions from, or failure to correct any information, or any other written or oral communications transmitted to any recipient of the Information in relation to the Property.

