



**VALUATION CERTIFICATE ON A
COMMERCIAL PROPERTY NO. 11294-2447**



HA TSOLO, MASERU URBAN AREA

APPROVED
[Signature]
24/02/2020



VALUATION CERIFICATE

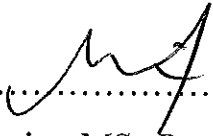
1. **INSTRUCTIONS:** Valuation of the property No. 11294-2447 for transfer purposes.
2. **DESCRIPTION OF PROPERTY:** Valuation is made on an undeveloped commercial site measuring 1,716 square metres.
3. **LOCATION:** Ha Tsolo, Maseru Urban area.
4. **VALUATION DATE:** Material date of valuation is the 10th April 2017.
5. **MARKET VALUE:** M 51,000.00 on a comparable method of valuation basis.
6. **CAVEATS:**
 - 1.0 We have physically inspected the property;
 - 2.0 We have considered all available factors affecting value in forming an opinion of value;

Company Expertise:

MSc in Land and Property Development Management-UES (RSA), BA Geography-NUC, MSc in Property Development and Management-WFES (RSA), BA URP-NUC, International Certificate in Property Valuation-Inspen Malaysia, BSc Land Management & Valuation-UCLAS-Tanzania, International Certificate in Valuation of Special Properties, Inspen Malaysia.

3.0 We have no present or contemplated interest in the property;

4.0 We have conducted the valuation in conformity with the ethics of the valuation profession.

Signature of Valuer.....

Name: Tankisang Mosito, MSc Property Science

On behalf of: Math Properties

Dated: 08th July 2020.

2

Company Expertise:
MSc in Land and Property Development Management-UEPS (RSA), BA Geography-NUEL; MSc in Property Development and Management-WITS (RSA), BA URP-NUEL, International Certificate in Property Valuation-Inspen Malaysia; BSc Land Management & Valuation-UCLAS-Fuzunin; International Certificate in Valuation of Special Properties, Inspen Malaysia.

Location Map



3

Company Expertise:

MSc in Land and Property Development Management-UFN (RSA), BA Geography- NUEL; MSc in Property Development and Management-WHS (RSA), BA URD- NUEL, International Certificate in Property Valuation-Inspen Malaysia; BSc Land Management & Valuation- UCLAS- Lanzania; International Certificate in Valuation of Special Properties, Inspen Malaysia.