

Market Risk Ratings

| Risk Rating Category | Market Direction (price) | Market Activity | Local/ |
|---|--|---|---|
| | <p>Relates to the direction and strength of price movement over the previous 12 months.</p> <p>Refers to the relevant market segment that the subject property is transacted in.</p> | <p>Relates to market activity with regards to supply and demand for competing product to the subject property.</p> <p>Refers to the relevant market segment that the subject property is transacted in.</p> | <p>The exte economy property</p> <p>Refers to within th</p> |
| <p>1 - Low risk No readily identifiable adverse issue</p> | <ul style="list-style-type: none"> ➤ Stable, <u>steady</u> and consistent market prices. | <ul style="list-style-type: none"> ➤ High demand and low supply of competing product to the subject property at date of valuation. | <ul style="list-style-type: none"> ➤ Loca ➤ Loca two |
| <p>2 - Low to medium risk Minor adverse issue only not warranting comment</p> | <ul style="list-style-type: none"> ➤ Consistent low to moderate increase in market prices. | <ul style="list-style-type: none"> ➤ Supply and demand of competing product to the subject property in equilibrium at date of valuation. | <ul style="list-style-type: none"> ➤ Nor |
| <p>3 - Medium risk There is an adverse issue in the Report for the Client to consider before reliance upon the Report</p> | <ul style="list-style-type: none"> ➤ Early signs of a change (either increase or decrease) in market prices. | <ul style="list-style-type: none"> ➤ Potential oversupply of competing product to the subject property at date of valuation or expected in next 6 to 12 months. | <ul style="list-style-type: none"> ➤ Abor econ Evid |
| <p>4 - Medium to high risk There is an important adverse issue in the Report for the Client to consider before reliance upon the Report</p> | <ul style="list-style-type: none"> ➤ Definite signs of change (either increase or decrease) in market prices. | <ul style="list-style-type: none"> ➤ Apparent oversupply of competing product to the subject property at date of valuation or expected in the next 3 – 6 months. | <ul style="list-style-type: none"> ➤ Sign occu Loca two |
| <p>5 - High risk There is an extremely important / urgent adverse issue in the Report that could have a major impact on the current value and/or marketability of the subject property for the Client to consider before reliance upon the Report.</p> | <ul style="list-style-type: none"> ➤ Continuous and significant change (increase or decrease) in market prices. ➤ Steeply rising or steeply declining market prices. | <ul style="list-style-type: none"> ➤ Known/current oversupply of competing product to the subject property at date of valuation. | <ul style="list-style-type: none"> ➤ Sign Oth |