Hamilton Davit

Disclaimer document prepared for Retail Direct Property Group Pty Ltd for Information Memorandum use.

DISCLAIMER

This information memorandum ("IM") has been prepared by Retail Direct Property Group Pty Ltd, ABN 57 602 593 484 ("Retail Direct") and is prepared on the basis of information provided to Retail Direct in connection with the relevant transaction. Any statement or opinion made by Retail Direct or its Directors and/or Employees, in connection with the transaction contemplated in the IM is not based on any actual or implied knowledge or consideration of the investment objectives, financial situation, legal or taxation position or any other particular needs or requirements of the recipients of this IM. All parties must make their own independent assessment and investigation including without limitation, seeking professional advice and must determine its interest in proceeding upon the basis of such independent assessment, investigation and appraisal. Any statement or opinion of Retail Direct whether express or implied is not, nor should be, construed as a recommendation by Retail Direct, or any of their officers, agents or employees to participate in the transaction and, to that extent, no reliance will be placed on Retail Direct or their associates. Retail Direct, and their associates do not warrant (expressly or implied) that information contained in this IM is complete, true and correct and not misleading or not likely to be misleading or deceptive. Retail Direct, and their associates, are not responsible and will not under any circumstances be liable (whether at law, in equity, under statute or otherwise) for any statement made or anything contained in or arising out of the information including, without limitation, any errors, misrepresentation or omissions. Retail Direct disclaims all responsibility for any loss or damage caused by reliance by any person on this IM or any representation, warranty or statement made by or on behalf of Retail Direct, and their associates. This IM is confidential and is for the sole use of persons directly provided with it by Retail Direct and is not to be reproduced, copied or sent to any other person without the prior written consent of Retail Direct. The use by, or reliance upon this document by any other person is not authorised by Retail Direct and without limitation to the above disclaimers, Retail Direct and are not liable for any loss arising from such unauthorised use or reliance.