



Ministry of District Administration & Lands

Cayman Islands Government

The Governor (Vesting of Lands) Act (2005 Revision)

REPORT & RECOMMENDATION OF THE MINISTER RESPONSIBLE FOR LANDS

This is my Report recommending the vesting of Crown land at Registration Section Bodden Town, Block 43D Parcel 159 to **Joy Evadney Gidarisingh** in accordance with Section 10 (1) (b) of the above Act. It is accompanied by the documents required pursuant to Section 10 (2) of the said Act which contain the details of the proposed vesting.


Honourable Juliana O'Connor-Connolly, JP, MP
Minister

DATE: 23/3/ 2023

**REPORT OF THE ACTING CHIEF OFFICER,
MINISTRY OF DISTRICT ADMINISTRATION & LANDS**

**VESTING OF CROWN LAND
BLOCK 43D PARCEL 159
TO JOY EVADNEY GIDARISINGH**

Block 43D Parcel 159 comprises a square shaped Parcel of 1.0 acre that is located on Lakeview Drive in Bodden Town. Its east boundary adjoins Pease Bay Pond. The Parcel is zoned Low Density Residential. The parcel is partly developed, with a residential two-bed duplex thought to date from 1995, part of which is furnished for worship as 'The Glad Tidings Church of the First Born'. Behind that property is a residential timber structure and a shipping container.

A map showing the location of Block 43D Parcel 159 is attached to this report.

In 2005 the company Glad Tidings Church of the First Born Ltd purchased the Parcel, paying CI\$ 190,000. Payment was partly made with a mortgage taken out from First Caribbean Bank in the sum of CI\$ 170,000. The two notarized Director signatories for the mortgage are a Mr and Mrs Gidarisingh, who put up their under-construction jointly-owned residence at #171 Longfellow Circle, Breakers (Block 48C Parcel 62) as collateral. The duplex at Lakeview Drive was then used as a place of worship for the church - Mr Gidarisingh being its full-time pastor - and as a residence for Mr and Mrs Gidarisingh.

Following a prolonged bout of ill-health, sadly Pastor Lloyd Gidarisingh passed away in 2010. Mrs Gidarisingh then sold the Longfellow residence and used the proceeds to repay the mortgage on the Lakeview Drive duplex. Mrs Gidarisingh still resides to this day in one half of the Lakeview Drive duplex.

Unbeknown to Mrs Gidarisingh, her husband's land-owning company Glad Tidings Church of the First Born Ltd had been struck-off by the Registrar of Companies on 31st July 2009, on the statutory grounds that the Registrar *"had reasonable cause to believe that the company was not carrying on business or in operation"* (Section 156 in Part IV of the Companies Act 2022 Revision). In essence, this action was taken because the annual company registration fees were not paid.

Section 162 of this Act states; *'Any property vested in or belonging to any company struck-off the register under this Law shall thereupon vest in the Minister charged with responsibility for Finance and shall be subject to disposition by the Cabinet, or to retention for the benefit of the Islands.'* Therefore, ownership of the Lakeview Drive property automatically became vested in the Crown on 29th April 2021, the Church company having been struck-off for in excess of ten years. This being the term of years after which a defunct company becomes incapable of reinstatement under the Act.

When a member of staff from the Lands & Survey Department then visited the property, Mrs Gidarisingh was shocked to discover that the company had been struck-off and ownership of the Parcel had vested in the Crown. She explained her circumstances and was advised to make a claim to Cabinet for beneficial ownership of the Parcel.

The Cabinet carefully considered a report on the matter, including the evidence that Mrs Gidarisingh was able to provide in support of her claim to beneficial ownership. The Cabinet agreed to accept the validity of her claim, and to transfer the Parcel to Mrs Gidarisingh for nil consideration.

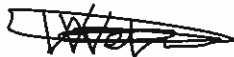
In accordance with Section 10 (2) of The Governor (Vesting of Lands) Act (2005 Revision), three valuations were commissioned of the land to be vested; one from Government's Chief Valuation Officer and two from independent property valuation companies. The valuations have to be procured, even though the value of the property is of little or no relevance, given the vesting is for nil consideration in this instance.

The table below outlines the three (3) opinions of market value:

Lands & Survey Dept	Bould	Blue Point
CI\$ 350,000	CI\$ 421,000	CI\$ 635,000

After careful analysis and consideration of the reports provided it was resolved (reference CP 659/22 on 23rd August 2022) that the Cabinet advise His Excellency The Governor to approve the vesting of Crown land Block 43D Parcel 159 to Joy Evadney Gidarisingh for nil consideration, with Stamp Duty waived.

Accompanying this report are all the documents specified in Section 10 (2) of The Governor (Vesting of Lands) Act (2005 Revision), including the valuation reports.



Wilbur Welcome
Acting Chief Officer
Ministry of District Administration & Lands

Date 15 March 2023



Block 43D Parcel 159

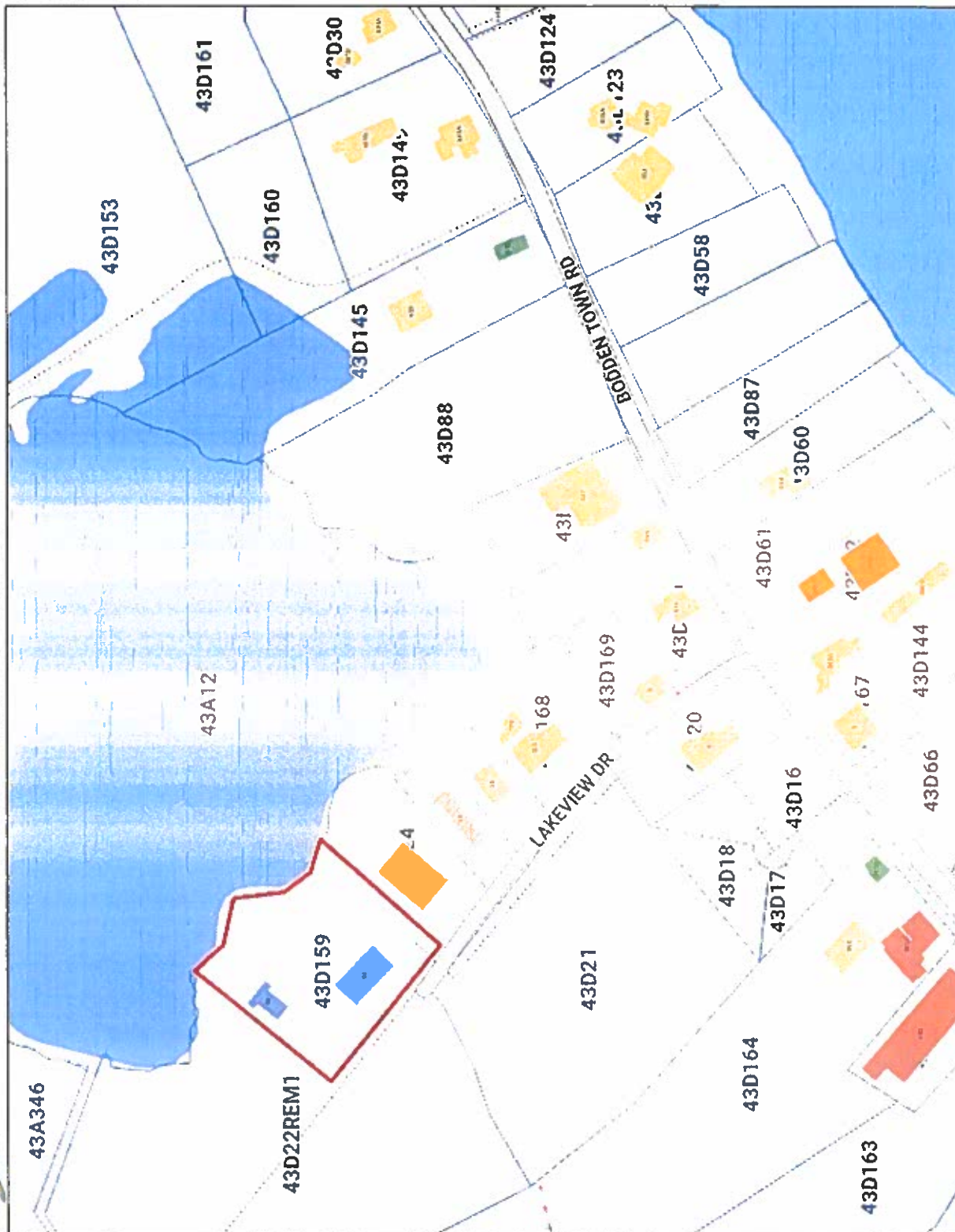


Legend



1:2,257

Notes



This map is a user generated static output from Caymap and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Boundary lines are indicative only. Refer to the individual parcel map for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

376.2 Feet

188.08

0

376.2

WGS_1984_Web_Mercator_Auxiliary_Sphere
Lands and Survey Department © Cayman Islands Government

www.caymanlandinfo.ky

THIS MAP IS NOT TO BE USED FOR NAVIGATION

[illegible]

RESOLUTION

**SECTION 10 (2) (e)
GOVERNOR (VESTING OF LANDS) ACT, (2005 REVISION)**

**PROPOSED DISPOSITION OF CROWN LAND
BODDEN TOWN, BLOCK 43D PARCEL 159**

Whereas:

- 1) The Cayman Islands Government proposes to vest the Crown's freehold interest in Bodden Town Block 43D Parcel 159 to Joy Evadney Gidarisingh, in recognising her claim to beneficial ownership of the property as valid based on the evidence provided. The Crown having derived ownership under Section 162 Companies Act (2022 Revision).
- 2) The Parcel area comprises approximately 1.0 acre.
- 3) After careful analysis and consideration Cabinet has advised His Excellency The Governor that it is in the best interest of the Cayman Islands to vest the Crown's freehold interest in Block 43D Parcel 159 to Joy Evadney Gidarisingh for nil consideration.
- 4) Stamp Duty is waived.

IT IS FURTHER RESOLVED that full details of the property and of the disposition proposed shall forthwith be published in the Cayman Islands Gazette and a local newspaper and that copies of this entire resolution and of the said advertisements in the Gazette and in the newspaper, together with all other items required for the purpose of the said Section 10, shall be laid on the table of the Cayman Islands Parliament by the Minister responsible for land.

PASSED in Cabinet this 23rd day of August 2022.



CLERK OF THE CABINET

Dr Wilmoth Shillingford	Member	Until 31 October 2024
Carrol Reid	Member	Until 31 October 2024
Tamara Ebanks	Member	Until 31 October 2024
Barrington Reid	Member	Until 31 October 2024
Christopher Abrahams	Member	Until 31 October 2024
Camille Rose-Sterling	Member	Until 31 October 2024
Dr Robert Bouliane	Member	Until 31 October 2024
Dr Melissa Hudell	Member	Until 31 October 2024
Shannon Seymour	Member	Until 31 October 2024
Sherryl Miller	Member/Layperson	Until 31 October 2024
Andria Dilbert	Member/Layperson	Until 31 October 2024
Cabinet Appointee (Ministry of Health and Wellness Designated)	Secretary	Does not expire

Dated this day 17 of January 2023

KIM BULLINGS
Clerk Of The Cabinet

Land Notices

GOVERNOR (VESTING OF LANDS) ACT (2005 REVISION) NOTICE UNDER SECTION 10(1)(a) DISPOSITION OF CROWN LAND

Notice is hereby given that the Governor in Cabinet has accepted as valid, a claim from Joy Evadney Gidarisingh to beneficial ownership of Crown land, arising from the Crown's interest derived under section 162 Companies Act (2022 Revision). The vesting is approved of the freehold interest of the Crown land specified in the Schedule below to Joy Evadney Gidarisingh for nil consideration, and with Stamp Duty waived, subject to a Report to be laid on the Table of Parliament by the Minister responsible for Lands pursuant to Section 10(1) and (2) Governor (Vesting of Lands) Act (2005 Revision).

THE SCHEDULE

The Crown property located at #54 and #56 Lakeview Drive, Bodden Town, Grand Cayman, more particularly described as:

REGISTRATION SECTION	BLOCK	PARCEL	AREA
Bodden Town	43D	159	1.0 acre

The location of the Parcel may be inspected on a Registry Map at the Lands & Survey Dept public counter, Government Administration Building, 133 Elgin Avenue, George Town, Grand Cayman, or at the Lands Office, District Administration Building, 19 Kirkconnell Street, Cayman Brac.

Approved by Cabinet on 23 August 2022

UCHE OBI
Director, Lands & Survey Dept
Cayman Islands Government

[[[[[[[[[[[[[[[]

Applications are invited for the position of Maître d'

Requirements:

- At least 5-years' leadership experience within the restaurant industry
- Oversee all restaurant and bar activities
- Coordination of bar and waitstaff duties
- Inspection of table settings
- Broad knowledge of pairing foods and wines
- Barista (various coffee making techniques)
- Organization of events
- Resolve complaints
- Liaison between kitchen and servers
- Hire, train, and supervisor bar and waitstaff
- Monitor inventory cost and work within budgets
- Maximize sales revenues
- Oversee the cleanliness of restaurant, bar and public areas
- Ensure all workstations are stocked and functional

Benefits:

- Bi-monthly salary ranges from CI \$1,500.00 to CI \$2,500.00
- Gratuities are disbursed every pay period
- Health Insurance and Pension Plan
- Annual Vacation
- Incentives are performance based

This position includes 50% Employer contributions for Pension and Health

Qualified Caymanians and PR Holders may forward their resumes to:

Our House Cayman Ltd.

PO Box 581, KY1-1502

Grand Cayman

or email: accounting@ghrestaurants.com

NOTICES

GOVERNOR (VESTING OF LANDS) ACT (2005 REVISION)

NOTICE UNDER SECTION 10(1)(a)

DISPOSITION OF CROWN LAND

Notice is hereby given that the Governor in Cabinet has accepted as valid, a claim from Joy Evadney Gidarisingh to beneficial ownership of Crown land, arising from the Crown's interest derived under section 162 Companies Act (2022 Revision). The vesting is approved of the freehold interest of the Crown land specified in the Schedule below to Joy Evadney Gidarisingh for nil consideration, and with Stamp Duty waived, subject to a Report to be laid on the Table of Parliament by the Minister responsible for Lands pursuant to Section 10(1) and (2) Governor (Vesting of Lands) Act (2005 Revision).

THE SCHEDULE

The Crown property located at #54 and #56 Lakeview Drive, Bodden Town, Grand Cayman, more particularly described as:

REGISTRATION SECTION	BLOCK	PARCEL	AREA
Bodden Town	43D	159	1.0 acre

The location of the Parcel may be inspected on a Registry Map at the Lands & Survey Dept public counter, Government Administration Building, 133 Elgin Avenue, George Town, Grand Cayman, or at the Lands Office, District Administration Building, 19 Kirkconnell Street, Cayman Brac.

Approved by Cabinet on 23rd August 2022.

UCHE OBI

DIRECTOR, LANDS & SURVEY DEPT
CAYMAN ISLANDS GOVERNMENT

GOVERNOR (VESTING OF LANDS) ACT (2005 REVISION)

NOTICE UNDER SECTION 10(1)(a)

DISPOSITION OF CROWN LAND

Notice is hereby given that the Governor in Cabinet has approved the vesting of the Crown land specified in the Schedule below to Edgewater Holdings Ltd, in return for the freehold interest in Block 11C Parcels 58 and 70 passing to the Crown, plus a balancing payment to the Government of CI\$ 215,000 plus recovery of the Government's costs associated with preparing this Report. Stamp Duty is waived. This proposal is subject to a Report being laid on the Table of Parliament by the Minister responsible for Lands pursuant to Section 10(1) and (2) Governor (Vesting of Lands) Act (2005 Revision).

THE SCHEDULE

The Crown property located at the junction of Peninsula Avenue and Governors Way, Grand Cayman, and more particularly described as:

REGISTRATION SECTION	BLOCK	PARCEL	AREA
West Bay Beach North	11C	2	0.0500 acre
West Bay Beach North	11C	52	0.1104 acre
West Bay Beach North	11C	54	0.0459 acre

The two Parcels to be transferred to the Crown in return are at the same location. The location of all the Parcels may be inspected on a Registry Map at the Lands & Survey Dept public counter, Government Administration Building, 133 Elgin Avenue, George Town, Grand Cayman, or at the Lands Office, District Administration Building, 19 Kirkconnell Street, Cayman Brac.

Approved by Cabinet on 31st May 2022.

UCHE OBI

DIRECTOR, LANDS & SURVEY DEPT
CAYMAN ISLANDS GOVERNMENT

CAYMANIAN PARTICIPATION SOUGHT

Caymanian participation is sought for an investor to invest US\$ \$1,101,906 (approx) for 60% of the issued shares in a Cayman Islands company that will provide an online e-commerce platform that will facilitate customer to customer sales of goods and services in the Cayman Islands through an online marketplace.

The company will have its principal place of business in George Town, Grand Cayman, Cayman Islands. Expressions of interest are invited from Caymanian individuals or entities and should be received no later than February 14th, 2023. All expressions of interest must be supported by documented evidence of the potential investors financial ability to participate in the business. Expressions of interest must be sent to PO Box 10328, Grand Cayman, Cayman Islands, KY1-1003.

Or

Via email to info@pearsonwise.com

A copy of any Caymanian interest should also be sent to the Trade and Business Licensing Board C/O the Department of Commerce and Investment 133, Elgin Avenue, Suite 126, Grand Cayman, Cayman Islands.

Or

Via email to info@dcj.gov.ky

In the absence of any Caymanian Individuals and entities interested and able to participate, an application will be made to the Department of Commerce and Investment/Trade and Business Licensing Board for the appropriate Licenses.



Controls Technician III

CUC is an equal opportunity Company with over 230 employees who are committed to meeting the electrical needs of Grand Cayman and to providing quality customer service.

Reporting to the Manager Electrical Maintenance, the successful candidate will:

- ▶ coordinate and participate with employees involved in the engineering and maintenance, troubleshooting and service of the North Sound Road Power Plant's electrical maintenance programme;
- ▶ execute maintenance systems for the SCADA System and Control Room computer functions;
- ▶ troubleshoot problems with the Power Plant and Substations' control systems, including PLCs, RTUs and System Computer hardware and software;
- ▶ ensure that all work is performed in accordance with CUC's policies, procedures, standards and safety policies;
- ▶ assist with the design, cost estimation and installation of upgrades to existing and new control systems;
- ▶ install upgrades to the Power Plant's auxiliaries;
- ▶ engineer the Power Plant's fibre optic networks and new data systems.

Applicants must possess a Bachelor's degree in Engineering Technology or graduated from an accredited three-year Electrical Technology programme with a minimum of three years experience in the electric utility industry, or graduated from an accredited two-year Electrical Technician programme with a minimum of five years experience in the electric utility industry; ability to apply practical and technical knowledge to complex maintenance issues and solves problems; aptitude to stay current with electric utility industry standards and changes and demonstrates that knowledge by recommending and assisting with the implementing of approved changes.

Salary is from CI\$4,450 to CI\$5,786 per month.

CUC offers a very competitive benefits package including pension, health and life insurance. Caymanians, Cayman Status holders and permanent residents are preferred. To apply, visit the Company's website (www.cuc-cayman.com), click on the tab "Careers" on the Home Page, navigate to "Job Opportunities", click on the designated job title and follow the instructions. Applications must be submitted not later than Thursday, February 23, 2023. Applications through recruitment agencies will not be accepted. Only candidates who are short-listed will be contacted for an interview.



The Environmental Management
System at the North Sound
Road Power Plant is registered
to ISO 14001

INVESTORS IN PEOPLE
We invest in people Gold

[illegible]



**LANDS AND SURVEY
DEPARTMENT**
CAYMAN ISLANDS GOVERNMENT

Government Administration Building
Box 120
Grand Cayman KY1-9000
Telephone: (345) 244-3420

IN ANY REPLY,
PLEASE QUOTE
REF NO: CSR/1/23

26th January 2023

CHIEF SURVEYOR'S REPORT

STATEMENT OF FACTS

BODDEN TOWN – BLOCK 43D Parcel 159
(SHOWN HIGHLIGHTED IN YELLOW ON ACCOMPANYING DIGITAL RM EXTRACT)

In accordance with Section 10.2 (b) of the Governor (Vesting of Lands) (Amendments) (Dispositions) Law I can confirm that all boundaries of the subject parcel have been surveyed.

The parcel's boundaries were defined in the following survey:

- General Boundary Survey (GB5399) authenticated in February 2000.

Boundary turning points have been marked with:

- IPCs (Iron Pin in Concrete);

as indicated in the attached survey.

These boundary markers have not been validated recently on the ground but could be replaced if necessary.

Darren Kelly
Chief Surveyor

Enc.:
Parcel Register
Registry Map Extract
2018 Aerial Image with RM parcel overlay
GB survey GB5399

[illegible]

**CAYMAN ISLANDS
LAND REGISTER**

Opened 06 MAY 2021

A - PROPERTY SECTION

Ownership Type	Crown / Private	APPURTENANCES	Block and Parcel No. 43D 159
Nature of Title	Absolute / Provisional	A 25-ft. & 30-ft. vehicular Right of Way over 43D 22REM1 for the purpose of access & routing of utilities as indicated on the Registry Map. (2082/00) AK	BODDEN TOWN
Origin of Title			
First Registration			
Mutation No.	M 6882		
		A 14-ft. vehicular Right of Way over 43D 22REM1 in favour of this parcel as indicated on the Registry Map. (31026/06) GAM	1.00 Acre

B - PROPRIETORSHIP SECTION

[illegible]



A - PROPERTY SECTION

Ownership Type		APPURTENANCES	Block and Parcel No. 43D 159	
Nature of Title	Registration Section		BODDEN TOWN	
Origin of Title	Name of Parcel			
First Registration				
Mutation No.				
		A 14-ft V.R.O.W. over 43D 24 in favour of this parcel as indicated on the Registry Map. See inst. 14026/09 filed with 43D 24 (14026/09) GAM		
		Approximate Area		

B. PROPRIETORSHIP SECTION

[illegible]



REGISTRY MAP EXTRACT

SECTION : BODDEN TOWN

Block/Parcel(s) : '43D 159'

CAYMAN LAND INFO

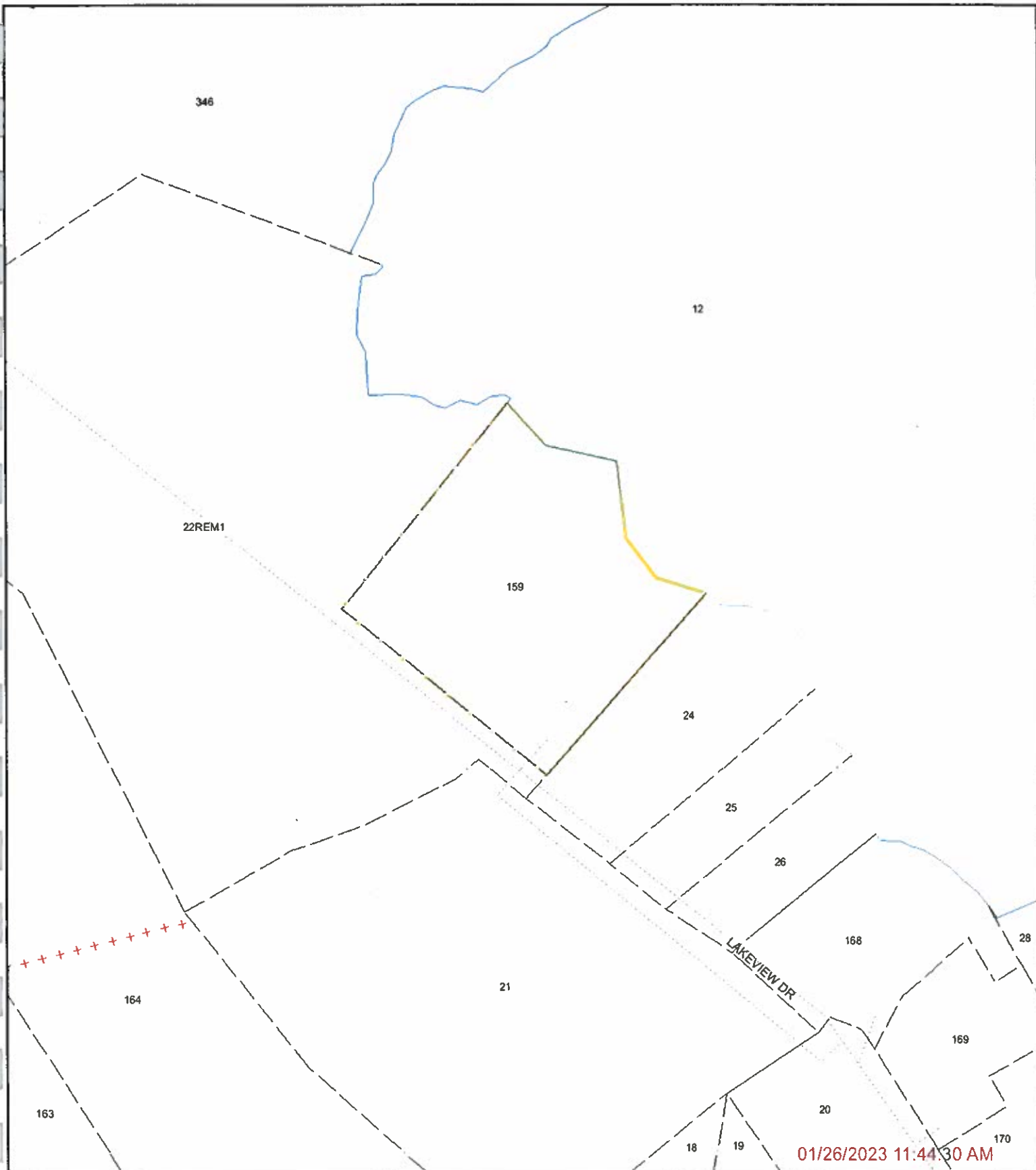
Last Mutation Date: 29/12/2022

Registry Map Extracts must be printed to fit a paper size of 8.5" x 11" in order to retain a scale of 1:1,250

Lands and Survey Department © Cayman Islands Government. All Rights Reserved.

Reproduction in whole or in part by any means is prohibited without prior written permission from the Lands & Survey Department.

Lands & Survey Department, P.O. Box 120, Grand Cayman KY1-9000, Cayman Islands. Tel. 1 (345) 244-3420 | Web: www.caymanland.info.ky



01/26/2023 11:44:30 AM

Notes
This map was automatically generated
using Cayanmap



CAYMAN LAND INFO

Lands and Survey Department © Cayman Islands Government

Origin - Cayman National Grid (UTM)
All Units shown are in Feet

COORDINATE LISTING

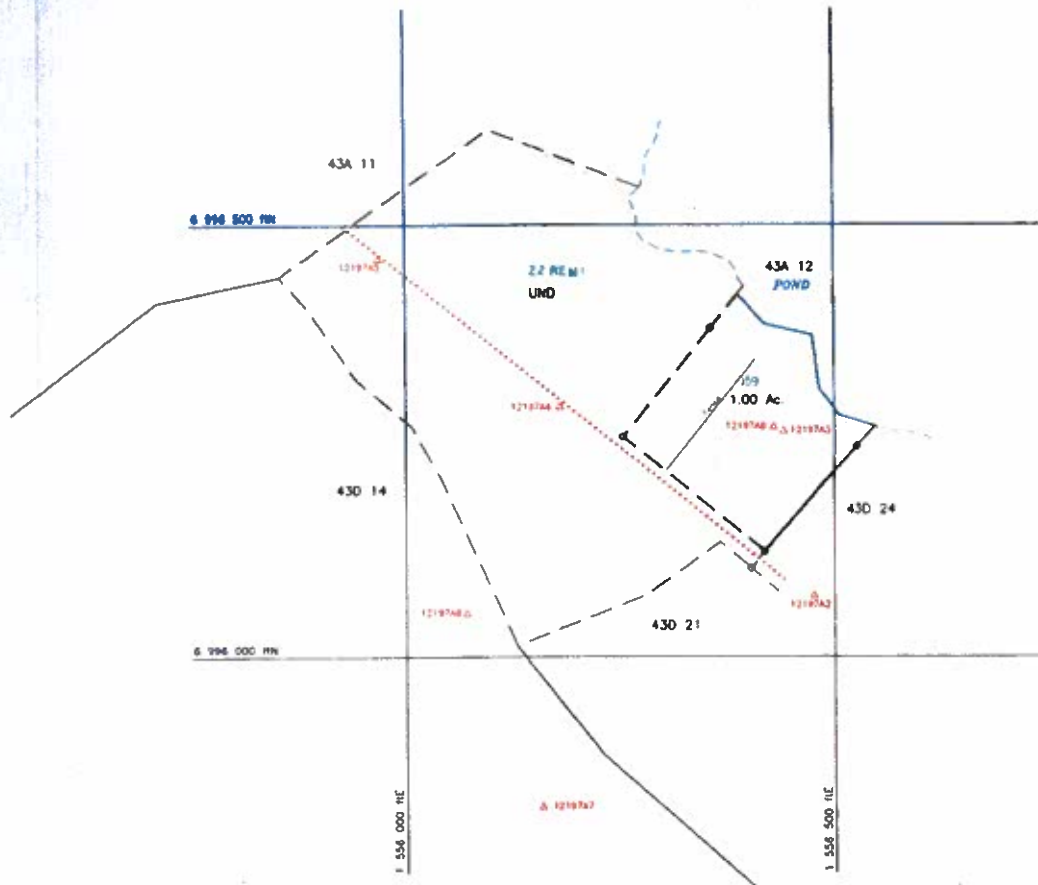
Station	Y(Northing)	X(Easting)	Description	Records
4097	6 995 801.45	1 556 898.69	Control Station Old	STC 730/320
4099	6 996 349.56	1 557 872.73	Control Station Old	STC 730/320
4117	6 995 183.69	1 556 880.24	Control Station Old	STC 730/320
4118	6 995 550.70	1 556 506.83	Control Station Old	STC 730/320
4119	6 996 075.25	1 557 495.47	Control Station Old	STC 730/320
12197A1	6 995 773.70	1 556 806.06	Control Stn New - IP	
12197A2	6 996 070.32	1 556 475.83	Control Stn New - IP	
12197A3	6 996 261.00	1 556 440.94	Control Stn New - IP	
12197A4	6 996 289.20	1 556 180.41	Control Stn New - IP	
12197A5	6 996 460.65	1 555 969.16	Control Stn New - IP	
12197A6	6 996 849.38	1 556 069.82	Control Stn New - Rail	
12197A7	6 995 826.51	1 556 157.54	Control Stn New - IP	
12197A8	6 996 264.16	1 556 428.75	Control Stn New - IP	

GENERAL BOUNDARY SURVEY

Subdivision of parcel 43D 22

Partly compiled from 02/486 & Registry Map 43D

GB5399



AGREEMENT OF PROPRIETORS

We, the undersigned registered proprietors, hereby agree to the boundaries as shown on this survey plan.

Block & Parcel	Name	Date
43D 22	Harvey M.E. Badden Jr.	
	Isabella Badden	

Non-located boundary lines and obstacles have been obtained from the Registry Map and their plotted positions on this plan should therefore be considered as indicative only.

EVANS & ASSOCIATES LTD
Licensed Land Surveyors
The Concord Centre, 80 MacLennan Drive
Airport Industrial Park
P.O. Box 10780 APF, Grand Cayman
Cayman Islands
TEL (845) 940 4042 FAX (845) 940 8854
E-mail: evans@evansky.com

Scale: 1/1250

ADMINISTRATION	AUTHENTICATION	DATE
Date Received: 8.11.99	Examined by: <i>[Signature]</i> 17/4/00	
Job No.	Authorised by: <i>[Signature]</i> 17/4/00	
REGISTRATION		
Block/Parcel No. 43D 22	AMENDMENTS	
Plan No. 43D 159, 22 REM 1	DESCRIPTION	DATE
	Mutation No. 6882	

I, Douglas H. Young BSc. ARCS, hereby certify that I have executed this survey in accordance with existing Laws and Regulations.

[Signature]
Surveyor

EXISTING MAP	EXISTING PARCEL
Fence or Wall	Fence or Wall
Water Boundary	Water Boundary
Demarcated	Demarcated
Undemarcated	Undemarcated
Private R.O.W.	Private R.O.W.
Public R.O.W.	Public R.O.W.

NEW	OLD	DESCRIPTION
☐	☐	Iron Pin in Concrete
☐	☐	Iron Pin
☐	☐	IPC with Kap
☐	☐	Post
☐	☐	Concrete Monument
☐	☐	Theoretical Point
☐	☐	Tree
☐	☐	Adopted
☐	☐	Control IP or Not
☐	☐	Control IPC
☐	☐	Control IPC Brass Mark

TOPOGRAPHIC INFORMATION

☐	Concrete slab	☐	Utility Pole
☐	Wall	☐	Claret
☐	Wall	☐	Well
☐	Concrete	☐	Canal
☐	Water body	☐	Water body
☐	Shoreline formation	☐	Slope
☐	Slope	☐	Sand
☐	Edge of formation	☐	Tree
☐	Footpath, Dyke, Track	☐	Hedge



Memo

To: Ministry DAL (FAO Mr. D Fawcitt)

From: Director of Lands & Survey

My Ref.: RW/43D159

Date: 2nd February 2023

Re: Internal Valuation for Block 43D Parcel 159

Further to your request dated 2nd February 2023, we have prepared and an internal desktop valuation for the above-mentioned property.

The valuation instruction requested an opinion to be provided of the market value of the property, for disposal purposes, under the Vesting of Lands Act.

The subject property comprises a one acre Parcel of land which is zoned Low Density Residential. It has been improved with a duplex property comprising two residential units which are non-stratified. One unit comprises a living room, kitchen, bathroom and two bedrooms. One of the bedrooms is currently used as a place of worship (Church). The second unit comprises a living room, kitchen, three bedrooms and a bathroom. The duplex property is in an average condition. Additionally, there is second structure directly behind the duplex unit. This consists of three rooms with an independent male & female bathroom. It has been assumed that this building does not have planning permission.

Our opinion of value is as follows:

MARKET VALUE

We are of the opinion that the freehold interest of Block 43D Parcel 159, has a
Market Value of: -

CI\$350,000

(Three Hundred and Fifty Thousand Cayman Islands Dollars)

If you have any questions or wish to discuss the valuations provided, please contact me on 244-6662.

Ruth Watson

**RUTH WATSON MRICS
CHIEF VALUATION OFFICER
For DIRECTOR of LANDS & SURVEY**



21st December | 2022

RESIDENTIAL VALUATION

Valuation of Multi Unit Property
At Block 43D Parcel 159
54 Lakeview Drive
Bodden Town
Grand Cayman

Blue Point Consultants Ltd
PO Box 793 KY1-1103, Grand Cayman B.W.I.
info@bluepointproperty.com
www.bluepointproperty.com



BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

CONTENTS

SECTION	
1	Executive Summary
2	Property Information -Location -Description -Construction -Services and amenities -Environmental issues -Site -Ground conditions -Repair and condition -Tenure
3	Market Conditions and Trends -Market overview -Availability -Demand -Development -Rentals
4	Valuation - Comparable Sales - Investment Approach - Depreciated Replacement Cost
5	Opinion of Value
6	Insurance reinstatement cost estimate
7	Appendices -Instruction letter -Land Registry Document -Maps and Location Plans -Photographs

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

1: EXECUTIVE SUMMARY

DESCRIPTION	Parcel with two single storey detached buildings, one duplex with 2 beds, 1 bath in each unit and a building behind it of timber construction housing 1 bed, 1 bath. The duplex is currently designated as an 'Education/Religion' building as one of the bedrooms to the northern half of the duplex is currently used as a place of worship (church). There is also a timber store to the rear of the parcel.	
AGE AND REMAINING PHYSICAL LIFE	The property was constructed circa 1995. We expect it to have a remaining physical life of approximately 33 years. The rear building, of timber construction, was extended circa 2008.	
LOCATION	Lakeview Drive in the Bodden Town Registration Section of Grand Cayman, to the north east of the centre of Bodden Town and approximately 11 miles east of George Town, the capital and business centre of the Cayman Islands.	
TENURE	Crown	
DATE OF VALUATION	21 st December 2022	
DATE OF INSPECTION	21 st December 2022	
PURPOSE OF VALUATION	Considering Disposal	
VALUATIONS	Market Value	CI\$635,000
CLIENT DETAILS	Lands & Survey Department Government Admin Building Box 120, 133 Elgin Avenue Grand Cayman, KY1-9000 FAO: Vicky Gray	
REGISTERED OWNERS	Crown	

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

1. TERMS OF REFERENCE

- 1.1 Instructions: This valuation is prepared in accordance with your instructions of 20th December 2022 and the terms of your letter of 16th December 2022 and to the Valuation Procedures and Assumptions enclosed with that letter. Copies of these documents are enclosed in the Appendices.
- 1.2 Date of valuation 21st December 2022. The importance of the valuation date must be stressed as property values may change over a relatively short period.
- 1.3 Loan terms "Not advised"
- 1.4 Standards The report has been prepared in accordance with the RICS Appraisal and Valuation Standards 2021, (the "Red Book") and The International Valuation Standards (IVS).
- 1.5 Status of valuer We confirm that we have no material connection with either the lender or the Borrower and therefore are acting in the capacity of External Valuers.
- 1.6 Valuer details This report has been prepared by Enfys Nair BSc MRICS, Senior Surveyor at Blue Point Consultants Ltd.
- 1.7 Indemnity We have sufficient professional indemnity cover for this instruction and our overall workload or we accept liability up to a maximum of CI\$1,000.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

2. EXTENT OF DUE DILIGENCE & INFORMATION SOURCES

- | | | |
|-----|-----------------------------|---|
| 2.1 | Inspection | The Property was inspected internally and externally on 21 st December 2022 by Enfys Nair MRICS. Please note that access was granted internally to the northern half of the duplex only, access was not granted to the southern half of the duplex, nor to the rear building excepting for the laundry room. |
| 2.2 | Floor areas | Floor areas were measured on site. |
| 2.3 | Condition | We have not been provided with a structural survey however the property appeared to be in a suitable condition for its age, method of construction and use. |
| 2.4 | Environmental investigation | None. |
| 2.5 | Tenure, title and tenancies | A copy of the land registry document is attached. |
| 2.6 | Town planning | The parcel is zoned Low Density Residential. |

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

2: PROPERTY DESCRIPTION

2.1 Location

The subject property is located at the end of Lakeview Drive, in the Bodden Town Registration Section of Grand Cayman. The subject lies west of a quarry and its north eastern boundary is to a lake, the Bodden Town solar farm is located nearby to the north. Access to Lakeview Drive is off Bodden Town Road, a coastal main road. The ocean is just under 0.2 miles to the south of the subject.

The surrounding area comprises mostly low to middle income housing with some higher end homes along the oceanfront and commercial premises to the south west. Nearby amenities are in Bodden Town and include a hardware store, police station, clinic, gas station, some small stores and restaurants. There is a primary school in Bodden Town, and Clifton Hunter High School is located 5 miles to the east. George Town, the capital and business centre of the Cayman Islands is located approximately 11 miles to the west.

We attach a copy of the Lands and Survey Map Extract showing the position of the Property.

2.2 Description

THE LAND

We attach an extract from the Land and Survey Information System on which we show our understanding of the boundary of the Property edged in red. The site area extends to about 1 acre (43,560 sq.ft). It has an elevation of approximately 4 feet above sea level.

Dimensions	Lin Feet	Boundary with
North West	213	43D 22REM1 (Vacant Land)
North East	222	43A 12 (Lake)
South West	213	43D 22REM1 (Vacant Land) and Lakeview Drive (Access Road)
South East	195	43D 24 (Multiplex Property)

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

The parcel is developed with two single storey detached buildings, one duplex with 2 beds, 1 bath in each unit and a building behind it of timber construction housing 1 bed, 1 bath. The duplex is currently designated as an 'Education/Religion' building as one of the bedrooms to the northern half of the duplex is currently used as a place of worship (church). There is also a timber store to the rear of the parcel.

The parcel is largely rectangular shaped excepting for its irregular shaped boundary to the north east, which boundaries with a lake.

There is chain-link fencing to the south east and south west boundaries, and overgrown shrubbery to the north east and north west boundaries. There is overgrown shrubbery to the rear of parcel (the north eastern boundary of the parcel with the lake), therefore the lake is not currently visible from the parcel.

There is litter and dumped items to various areas of the parcel, there are also two cars on the parcel which appear to be non-functioning.

There is a dilapidated ply store to the north of the parcel.

The buildings were constructed circa 1995, with the rear building extended circa 2008. They are of basic specification.

ZONING:

Low Density Residential

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

2.3 Accommodation

Element	Unit #1 (northern half of duplex)	Unit #2 (southern half of duplex)	Rear Building	Total
Bedrooms	2	2	1	5
Bathrooms	1	1	1	3
Living room	1	1		2
Dining room	1	1		2
Kitchen	1	1	1	3
Laundry room			1	1

NB: One bedroom to Unit #1 is currently used as a place of worship (church). Please note that access was granted internally to Unit #1 only, access was not granted to Unit #2, nor to the rear building excepting for the separately accessed laundry room. We have therefore relied upon the occupier of Unit #1's description of accommodation to Unit #2 and the rear building when completing the table above.

External Works:

4' chain-link fence to front boundary with space provided for vehicular access to the front of both sides of the duplex.

4' chain-link fence to side (south eastern) boundary.

Concrete driveway/parking area to front of duplex.

Two parking stops.

Timber garbage enclosure on concrete slab.

Timber store with corrugated zinc roof cover to rear of parcel.

Landscaping including grass, palms, and some mature trees.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

Floor areas

Description	Gross External floor area	
	M ²	Sq ft
Duplex	177.82	1,914
Rear Building	55.37	596
Total Gross external area	233.19	2,510

2.4 Construction

External Construction

Element	Description
Substructure	Reinforced concrete and block foundations and reinforced slab.
External elevations	Reinforced concrete block walls with render and elastomeric acrylic finish. Rear building is of timber construction.
Internal walls	Lumber stud with sheetrock.
Windows	Aluminium sliding sash with insect screens.
Doors	Wood or metal panelled and glazed entry doors. Screen door to entry too. Aluminium framed rear sliding patio doors off duplex bedrooms. Wooden panelled internal doors. Wooden louvered bi-fold closet doors.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

Roof

Pitched lumber structure, ply and felt deck with asphalt shingle. Aluminium gutters and downspouts. Painted plywood eaves, metal vents.

Internal Finishings

Element	Description
Walls	Painted render / sheetrock with smooth textured finish. Ceramic tiles around tub. Wallpaper splash-back to kitchen.
Floors	Ceramic tiles.
Ceilings	Painted textured finish on sheetrock.
Kitchen	Mica faced plywood units and mica faced plywood tops. Breakfast bar. Double bowl stainless steel sink.
Bathrooms	Wood vanity with synthetic countertop and bowl. Tubs with shower above and curtain. Shower stall to rear building (information provided by Unit #1 occupier).
Appliances	Fridge Freezer with ice/water dispenser (white). Gas stove with cooktop (stainless steel). Laundry facilities are shared, there is a separately accessed laundry room within the rear building with side by side washing machine (Whirlpool) and dryer (GE).
Other	Store cupboard beside kitchen with wall mounted wire shelving

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

A bedroom to Unit #1 is used as a church with a timber stage in place.

NB: Please note that access was granted internally to Unit #1 only, access was not granted to Unit #2, nor to the rear building excepting for the separately accessed laundry room. We have therefore assumed the internal specification and condition of Unit #2 and the rear building to be comparable to Unit #1, as confirmed by the occupier of Unit #1.

2.5 Services and amenities

Element	Description
Public services	Mains water
	Mains electricity
Drainage	Septic tank
Hot water	Tankless hot water heater
Air conditioning	Split AC units to duplex, window AC units to part Unit #2 and to rear building.
Lighting	Basic – fans with light fixtures.
Electrical	Separate metres.

NB: Please note that access was granted internally to Unit #1 only, access was not granted to Unit #2, nor to the rear building excepting for the separately accessed laundry room. We have therefore assumed the internal specification and condition of Unit #2 and the rear building to be comparable to Unit #1, as confirmed by the occupier of Unit #1.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

2.6 Site

The parcel is developed with two single storey detached buildings, one duplex with 2 beds, 1 bath in each unit and a building behind it of timber construction housing 1 bed, 1 bath. The duplex is currently designated as an 'Education/Religion' building as one of the bedrooms to the northern half of the duplex is currently used as a place of worship (church). There is also a timber store to the rear of the parcel. Site coverage is low at just under 6%, there is therefore a considerable amount of room for expansion as parcels zoned Low Density Residential per the subject are permitted up to a maximum 30% of site coverage.

2.7 Ground conditions

This valuation makes the assumption that ground conditions are suitable for the current buildings and structures or for any re-development. As per the limiting terms in the appendices of our instruction letter and this report we have not carried out site, soil, substrata or any ground surveys or tests.

2.8 Environmental issues

As provided in our terms of engagement, we have not made detailed enquiries into the previous uses or to establish whether or not contamination is present.

However, as a result of our normal inspection and other enquiries in connection with this valuation, we are not aware of any potential contamination. Accordingly, our valuation assumes that there is no latent contamination that could adversely affect the property. If a detailed environmental survey reveals actual or potential contamination, our valuation may be adversely affected.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

2.9 Repair

We have not seen any structural reports, nor have we been advised of any structural issues in respect of the property. During our visual inspection we did not note any structural concerns. The property is old and does require some maintenance, we noted the following during our inspection:

- The property would benefit from re-painting both internally and externally, including the fascias.
- The asphalt shingle roof to the duplex has been patch repaired, it appears to be tired and may require some attention.
- The glass to a window to Unit #2 is broken.
- The timber portion of the garbage enclosure is in need of repair or replacement.
- The laundry room is in an unfinished state internally, the sheetrock is not painted.

Providing adequate routine maintenance is undertaken, we consider that the building has a remaining physical life of approximately 33 years.

2.10 Tenure: Crown

See Land Registry Document attached.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

3: MARKET CONDITIONS AND TRENDS

3.1 Market overview:

COVID-19 Update:

In August 2021, the government announced a 5 stage re-opening plan to allow a slow transition into re-opening the country's borders. In March 2022, the country entered the 5th and final phase whereby cruise tourism was re-introduced. In August 2022, the government dropped all remaining travel-related COVID-19 restrictions, with travellers now able to enter without providing their vaccination status and obtaining prior approval from Travel Cayman, and unvaccinated tourists may now enter the country without the need to quarantine.

Pre-COVID, tourism was estimated to account for about 70% of GDP and 75% of foreign currency earnings. Loss of this income had a significant impact on the economy. Approximately 14,000 tourist related residents lost their jobs in the summer of 2020. Many left the island to return to their home countries. Cayman is aiming for a 40% of 2019 record stayover tourism numbers for 2022, which equates to between 175,000 and 200,000 visitors, and is on track to hit or even surpass this target. Through the course of 2022 the tourism industry has been recovering, with airlines re-introducing and/or increasing flights to Cayman, hotel occupancy rates increasing and car hire companies reporting sell outs during high season.

Cayman has had a very successful vaccination programme. Around 93% of Cayman's population have received two doses of a COVID-19 vaccine.

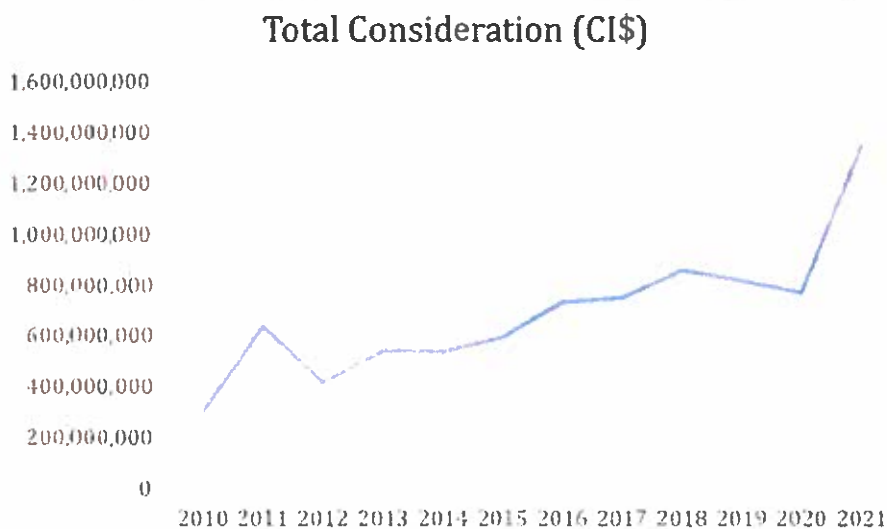
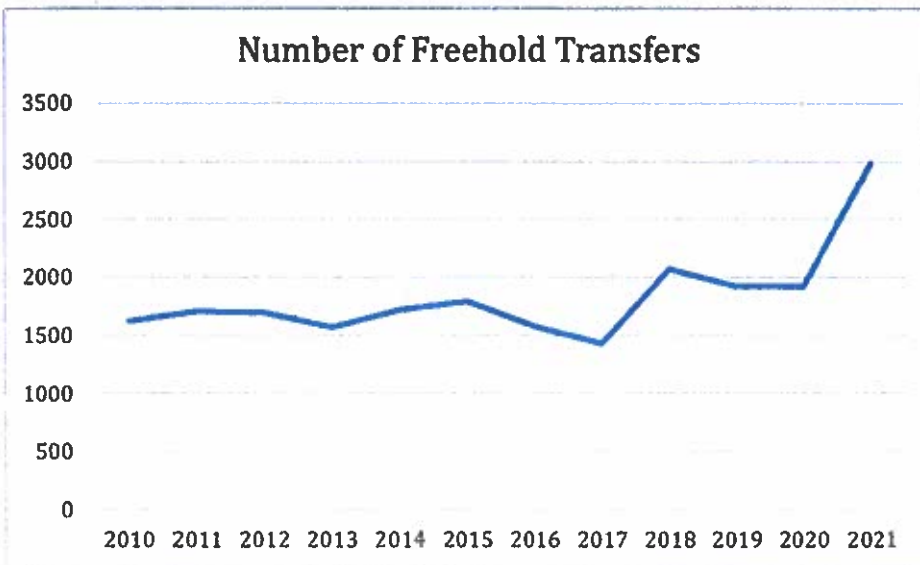
Market Report:

Prior to the COVID-19 pandemic the Cayman Islands' real estate market experienced steady price growth for most property types in the years between 2010 and 2019. As a result of the COVID-19 pandemic, 2020 was the first year that showed a decline in both the number of transactions and the value of freehold transfers, as illustrated on the graphs overleaf. This was a surprisingly small reduction considering the island had closed borders and was under national 'stay-at-home' lockdown for a period of 3 months. However, in 2021, figures soared to not only record-breaking figures, but were significantly higher than previous years, reflecting the exceptional booming property market in Cayman. The total number of freehold transfers was 2,983, up from 1,920 in 2020, with a total consideration of CI\$1,346,455,380, up from CI\$770,561,070 in 2020. This brings the average value of each individual transaction up to approximately CI\$451,000, an approximately 12% increase from 2020. Figures show a continued relatively booming market in to 2022 but with some cooling off, with freehold transfers for the months of January through to July totalling 1,596, down just over 16% compared to the same period in 2021, with a total consideration of CI\$767,908,507, down just over 10% from the same period in 2021. Freehold transfer figures thus far for 2022 equate to an average value of each individual transaction of just over CI\$481,000, reflecting a continued increase in values but with fewer transaction compared to 2021.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN



A contributor to the 2021 figures was Dart, a global organisation with headquarters in the Cayman Islands. Dart's team of sales specialists sold over CI\$120 million in 2021. The Dart portfolio of industries includes real estate, hospitality, retail, entertainment and finance. Dart is an overall large contributor to the country and has invested over CI\$1.3 billion with commitments for a similar level of investment moving forward.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

In 2021, the Cayman Islands experienced exponential growth in the real estate market, most notably in the residential sector. In Q2 2021 there was a record breaking single-family home sale of The Peninsula Estate within canal fronting gated community Crystal Harbour, listed at US\$17 million and boasting 25,000 sq ft, 6 beds and a 1.75 acre private parcel. This sale was then blown out of the water when a mansion in Bodden Town sold for US\$26.4 million in Q3 2021. The mansion is ocean fronting with white sand beach, 15,000 sq ft, 8 beds, 9 baths, 100 ft pool on a 6 acre plot. This is also one of the highest prices achieved on a home in the Caribbean region.

The real estate market in Cayman has been booming in recent years and in particular during the last couple of years, aided by factors such as; A competitive market, from local residents and overseas investment; No restriction on foreign ownership, continuing to attract overseas investors; No annual property taxes, continuing to attract investment in Cayman; Stability of the Cayman Islands providing a safe haven for investment; An attractive place to live, providing an option to many looking to relocate and; Low interest rates, incentivising investment. The latter factor has and will be further drastically changing throughout 2022 and in to 2023 whilst the Fed look to increase their rate to combat high inflation. Fed rate hikes affect the local Cayman market as the local banks rise their lending rates in line with such hikes, therefore we expect to see, and have been seeing in recent months, a slow down in the market in response to higher interest rates which attracts less investment due to increased costs and reduced availability of cash – less transactions and less bullish listing prices.

Conversely, there is the argument to be made that the growth and long-term demand may be more sustained as Cayman's population has continually grown over the years and is expected to do so in future and new developments and growth is required to meet these new demands. Cayman additionally remains one of the most attractive, economically and politically stable islands in the Caribbean, and as such is well placed to continue to have long-term interest from overseas investment.

Continued inflation and high construction costs are likely to continue to affect supply, therefore increasing demand and supporting property values.

In wake of the pandemic, the property industry has also changed drastically, not only in aspects such as the growth of e-commerce, but it has made everyone re-think both where and how they work, and live. Homeowners are now looking for a property where they can work from too and can choose to live anywhere, including Cayman. In Cayman itself, people have been relocating out to East End and Rum Point as these districts are located further afield from George Town, offering quieter neighbourhoods, greater land parcels and beachfront homes at a much lower price than popular areas such as tourist magnet Seven Mile Beach and in high demand family neighbourhood, South Sound.

Property Supply:

Demand continues to outweigh supply and as shown from the graphs on previous pages, property prices have risen rapidly in the last 5 years. Availability has been dropping by an average of

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

15% per year, however even so, 2021 witnessed a considerable increase in the number of single-family home sales at around a fifth more than pre-pandemic figures recorded in 2019.

In the built residential sector, in recent years there has been strong demand for ultra-luxury accommodation on Seven Mile Beach, with the newest condominium developments such as Watermark attracting record breaking figures. Likewise, house prices in popular areas close to town such as Snug Harbour, Crystal Harbour and South Sound have been increasing at a significant rate, as desirable land available for construction is scarce.

There is an array of new developments under construction in Grand Cayman, mainly from West Bay down to Grand Harbour. These areas within close proximity to George Town and Seven Mile Beach are highly sought after, with prices continuing to increase due to lack of supply – lack of supply of both inventory and development land. Many of the new-build condominiums are trending towards smaller unit sizes. However, we expect to see some developers pull out of projects due to rapidly increasing construction costs affecting viability, an example is the mix-use development in West Bay which was scheduled to be built just north of the highway but since its initial plans prior to inflation and supply chain issues, the project is no longer feasible and this parcel of land is now back on the market. The government are aware that they need to address such issues with assistance such as concessions to boost supply in order to meet increasing demand. Additionally, the redevelopment of Lacovia on Seven Mile Beach has been placed on hold even further as suppliers are not able to fix build costs which is proving to be an issue in terms of obtaining funding.

There is concern about the number of residential and commercial developments currently under construction or in the pipeline, and what impact these will have on the increasingly bad traffic situation and importantly, the environment. A careful approach to planning policy is required to ensure the island can sustain this growth whilst being aware of potential negative impact of over-development, rises in interest rates and a global recession – all of which could cause downward pressures on local property values.

As discussed previous, the government are planning to spend significant amounts on infrastructure. Efforts to alleviate traffic congestion are to continue with roadworks being undertaken on known traffic bottlenecks such as the roundabout near Hurley's in Grand Harbour and central George Town. Many believe that a national public transport system is required to alleviate congestion moving forward as Cayman's population is set to continue to increase. The Tourism and Transport Minister is looking at the possibility for the creation of a national bus system.

Land values in certain high demand areas such as Crystal Harbour and Grand Harbour have near doubled in the last 5 years, whilst more recently, low value subdivisions in the outer regions such as Savannah, East End and West Bay have also been selling at a fast pace, with rapid increase in values.

The Cayman Islands has the largest office market of all the offshore financial centres in the Caribbean. The office vacancy rate has been gradually decreasing over the past five years, despite the gradual increase in overall availability of built stock. Vacancy rates have especially

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

decreased in the centre of George Town. In 2015, the Government presented the revitalization of George Town initiative, however further exits of anchor tenants such as Scotiabank to Camana Bay, and the delay in the programme, have raised new concerns. Q1 2022 saw the closure of Cardinall Avenue to vehicles as George Town upgrades resumed and works are underway to pedestrianize the street.

At the beginning of the COVID-19 pandemic in 2020, there were early signs of rent reductions Cayman-wide, and defaults on leases in major office complexes as businesses trading levels were impacted. However, the financial services and legal industries remained strong and continued to expand which meant that many of the prime offices were able to retain their tenants, despite the number of employees working from home. We have also seen cash rich investors such as Dart purchase commercial buildings which has boosted confidence in the market. Recent freehold office sales include Commerce House, Bermuda House and Elizabethan Square, the former HSBC building, and various class B office buildings in the centre of George Town. The former HSBC building was the highest commercial sale in 2020 which sold for CI\$14,025,602 for 44,477 sq. ft. of office, retail and restaurant space, equating to CI\$315 psf. Harbour Centre in George Town also sold for US\$10.7 million in 2020, a multi-story office building 100% leased to firms in the banking and fund administration, law, real estate investment, government and retail sectors.

Environment/Sustainability:

A new climate change policy should be in place by the end of 2022. Risk assessors from the UK are producing a list of the biggest threats to the Cayman Islands from rising temperatures and sea levels which will assist the government in creating the new policy.

A policy drafted in 2011 which was not enacted will also provide assistance. Threats to Cayman include beach erosion, over-development, flooding, coral reef bleaching and diseases, invasive species, decline in fish and turtle populations, loss of mangroves, challenges to agriculture and food security, and health issues relating to rising temperatures. An update of the National Planning Framework is an area that could drive further sustainability in construction. Amending the building code is hoped to pave the way for innovation and toward a more sustainable way of development.

Cayman's average elevation at just over 7 feet above sea level makes it one of the lowest lying territories globally. According to projections, up to a third of Grand Cayman will be below the anticipated high-tide mark for 2050, meaning the islands will suffer further coastal erosion and become more exposed to flooding and storm surges on a regular basis. Climate scientists suggest mapping out most threatened areas, and planning development and flood defences accordingly will be key to managing these future threats – for example, ensuring developments are not too close to the ocean and retreating from active beaches, preserving natural resources including flood defences such as mangroves and coral reefs, further adaptations to the building code to include wash-through bottom floors in some areas, and managing population growth and in turn the stress on resources and infrastructure.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

Increasingly, focus is shifting to eco-friendly property designs by way of solar panels, geothermal cooling systems, low-flow plumbing, high efficiency appliances and LED lighting with reduced energy bills as well as reduced environmental impact incentivising such additions. Renewable energy equipment such as solar panels are duty-free for residential homeowners. CUC, the only national electricity provider in Cayman, provide multiple renewable energy programmes for purchase of electricity produced via renewable energy from approved customer applicants. The ministry of sustainability has put forward a request for cabinet to consider duty waivers for certain energy efficient devices and materials used for construction.

GreenTech Energy has partnered with Cayman National Bank for a new scheme which offers financing for rooftop solar installations, as part of a new initiative to provide accessibility to solar power to all. Customers will be able to get a 100% loan to fund up to a 10 kilowatt solar system which costs around CI\$25,000. CNB are offering loans over 20 years with interest rates fixed at 4.5% for the first 7 years.

CUC advise that they have proposed renewable options plans and designs to their regulator for clean, stable cost energy and will propose them again and again until they are successful in greening their grid and achieving their goals which are: 25% of energy produced via renewable energy sources by 2025, 60% reduction of CO2 by 2030, and 70% renewable energy by 2037.

Changes to more sustainable building material alternatives are being driven by supply chain issues, for example bamboo flooring being used as an alternative to wood flooring. Bamboo is more expensive but grows quickly and is therefore a great sustainable alternative. The more consumers that move toward sustainable construction materials such as bamboo, the less it will cost as suppliers will be able to reduce prices due to economies of scale.

In terms of the bigger picture for Cayman, it is hoped that the implementation of an updated Climate Change Policy and full realisation of the National Energy Policy, which includes the provision of solar farms, will assist in improving the country's environmental impact. The 20 acre 5MW Solar Farm located in Bodden Town is the first commercial solar project in Cayman, completed in 2017. The farm provides around 15% of the power on Grand Cayman, that's enough energy to power approximately 800 homes, the rest of Grand Cayman's power is provided via diesel and therefore there is still a way to go. The provision of additional solar farms will lessen the islands' dependency on fossil fuels and oil producing nations. Around CI\$150 million is spent on importing fuel each year. Plans for a new solar plant in Cayman are being pushed forward by regulators in order to progress Cayman's move from fossil fuels. There is a competitive bid process underway, with private sector companies. Eight bidders, including CUC, will be narrowed down before a contract is awarded to build the proposed new solar farm which will be the largest in the country – around 5 times larger than the existing solar farm in Bodden Town. This project is expected to be the first of five or more upcoming solar farm projects. The Premier announced that the Government would look to have a majority ownership stake in such projects to ensure profits stay within the country, however regulator OfReg is proceeding without waiting any further on the Government to produce legislation and policy framework required to support the Premier's intention to co-own renewable plants.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

Wind turbines have been considered, however height restrictions of 250 ft within a 10 mile radius of airports poses an issue. The use of Ocean Thermal Energy Conversion Technology has also been proposed, however concerns surrounding feasibility and functionality of an ocean thermal energy plant halted realisation of the project.

Cayman's utility regulator has joined the international initiative launched at COP26 to hasten and improve the regulatory capacity required to decarbonise energy systems in order to meet climate change goals. Malike Cummings, CEO of OfReg advises 'We are optimistic that the Regulatory Accelerator will provide OfReg and the Cayman Islands the opportunity to leverage the expertise, experiences and networking with fellow regulators across the globe, in this concerted effort to address the existential threat of global warming and in particular to help the Cayman Island accelerate the adoption of renewable technologies to attain the aspirational goal of 70% by the year 2037.'

Upon completion of 'Project ReGen', mentioned previously, Cayman should no longer be faced with an incredibly large waste issue. An approximately 100 ft mound of garbage can be seen from offshore and is visible to locals, residents and visitors. Operations are to be split between DEH (Department of Environmental Health) and Dart Enterprises, who will take over responsibility for the treatment of all waste management at a new site adjacent to the George Town landfill for the next 25 years. Once completed, the project will not only turn the landfill site into a remediated green space by covering the waste piles with crusher-run and geotextile lining and planting grass and vegetation over, it will also see the provision of a new waste management facility located in a 34 acre area immediately south west of the landfill, which will manage all recyclable and non-recyclable waste for all three islands. It is expected that the facility will have the capacity to divert up to 95% of waste from landfill by incinerating the garbage and using the heat created to drive steam-powered turbines. It is anticipated that this will generate around 10% of the island's electricity supply.

Tourism:

The tourism industry has been hard hit by the pandemic however Cayman and the wider Caribbean region are now looking forward to a strong recovery. Throughout the Caribbean, new hotels are opening along with airports and cruise ports undergoing multi-million-dollar refurbishments.

Cayman's borders re-opened in Q1 2022, to include cruise tourism, and the industry hopes to return to about 40% of the stayover visitor numbers in 2022, compared to 2019. The Director of Tourism advised that the government's target for 2022 is 201,702 passengers. The country is on target and is likely to surpass this figure.

Pre-pandemic, Grand Cayman's Owen Roberts International Airport accommodated over 1.4 million passengers each year. Major improvements have been made to the airport and runway in the past few years which will eventually allow it to accommodate around 2.7 million passengers a year. The extension of the runway makes way for larger planes to land, encouraging tourism from European countries.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

Cruise ship passenger arrivals totalled 1.83 million in 2019 and 538,140 in 2020. Cruise tourism was re-introduced to Grand Cayman in March 2022 with arrivals peaking to just over 60,000 passengers in May, this being around 60% of pre-pandemic numbers. Cruise passengers make up around 75% of the country's visitors. It is unlikely that this sector will grow much further as the government recognise that this would impact the environment and the experience of others visiting. A new cruise tourism strategy is currently being put together which will focus on capacity and sustainability.

For the two years prior to and leading up to March 2020, the tourism industry in Cayman as well as the wider Caribbean had been on the increase with record breaking numbers of arrivals and stayover visitors by the end of 2019. During 2020/2021 border closure and strict re-entry protocols, foreign tourism ceased although the impact of this was marginally offset by increased 'staycation' levels. The Cayman Islands has some strong sectors such as the financial services industry which has kept the economy stronger during these times compared to other Caribbean destinations that rely solely on tourism. This, as well as a healthy reserve fund, allowed the country to resist opening fully to tourists during the worst of the pandemic outbreak.

There is clear optimism for the future of the tourism sector as demonstrated by the construction of several new hotels projects, discussed further overleaf. Dart took advantage of the border closures during the pandemic. During 2021, The Ritz Carlton was refurbished at a cost of CI\$50 million, a project originally scheduled for 2025, and further to purchasing Comfort Suites, a 3-star hotel with 120 beds, in August 2019 for US\$40 million it was refurbished and rebranded at a cost of CI\$12 million, reopening late 2021 under the Hampton by Hilton brand. Prior to COVID-19, the new owner of the Westin hotel signed a contract with a construction company to undergo a major expansion over the single-storey restaurant to create a 10-storey condominium block and additional 300 rooms however this project was put on hold as a result of the pandemic. The hotel did however undergo some minor renovations, including to the pool area and café. They have also now opened a new sushi and seafood restaurant, Woto, which was delayed due to the pandemic.

Through the introduction of new routes, Cayman's airlift capacity in Q4 2022 is set to surpass 2019 levels by 1%. This may seem like a small increase but is a great sign of post-pandemic recovery and confidence in Cayman as a tourist destination. It does also highlight the potential need to further expand the airport in the near future to keep up with increasing demand. There are currently 7,161 rooms in the accommodation sector across the Cayman Islands over 23 hotels, 612 apartments and 316 guesthouses. There are 9 new properties in the pipeline, including 5 with completion dates within the next couple of years. The pace for Q1 2023 bookings is lagging around 30-40% of post-pandemic figures, it is expected that this will improve now that all COVID-19 associated travel restrictions have ended as of August 2022, however unlikely to improve to post-pandemic figures as a portion of tourists will have planned their 2023 vacations ahead of this announcement, many choosing other Caribbean countries with no, or less strict, entry requirements.

The sale of Westin Casuarina Resort and Spa and Sunshine Suites in November 2018 for over US\$300m remains the highest recorded Caribbean hotel transaction to date.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

3.2 Availability:

Similar properties available nearby are as follows:

Located on Gardenia Avenue there is a single storey home currently available. It is 2,700 sq ft with 4 beds, 3 baths, and carport. 1 bed and 1 bath are located within an attached apartment. It was built in 2009 on a 0.3 acre parcel, is of basic/medium specification, and listed at CI\$575,000 (CI\$213 psf).

Located to the north of Bodden Town Road, there is a single storey home currently available. It is 1,200 sq ft with 2 beds, 2 baths, with partial ocean views. It was built in 2009 on a 0.77 acre parcel, is of basic/medium specification, and listed at CI\$625,000 (CI\$521 psf).

Located just off Bodden Town Bypass there is a single storey home currently available. It is 2,201 sq ft with 3 beds, 2 baths, and garage. It was built in 2009 on a 0.28 acre parcel, is of basic/medium specification, and listed at CI\$590,000 (CI\$268 psf).

There are also beach front properties available nearby, as follows:

Located to the south of Bodden Town Road, there is a two storey beach front multi-unit property currently available, the development is known as Sea Palm Villas. It is 13,320 sq ft with a total of 12 beds, 12 baths, over 12 units, with private patios/balconies and shared swimming pool and BBQ area. It was built in 2014, is of largely medium specification, and is listed at US\$5,500,000 or CI\$4,510,000 (CI\$339 psf).

Also located to the south of Bodden Town Road, there is a single storey beach front property currently available. It is a 6,214 sq ft home with 7 beds, 7.5 baths, infinity edge pool, hot tub, dock and solar panels. It was built in 2017 on a 0.75 acre parcel, is of high specification, and listed at US\$5,995,000 or CI\$4,915,900 (CI\$791 psf).

At nearby beachfront development Moon Bay, accessed off Bodden Town Road, there is a second floor condo currently available. It is 993 sq ft with 2 beds, 2 baths, and shared amenities to include swimming pool and tennis court. The development was constructed in 1980, the property is of basic/medium specification, and is listed at US\$499,000 or CI\$409,180 (CI\$412 psf).

3.3 Demand/Transactions:

Total freehold transactions and consideration figures soared in 2021 to not only record-breaking figures, but were significantly higher than previous years. The total number of freehold transfers was 2,983, up from 1,920 in 2020, with a total consideration of CI\$1,346,455,380, up from CI\$770,561,070 in 2020. Figures show a continued relatively booming market in to 2022 but with some cooling off, with freehold transfers for the months of January through to July totalling 1,596, down just over 16% compared to the same period in 2021, with a total consideration of CI\$767,908,507, down just over 10% from the same period in 2021.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

For a large portion of 2020 and 2021, buyers were purchasing properties at a faster rate than they were going on the market, despite soaring prices. Even with an influx of new listings in 2022, many from new developments, inventory remains low and is continuing to decline.

Demand comes from local residents, second home owners and overseas investors as Cayman continues to be a great place to invest. With the exponential rise in property prices, there is concern about the availability of affordable housing for the middle to low income earners as they are often priced out by overseas investors. This is something the government are looking to address. Through government guaranteed-assisted mortgages and the National Housing Development Trust, 100 affordable homes are provided per year. For 2022, CI\$8.26 million has been allocated for the construction of affordable homes, and a further CI\$5.44 million has been set aside for 2023. The number of foreclosed properties continues to decline. In July 2022, it was reported that Caymanians were being offered low-interest mortgage deals to either buy homes or avoid foreclosures. The Cayman Islands Development Bank, through government support, were offering loans of up to CI\$600,000 at interest rates as low as 3.75% for a fixed 2 year term, this being significantly lower than commercial banks' rates. However, the CI\$15million available will only assist with 25 people if they were to borrow the full amount available. It is hoped that further assistance can be granted as rising interest rates are likely to accelerate the number of foreclosures. Some proposed solutions such as placing restrictions on foreign investments have not been put in place as this could discourage necessary development and destabilise the economy.

Stamp duty is 7.5% for most property types and purchasers, however there are stamp duty exemptions for first time Caymanian purchasers. Caymanians are helping to fuel the lower end of the market with the thresholds being recently increased to CI\$400,000 for full exemptions and 2% for CI\$400,000-CI\$500,000. As of December 2019, new developers can no longer sell preconstruction homes with stamp duty on the land only. The government offered preconstruction reduced rates of CI\$300,000 and under at 3.75%, however there are no longer any such concessions.

3.4 Development/Supply Pipeline:

The construction sector has been booming in recent years as demand continues to be high with a dwindling inventory, even with the number of new developments. The construction sector was a great support to the economy during the pandemic. Per government 2022 budget documents, it is anticipated that the construction sector will remain buoyant over the medium term with many complexes and hotel projects both underway and in the pipeline. However, we are seeing a slow down in this sector, during the first quarter of 2022 the sector grew at an annualized rate of just 1.8% which can largely be attributed to negative effects on the viability of new projects from increased costs not only from build materials but also land values, unprecedented supply chain issues and increased borrowing costs. It is increasingly difficult for developers to budget and provide timelines for projects with the supply chain issues faced.

Construction prices have soared during the last couple of years, there continues to be a large amount of uncertainty globally due to continued COVID-19 infections affecting supply chains

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

and logistics – China continues to lockdown major cities due to COVID and Shanghai port, the world's largest port, is operating at around 40% of normal capacity causing major disruption and backlogs. Additionally, the war in Ukraine is affecting the supply of raw materials. We are seeing a bullwhip effect to the supply chain – small fluctuations in demand at retail level are causing progressively larger fluctuations in demand at wholesale, distributor, manufacturer and raw material supplier levels. Demand shock rectification takes years following such a ripple effect, as such it is anticipated that construction costs will continue to increase. It is also increasingly commonplace for suppliers to not be able to provide a timeline for supply of materials to developers due to global logistical issues and strengthening demand – this is unprecedented. The price of rebar is set to continue to rise due to supply issues resulting from the war in Ukraine – it is a multi-year process to set up a new supply for rebar. 95% of shipping containers are manufactured in China, fuelling soaring shipping costs – the cost for a shipping container a couple of years ago was around CI\$3-4K, now it is around CI\$18-20K.

Given the soaring costs, we understand in some cases that developers have triggered sales agreement clauses in order to charge additionally to sales prices agreed pre-construction in order to cover extraordinarily inflated prices.

There are a considerable number of new or pipeline residential developments, a large majority between West Bay and Grand Harbour, given these areas' proximity to George Town. Many of these developments are providing a variety of amenities to attract purchasers.

West Bay is becoming increasingly popular as inventory dwindles further south. The highway connecting West Bay to George Town means rush hour traffic is not an issue. Increasing popularity is clearly demonstrated by the number of new developments, such as:

- 61 West provides 20 new apartments as well as 4 retail shops on West Church Street. The development is sold out. Most recently, prices for the 2 beds started from around CI\$400,000.
- Aqua Bay, an aging complex fronting Seven Mile Beach, is to be replaced with a new 38 unit 10 storey building, following a condo owner vote in 2020. 3 bed units will be allocated for condo owners. Additional units include 4 penthouse suites, now marketed at US\$8.595 million.
- Blue Palms is currently under construction and due to complete in 2022. This new gated development will provide eight 3 to 4 bed homes with roof top terraces, prices started at around CI\$900,000.
- Dolphin Point Club is an eco-friendly ocean fronting development which will have 42 residences varying from 1 to 4 beds. Prices currently start at around US\$2.1 million for a 1 bed and up to US\$7.2 million for a two storey 4 bed 'sky villa'. Construction is set to complete late 2023.
- Oceans 9 will provide a total of nine detached 4 bed ocean fronting homes within a gated community, completion due Q3 2022 and prices now starting at around CI\$1.6 million.
- Salt Air Townhomes will be located within The Shores gated community and provide 2 to 4 bed townhomes, with pre-construction prices starting at around US\$1.1 million.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

- Serrana is an ocean fronting development that will comprise 18 residences. Prices currently start at around US\$2.8 million for a 3 bed.
- The Meadows will be comprised of 113 townhomes with 1 to 3 beds, and will be energy efficient and solar ready, with prices now starting at around CI\$700,000. Construction began Q1 2021.
- Arza is a recently announced development which saw 33 listings come to the market, most now under contract at between CI\$259,900 and CI\$469,900.

At Seven Mile Beach, the following are the significant new developments:

- Lacovia, an aging complex, will be replaced with 3 buildings of 3 to 5 bed units. Condo owners will be allocated units and for the additional units, prices start at around US\$5 million and go up to around US\$16 million. The development has been delayed numerous times, it is unclear when the project will move forward.
- Newly constructed Seacrest provides 20 condos over 10 floors. Listings for the 3 beds started from around US\$2.25 million in early 2022.
- The Grove completed in 2021, a development to the east of West Bay Road. It is a high specification retail and residential development with 35 one-bedroom suites and 37 retail units varying in size from 698-2,550 sq. ft. The development sold out pre-construction at values of CI\$500-600 psf. The developers are commencing Phase II in a nearby location.
- Watermark is mid-construction and will provide 54 beachfront residencies, up to 5 beds. The development was 85% sold as at mid 2022, with prices around US\$8 to US\$13 million.

Within the Seven Mile Beach Corridor, some of the new developments are as follows:

- Lotus is a 20 townhomes development which is sold out. Prices started at around CI\$900,000.
- Nautica in the Crystal Harbour neighbourhood will consist of 14 villas across 3 canal fronting buildings. Priced at around US\$3 million for a 4 bedroom villa. Phase II will follow, featuring a condo tower with 46 multi-bed units, 4 penthouses, rooftop terrace, spa and restaurants.
- Olea is a Dart development in Camana Bay which broke ground in early 2019 and provides an assortment of condos, townhomes and duplexes, featuring the island's first lazy river. Listings now start from CI\$935,000 for a 2 bed.
- Twenty40 consists of 3 bed townhouses in Governor's Harbour. Pre-construction, prices started at CI\$625,000.
- Prisma, a new development at Crystal Harbour, received conditional approval for a complex consisting of 58 apartment, 20 townhouse, 5 duplexes, a restaurant, a two storey parking garage and 20 pools over 7.5 acres, following removal of a 9 storey hotel from the proposal. The project will involve a canal extension.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

In George Town, some new developments are as follows:

- Catalina Bay located near George Town Yacht Club and the Barcadere Marina will be made up of 2 and 3 bed residencies. Prices started from US\$1.7 million for a 3 bed. Completion will be late 2023.
- Fin is a recently completed development by Michael Ryan and Dale Crighton which comprises 36 high-end condominiums of 1-4 bedrooms with 5-star services and amenities. Prices in this development started at around US\$750 per sq. ft. and all units benefit from oceanfront, although it is Ironshore.
- The Bentley gated community is comprised of 2 and 3 bed townhomes on Crewe Road. Pre-construction prices started at CI\$420,000.
- A CI\$120 million development project called ONE|GT will comprise a 175-suite hotel and residences, amenities to include a rooftop bar, restaurant and a piazza – it will be the first 10 storey development in George Town and completion is set for late 2024, with pre-construction pricing starting at CI\$489,000 for a 1 bed, and up to CI\$1.7 million for a 3 bed. As of April 2022, 60 of the 175 units had been sold. It is hoped that this development will serve as a catalyst for the revitalization of George Town.

South Sound is one of the more expensive areas in Cayman, second to Seven Mile Beach. It is popular due to its proximity to the ocean, schools, supermarkets, George Town and is also home to the Cayman Islands Rugby Club and Squash Club. One downside to the area is the heavy rush hour traffic. New developments in the area are as follows:

- Bahia, 2 and 3 bed units completed early 2022. Pricing started at US\$850,000.
- Prive will consist of 36 townhouses and 16 homes with prices starting at CI\$650,000. Only a few units remain.
- South Sound Collection consists of 4 and 5 bed townhomes with private rooftop terraces and waterfront views. Priced at around US\$4 million for a 4 bed.
- The Mantras is recently completed and consists of fifty 2 and 3 bed units. Prices now start at just under CI\$700,000.
- Q will be a new gated community comprising a total of 22 two bed townhouses, available from around US\$1.1 million.
- Karma Seaview will be a 8 unit development with rooftop terrace, units now available from around US\$1 million.

The Grand Harbour area, to the east of George Town and South Sound, is a breeding ground of new developments:

- Allure is a twenty-six 2 and 3 bed unit canal front development in Tropical Gardens, now completed. Pre-construction pricing started at CI\$470,000.
- Arvia is recently completed and features 96 condos, 2 and 3 beds. Pricing started from US\$600,000.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

- Aura will provide 39 ocean view 2 and 3 bed apartments. Current pricing starts from around CI\$875,000 for a 3 bed.
- Grand Palmyra is a new gated community with 4 bed townhouses. Pricing started at CI\$675,000 however pricing is now at around CI\$925,000.
- Harbour Walk Residences are 1 and 2 bed upper floor units, recently completed. Pre-construction pricing started at around CI\$300,000.
- Indigo Bay consists of 29 ocean view villas. Current pricing from around US\$1.4 million for a 3 bed.
- Paraiso Residences are new 12 canal-fronting homes each with 3 beds, private pool and dock. Pricing started from around CI\$725,000.
- Periwinkle is made up of 3 phases, a mixture of units and layouts with 2 to 4 bedrooms. Pricing for 2 beds started at CI\$650,000.

Further east, some notable developments are The Silver Reef Residences in North Side which offers twelve 3 bed beachfront condos with resort style amenities including yoga platforms, zen garden and heated saltwater pool. Pricing from CI\$789,000. Out in East End, construction has begun on Ocean Vista, near to Health City. The complex will consist of 2 and 3 bed units and pricing started at CI\$300,000.

Dart Realty continue their expansion of Camana Bay, with several new office, retail and residential developments currently mid-construction. Opposite the relatively new Fosters supermarket is Kapok, a 10 storey for lease residential building offering 89 residences ranging from studios to 3 beds, with retail space available to the ground floor. Dart also recently completed a multi-million dollar expansion of the Cayman International School. New mixed-use development Harbour Walk in Grand Harbour offers retail and office space to the ground floors with amenities such as a gym, stores and restaurants set to enhance the offerings in this area.

Recent and future hotel development projects are as follows:

- Black Urchin is a new boutique resort in Bodden Town offering both private residences and suites. It opened its doors late 2021 following delays due to the pandemic.
- Kailani, a Curio Collection by Hilton Hotel is under construction. It will be Cayman's first luxury wellness and business boutique hotel developed in partnership with NCB and will offer a thermal spa, sauna and hydra pool alongside its 80 rooms consisting of 1-3 bed suites. Investors will have access to their suite for two weeks per year for their own personal use.
- Grand Hyatt is under construction, delayed due to the pandemic, on a 5.7 acre site close to George Town known as Pageant Beach. The site has ironshore ocean frontage with only some small areas of beach. It will comprise a 10-storey 450-bed 4-star hotel and residences managed by Grand Hyatt. The residences are 80% sold as at mid 2022, prices started at US\$709,000.
- Indigo branded 3 star hotel located near to The Kimpton is mid-construction at a cost of around US\$80 million and is set to open its doors in 2024. The hotel will be 10 storeys and offer 282 rooms, multiple restaurants and a rooftop bar.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

- The Mandarin Oriental Resort has been long anticipated, with breaking ground to take place once funding is secured, with an anticipated completion of 2024. It will be located at St James Point, to the south coast of Grand Cayman and known locally as Beach Bay, and will consist of a 100 key hotel, 89 residences, restaurants, spa and wellness facilities. It will be the first Mandarin Oriental Residences in the Caribbean, pre-construction listings currently start at US\$5.25 million for a 2 bed.
- Vida Cayman is currently under construction in West Bay, close to Barkers Beach, with 18 apartments.
- Over in Cayman Brac, further to acquiring some 300 acres, entrepreneur Frank Schilling is currently in the final stages of preparing a Planned Area Development application for his proposal for an old-fashioned waterside Mediterranean-style village, to include condos, shops and bar/restaurants, and a harbour and private-air services business – broad outline plans have been shared with the government and the developer is looking to seek approval later in 2022. Subject to planning permission, he aims to develop 'Port Zeus' over the next two decades, with buildings up to five stories. The development will also pave the way for an inter-island ferry service. The Department of Environment are yet to review the plans.
- In Little Cayman, in 2021 Peppercorn Investments submitted a planning application for a 61 bed beach resort split between on-land and overwater units. The plans have come under scrutiny by various bodies, including the Department of Environment. The proposed site area is a Marine Protected Area. Little Cayman is being proposed as a potential UNESCO World Heritage site.

The medical tourism industry is also expanding. Healthy City broke ground in Q1 2022 on a new health centre and private hospital which is being constructed by Dart on a 70,000 sq ft site in close proximity to Camana Bay, at a build cost of circa C\$100 million. It will be a 70 bed hospital and will specialise in cancer and neo-natal intensive care and is set to complete in 2023. The existing Cayman Islands Health City and Shetty Hospital, comprises a high-end private medical facility located in East End, with the first building, a 140-bed facility, complete. It provides first class health care to local and overseas patients. Over the next 10 years the owners aim to construct a 2,000-bed facility with two hotels and a residential community.

Additionally, the government will be, in partnership with Dubai based Aster DM Healthcare, constructing a 500 bed hospital in West Bay which will be built in 3 phases at a cost of US\$350 million. Phase 1 will entail the construction of a 150 bed hospital with tertiary and quaternary care. Quaternary care involves ultra-specialised treatments. Phase 2 will commence 3 years later and will incorporate assisted and independent living facilities, each comprising 100 units. The final phase will take place about 7 years after the hospital is operational and will be the construction of a medical university and the expansion of the hospital to 500 beds. The facility is set to provide medical care to both local patients and medical tourists. It will target the 1.4 million medical tourists who travel overseas for healthcare from the US annually, as well as patients from Canada and countries throughout the Caribbean.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

The government will also provide a mental health facility in East End at a cost of around CI\$15 million which will provide space for a maximum of 54 patients over nine cottages on a 15 acre site. It aims for a March 2023 opening following a year-long delay due to COVID.

The government are also funding work on John Gray High School, budgeted at CI\$35.1 million for 2022 and 2023. Stowe School in England plan to open a Cayman campus in 2025 with a capacity for 800 pupils. Island Montessori is in the process of building an additional school called Island Primary which will provide space for 350 pupils.

The Cayman Enterprise City has become an established and successful business in Cayman, attracting many new corporations to the island. It offers work permit-free packages to overseas businesses. In 2022, a US\$662 million impact of Cayman Enterprise City during the first 10 years of its operation was reported. A US\$500 million master planned development is set to create 1 million sq ft of office space, residential areas, restaurants and various amenities on a 53 acre site close to the airport in Grand Cayman. The project will take 25 years and the first phase, including construction of 100,000 sq ft of office space, is scheduled to complete toward the end of 2022. Meanwhile, current tenants are occupying existing space in George Town.

The Cayman Islands' Development Plan is 50 years old. 'PlanCayman' is a current project which is seeking to update the plan as the Department of Planning contemplates the possible impact of climate change on the islands and how tighter regulation on how and where homes, businesses and infrastructure can be situated in future to help combat effects. The new Development Plan will factor in sea-level rise projections – the draft National Planning Framework document (from 2018) recognises the potential impacts of rising sea levels and also the more turbulent hurricane seasons climate change will bring and looks to ensure that ocean front developments are designed appropriately to reduce risks by amending building codes. There will be specific regulations based on calculated risks to particular locations. It is also acknowledged that measures are required to encourage sustainable design. The Planning Ministry have confirmed that the document which will set out a proposed development plan for the country will be moving forward in the upcoming fiscal year (2022/2023). The Department of Planning is currently in the process of seeking approval of the National Planning Framework ('Plan Cayman') document. During the upcoming fiscal year Phase 1 of 5 will cover the review of the Seven Mile Beach corridor, and the review of the development and building control framework in the second area plan will also commence. The intention is that the area plans will implement the objective of the National Planning Framework, with variations offered to meet the particular needs of each area. The Premier has advised that the full development plan is a multi-year project.

3.5 Rentals:

The rental market declined by approximately 10-15% in 2020 as a result of increased supply as the short-term rental market converted to cater to the long-term domestic rental market and landlords started to reduce their rents to cover their costs after an estimated 5-6,000 residents left at the start of the pandemic. However, following border re-opening, we are seeing the short-term rental market improve, thus pushing supply of long-term housing down and rents up. We have

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

seen the rental market bounce back particularly in those areas in and close to George Town, due to increasing demand and lack of supply. Seven Mile Beach and SMB corridor long-term rents currently range from a low of US\$2,000 to a high of US\$35,000+ PCM. In the George Town area rents are from CI\$1,000 PCM for a studio, from CI\$1,300 PCM for a 1 bed and from CI\$2,000 PCM for a 2 bed. Rents paid rose by an average of 12.3% in Q1 2022 when compared to Q1 2021.

The commercial rental market has managed to sustain rental levels as most tenants are on long term leases with onerous exit clauses or significant fit-out costs if they chose to relocate. As mentioned before, the financial services industry has mostly been unscathed and they occupy a large proportion of office space. We hope this sector can support the commercial market moving forward. Average vacancy rates are as low as 2% for Grade A space. Some Grade B properties in central George Town have vacancies of between 25% to 35%, largely due to larger corporate tenants relocating from the typically older buildings in George Town to Camana Bay or edge of town developments such as Cricket Square. Office space rental rates range, on a triple net basis, from US\$42 to US\$55 psf for Grade A space. The highest rents are seen in Camana Bay. Lower grade office space rents are from US\$20 psf.

The retail sector, especially restaurants, is heavily reliant on tourism. Restaurants were working at 40% of their pre-COVID trading levels and there were some closures in 2020. However, spaces were re-occupied, re-branded and re-opened in anticipation of an improving tourism sector. Equally impacted, if not more-so, was the duty-free sector and retail stores, all heavily reliant on the cruise-ship industry. Now that cruise tourism has returned as of March 2022, we are seeing recovery in this sector – historically, the duty-free sector has been a dominant force in George Town. Retail rents currently vary from US\$40 psf on Seven Mile Beach to rates of between US\$80 and US\$130 psf in locations such as Seafarers Way, Cardinal Avenue and Fort Street in George Town.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

4: VALUATION

Market Value is an internationally recognised basis and is defined as:

"The estimated amount for which an asset or liability should exchange on the valuation date 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."

4.1 COMPARABLE METHOD OF VALUATION:

The sales comparison approach is used to estimate market value (MV) for properties for which there is good comparable evidence of prices paid in an open and free market place. It is the recommended method of valuation for residential properties. Evidence gleaned from recent sales is derived from the Lands and Survey database.

In analyzing the comparables listed below we have taken into consideration changes in underlying market conditions. If the market has been rising but an increase in interest rates at which capital can be borrowed has also occurred then a percentage increase in value may be tempered by the increased cost of borrowing money. Typical of the factors that can affect sale prices of real estate are:

- changes in interest rates;
- changes in terms and conditions relating to lending policies; and

Comparables should always be of sales where there has been no financial, family or fiduciary relationship. Nevertheless, some of the sales listed below may be subject to special interest (such as an adjoining property owner for whom a property has a value above the market level) or under a time constraint which has an impact on the price achieved. The definition of market value requires MV to be based on an 'arm's length' sale, that is one uninfluenced in any way, hence the need for comparables to be on the same basis.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

TABLE OF COMPARABLE EVIDENCE

Block and parcel	Location	Property area (Sq.Ft)	Date of sale	Sales Price (C\$)	Price per Sq.Ft	Description
43E 32	#19 Sitwell Road	480	11-Nov-22	155,000	323	Single storey home of timber construction on concrete slab. 2 beds. Basic specification, requiring maintenance. Built circa 2000. 0.32 acre parcel. Zoned LDR. Located 0.7 miles north west of subject.
48E 32	#9 Claries Avenue	2,300	18-Oct-22	345,150	150	Single storey duplex with asphalt shingle roof, concrete boundary wall and private driveways. Assumed 4 beds total. Basic specification. Built circa 2004. 0.25 acre parcel. Zoned LDR. Located 0.7 miles east of subject.
44B 184	#38 Cumber Avenue	2,100	30-Jun-22	310,000	148	Single storey home of part concrete, part timber construction, with corrugated zinc roof. Assumed 4 bed. Basic specification, requiring repairs. Built circa 1980. 0.15 acre parcel. Zoned Neighbourhood Commercial. Located 1.1 miles south west of subject.
48C 98	#79 Midland Drive	2,650	25-May-22	428,875	162	Single storey home with concrete tile roof and concrete and timber entry fence. 3 bed. Basic specification. Built circa 1997. 0.29 acre parcel. Zoned LDR. Located 2 miles north east of subject.
43A 234	#77 Calabash Drive	3,248	7-May-22	534,050	164	Single storey duplex with asphalt shingle roof and private gravel driveway to each unit. 5 beds total. Largely basic specification. Built circa 2010. 0.46 acre parcel. Zoned MDR. Located 1.2 miles north west of subject.
43A 89	#52 Verneice Bodden Drive	1,480	23-Mar-22	326,000	220	Single storey home with asphalt shingle roof and concrete boundary wall. 3 bed. Basic/medium specification. Built circa 2011. 0.29 acre parcel. Zoned MDR. Located 1.1 miles west of subject.
48E 78	#60 Claries Avenue	2,031	23-Dec-21	481,065	237	Part one, part two storey detached home with asphalt shingle roof, stone wall, brick paved driveway, garage, pool and gazebo area. 3 bed. Basic/medium specification. Built circa 2005. 0.25 acre parcel. Zoned Low Density Residential. Located 0.8 miles east of subject.
43E 79	#7 Frost Street	2,048	21-Oct-21	351,160	171	Two detached single storey properties of timber construction with asphalt shingle roof. 7 beds total. Basic specification. One property built circa 2002, the other built circa 2011. 0.34 acre parcel. Zoned LDR. Located 0.6 miles west of subject.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

43D 24	#42 Lakeview Drive	2,900	1-Apr-21	250,000	86	Single storey building with asphalt shingle roof, with boundary with lake to north east. Assumed 4 beds. Basic specification, the property appears to have been renovated since purchase and provides 4 separately accessed units. Built circa 1980. 0.54 acre parcel. Zoned LDR. Neighbours subject to the south east.
--------	--------------------	-------	----------	---------	----	---

COMPARABLE COMMENTARY AND ANALYSIS:

The above table contains the details of recent sales of nearby properties.

43E 32 achieved CI\$323 psf in November 2022. This property is very comparable to the rear building of the subject as both are of similar size, with low site coverage on parcels zoned LDR, and similar specification – both are of basic specification and of timber construction. However, given the poor condition of this property and the fact that the sale price equates to just over CI\$11 psf over the land parcel, we assume that this parcel was purchased for re-development.

48E 32 achieved CI\$150 psf in October 2022. This property is most comparable to the subject's duplex – both are duplexes and similar in terms of specification and size. This property is newer than the subject, however we would expect the subject to achieve a higher rate psf as it is on a larger lake front parcel.

44B 184 achieved CI\$148 psf in June 2022. We would expect the subject to achieve a higher rate psf as it is newer, of slightly higher specification generally, and on a much larger parcel – this property's parcel is zoned Neighbourhood Commercial which is generally superior to LDR, however it is too small and set back from the main road for any significant commercial development.

48C 98 achieved CI\$162 psf in May 2022. The property is very similar to the subject in terms of overall size, specification and age, however we would expect the subject to achieve a higher rate psf as it provides more bedrooms and is on a larger parcel, fronting a lake.

43A 234 achieved CI\$164 psf in May 2022. This property is also a duplex, however is superior in terms of age, specification and zoning. However, the subject is on a parcel more than double the size, as such, we would expect it to achieve a higher rate psf.

43A 89 achieved CI\$220 psf in March 2022. It is superior to the subject in terms of age and specification, its parcel is also zoned MDR – however, its parcel is considerably smaller than the subject's. As this property is smaller than the subject, we would expect it to achieve a higher rate psf excepting for the fact that the subject is on a larger parcel.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

48E 78 achieved CI\$237 psf in December 2021. This property is far superior to the subject as it is of higher specification and in a better condition with amenities to include a paved driveway, garage, pool and gazebo area. It is also around a decade newer. As such, we would certainly expect this property to achieve a higher rate psf, excepting for the fact that the subject is on a larger parcel.

43E 79 achieved CI\$171 psf in October 2021. This property is similar to the subject in terms of size and specification, however we would expect the subject to achieve a higher rate psf due to its larger parcel size and we consider values to have risen since.

43D 24 achieved CI\$86 psf in April 2021. This property neighbours the subject to the south east. We would certainly expect the subject to achieve a higher rate psf as it is newer, this property was in a poor condition at time of purchase and the subject's parcel is almost double the size. Values have also certainly risen since April 2021.

As can be seen from the comparables, typically properties purchased are on parcels which are around 0.3 acres in size. The subject's parcel is 1 acre. After setbacks, there is ample room for development to the north western section of the parcel, we estimate this to be an area of 14,900 sq ft or 0.34 acres. This would leave the two residential buildings on the parcel with a remaining total parcel area of 0.66 acre, which makes the buildings more comparable to recent nearby sales – building footprint to parcel ratio wise. Therefore, considering these proportions, and considering the comparable evidence above, adjusting for factors such as size, age, specification, and condition, we estimate the subject to have a market value using the sales comparison approach of **CI\$200 psf on the duplex, CI\$175 psf on the rear building** as this is of inferior construction, and **CI\$10 psf on the 14,900 sq ft developable area to the north west of the parcel**, having considered the land sale comparables provided later within this report. This totals a market value of **CI\$635,000**.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

4.2 THE INCOME CAPITALIZATION APPROACH

The Income capitalization approach is a method of valuation whereby the rental income actual or market rent is multiplied by a yield or capitalization rate to arrive at a capital value.

The income method is used in those markets where buyers are acquiring the right to enjoy future benefits from the asset and where those benefits can be readily expressed in monetary terms. Typically in investment markets, buyers are looking for future income, future value growth or a combination thereof. The income method is used in the bond market, equity share market and real estate market, or where it is possible to assess the relationship between price paid by buyers and the expected income to be derived from ownership.

In its simplest form, the relationship is expressed as a multiplier or a yield rate, but becomes more complex where there is a variable income expected and where that income may be time constrained.

YIELD EVIDENCE:

In order to use the investment method of valuation, we must ascertain the yield which is the rate of interest appropriate to the particular property. In this case, the yield depends on a number of factors including;

- the security and regularity of income
- the security of capital
- the liquidity of capital
- the costs of transfer

Yields for residential properties in Cayman are usually lower than commercial properties and generally range between 4.5% to 10%, the former being for prime Seven Mile Beach condominiums with long term tenants.

In assessing the value of the premises we researched evidence of investment yields in Cayman for fully let retail premises. Using comparable evidence we have arrived at an all risks yield for the subject property. The all risks yield is arrived at by using the following formula:

$$\frac{\text{Rent}}{\text{Capital Value}} \times 100$$

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

YEARS PURCHASE (YP) IS THE INVERSE OF THE YIELD.

In assessing the yield we have taken into consideration the following characteristics of the property;

- close proximity to central Bodden Town and amenities
- close to main road
- basic specification requiring some maintenance
- provides three separately accessed residential accommodations

RENTAL VALUES

The rental market has recovered since the pandemic and we are seeing good demand for residential properties. Rents have been increasing throughout the year due to continued growing demand. During our inspection we were informed that the occupier of Unit #1 does not pay rent, and were not provided with any information on passing rent for Unit #2 or the rear building. We estimate that, assuming that the bedroom at Unit #1 which is currently used as a church is converted to use as a bedroom, that each unit within the duplex could achieve a market rent of CI\$1,800 pcm, and that the one bedroom to the detached rear building could achieve a market rent of CI\$1,000 pcm. This totals CI\$4,600 pcm. With the rising cost of living net yields have been pushed down as landlords increase their rents to cover increased costs. Therefore, we have adopted an all risks yield of 5%.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

Investment Valuation

		CIS
--	--	------------

Rent pcm	4,600	
Rent pa	55,200	
Insurance		6,350
Maintenance	5%	2,760
Management	10%	5,520
Replacements	2.5%	1,380
Voids	10%	5,520
Yield	5%	20,000
Total costs		21,530
Net return pa		33,670
Value CIS		673,400
Less Value of furniture		30,000
Net Value		643,400
Less purchasers costs	9%	57,906
CIS		585,494
Say CIS		<u>585,000</u>

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

4.3 THE DEPRECIATED REPLACEMENT COST APPROACH

The depreciated replacement cost approach is described as 'The current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimisation'.

The *DRC* approach is based on the economic theory of substitution. It involves comparing the asset being valued with another. However, *DRC* is normally used in situations where there is no directly comparable alternative. The comparison therefore has to be made with a hypothetical substitute, also described as the modern equivalent asset. The underlying theory is that the potential buyer (described in the *Market Value* definition) in the exchange would not pay any more to acquire the asset being valued than the cost of acquiring an equivalent new one. The technique involves assessing all the costs of providing a modern equivalent asset using pricing at the *date of valuation*.

In order to assess the price that the buyer would bid for the actual asset, depreciation adjustments have to be made to the gross replacement cost to reflect the differences between it and the modern equivalent. These differences can reflect factors such as the comparative age or remaining economic life, the comparative running costs and the comparative efficiency and functionality of the actual asset.

The *DRC* is used where there is no active market for the asset being valued – that is, where there is no useful or relevant evidence of recent sales transactions due to the specialised nature of the asset.

It is described as a property that is rarely, if ever, sold in the market, except by way of a sale of the business or entity of which it is part, due to the uniqueness arising from its specialised nature and design, its configuration, size, location or otherwise.

This definition is broad and can apply to properties or assets that may be of conventional construction, but become specialised by virtue of being of a size or in a location where is no relevant or reliable evidence of sales involving similar property.

The *DRC* is often referred to as a method of last resort and is only to be relied on if it is impractical to produce a reliable valuation using other methods. The classification of an asset as specialised should not automatically lead to the conclusion that a *DRC* valuation must be adopted. If sufficient direct market evidence exists, it still may be possible to undertake a valuation of the *specialised property* using the sales comparison and/or the income capitalisation approach.

Our use of the *DRC* in this report has therefore been adopted as a method of last resort and has not been relied on heavily unless there is insufficient comparable evidence.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

VALUATION OF LAND

We have looked at nearby land sales of vacant parcels to ascertain the market value of the subject property.

Block and parcel	Area (Acres)	Area (Sq.Ft)	Date of sale	Sales Price (CIS)	Price per Sq.Ft	Description/location
43E 28	0.23	10,019	6-Oct-22	125,000	12.48	Square shaped parcel, partially covered in shrubbery. Zoned LDR. Elevation of approximately 2-3 ft above sea level. Located on Hardy Street, 0.5 miles west of subject.
43D 18	0.2261	9,849	20-Sep-22	95,000	9.65	Triangular shaped parcel, with dense shrubbery. Zoned LDR. Elevation of approximately 3 ft above sea level. Accessed off Bodden Town Road, via a right of way.
48E 110	0.3	13,068	4-Aug-22	115,000	8.80	Largely square shaped parcel, cleared. Zoned LDR. Elevation of approximately 2-4 ft above sea level. Located on Claries Avenue, 0.7 miles east of subject.
43D 51	0.25	10,890	19-Jul-22	120,000	11.02	Rectangular shaped parcel, partially covered with dense shrubbery. Zoned LDR. Elevation of approximately 3 ft above sea level. Located on Kipling Street, 0.5 miles east of subject.
48E 119	0.23	10,019	14-Jul-22	110,000	10.98	Largely rectangular shaped parcel, cleared. Zoned LDR. Elevation of approximately 3 ft above sea level. Located within a sub-division off Carrington Lane, 0.7 miles east of subject.
48E 127	0.24	10,454	9-Jun-22	110,000	10.52	Lakefront parcel. Irregular shaped, cleared. Zoned LDR. Elevation of approximately 2 ft above sea level. Located within a sub-division off Carrington Lane, 0.7 miles east of subject.
48E 116	0.25	10,890	9-Jun-22	110,000	10.10	Largely square shaped parcel, cleared. Zoned LDR. Elevation of approximately 3 ft above sea level. Located on Carrington Lane, 0.7 miles east of subject.
48E 108	0.24	10,454	26-May-22	110,000	10.52	Lakefront parcel. Irregular shaped, cleared. Zoned LDR. Elevation of approximately 3 ft above sea level. Located within a sub-division off Carrington Lane, 0.7 miles east of subject.
43E 57	0.23	10,019	28-Mar-22	95,000	9.48	Largely square shaped parcel, with some dense shrubbery cover. Zoned LDR. Elevation of approximately 3 ft above sea level. Located on Nashe Street, 0.5 miles west of subject.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

48E 125	0.24	10,454	9-Feb-22	85,000	8.13	Lakefront parcel. Largely rectangular parcel excepting for irregular boundary with lake to north east, cleared. Zoned LDR. Elevation of approximately 3 ft above sea level. Located within a sub-division off Carrington Lane, 0.7 miles east of subject.
48E 124	0.24	10,454	8-Feb-22	85,000	8.13	Lakefront parcel. Irregular shaped, cleared. Zoned LDR. Elevation of 3 ft above sea level. Located within a sub-division off Carrington Lane, 0.7 miles east of subject.
43D 21	2.343	102,061	2-Nov-21	575,000	5.63	Largely rectangular shaped, with bodies of water, shrubbery and containers. Zoned LDR. Elevation of approximately 3-4 ft above sea level. Located on Lakeview Drive, to south west of subject.
43D 25	0.2577	11,225	5-Aug-21	100,000	8.91	Lakefront parcel. Largely rectangular shaped, cleared. Zoned LDR. Elevation of approximately 3-4 ft above sea level. Located on Lakeview Drive, parcel but one to the south east of the subject.

We have taken into consideration the following characteristics of the property;

- Cleared
- Lake front
- 1 acre
- Good shape for development
- Zoned Low Density Residential
- Good proximity to central Bodden Town

Therefore based on the above evidence we estimate the land to have a market value of CI\$8 per sq.ft or **CI\$348,000**.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

Depreciated Replacement Cost Valuation

	Area (sq.ft)	Rate per Sq.ft C\$	Total C\$
Replacement Cost of Building			
Duplex	1,914	225	430,650
Rear detached building	596	200	119,200
Subtotal buildings	2,510		549,850
External Works:			
Timber store	120	40	4,800
4' chain-link fence (LF)	300	8.50	2,550
Concrete driveway/parking area	300	12	3,600
Parking stops (NR)	2	50	100
Garbage enclosure			700
Landscaping			40,000
Subtotal external works			51,750
<u>Less: Depreciation & Obsolescence</u>	45%		(252,720)
Land	43,560	8	348,000
Subtotal			696,880
Entrepreneurial Profit & Risk	10%		69,688
Value (C\$)			766,568
Say C\$			<u>767,000</u>

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

SUMMARY

	CIS	US\$
Sales comparison approach	635,000	774,000
Income capitalization approach	585,000	713,000
Depreciated replacement cost approach	767,000	935,000

Comments and analysis of Market Value

The best method of valuing a residential property is the comparable method as this gives an accurate indication of market value. In situations where there is a lack of comparable evidence, we would also rely on the depreciated replacement cost or investment approach. The depreciated replacement cost is known as the method of last resort as cost does not equal value, however where there is available vacant land and development is an option this method can in some circumstances give a good indication of value. Due to running costs of a home and return on investment the investment approach is often not a reflection of current market conditions. Therefore, in assessing the market value of the property in this instance we have relied solely on the sales comparison approach. Our estimate of final value of the subject property is therefore **CIS\$635,000**.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

5. OPINION OF MARKET VALUE

Based on the evidence supplied above our opinion of market value of the subject property is;

CI\$635,000

(Six Hundred and Thirty-Five Thousand Cayman Islands Dollars)

(Unfurnished)

*We are also of the opinion that the Market Value of the freehold interest in the Property, subject to the Special Assumptions set out below, is in the region of **CI\$508,000**.*

SPECIAL ASSUMPTIONS

That as at the date of valuation the following had occurred:

- *shortened marketing period of 3-6 months*

Guidance on where Special Assumptions should be made and examples of the sort of SA's that may be appropriate can be found in the Red Book at VS2.2 and in Appendix 4.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

6. INSURANCE REINSTATEMENT COST ESTIMATE

You have additionally asked for advice on the cost of reinstating the buildings for insurance purposes. We have not undertaken a detailed building survey and therefore have provided only an approximate estimate to enable you to judge whether your interest as owner is adequately covered by your insurance policy. An accurate cost assessment will require much more detailed consideration of the construction by a building or quantity surveyor.

	<u>Area (sq.ft)</u>	<u>Rate per Sq.ft CIS</u>	<u>Total CIS</u>
Replacement Cost of Building			
Duplex	1,914	225	430,650
Rear detached building	596	200	119,200
Subtotal buildings	2,510		549,850
External Works:			
Timber store	120	40	4,800
4' chain-link fence (LF)	300	8.50	2,550
Concrete driveway/parking area	300	12	3,600
Parking stops (NR)	2	50	100
Garbage enclosure			700
Subtotal external works			11,750
Subtotal			561,600
Demolition and Site Clearance	3%		16,848
Professional Fees	10%		56,160
Reinstatement Cost (CIS)			634,608
Say CIS			<u>635,000</u>

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

Notes: This Valuation EXCLUDES the following:

1. The value of land
2. Furnishings, internal and external
3. Any special finishings (usually by owners) which differ from the specification

INCLUDED herein

4. Public or Private utilities
5. Consequential losses, e.g. the removal and re-location costs, loss of rents or compensation
6. Financing charges or taxes
7. No account is taken of the possible effects on increased construction prices that may occur in the event of a major hurricane affecting Grand Cayman
8. Any other loss other than the actual loss of the buildings and (if included) external works
9. Soft landscaping works

Having regard to all the preceding factors, I am of the opinion that the above described property should be insured at a Reinstatement Cost of no less than: -

CI\$635,000

(Six Hundred and Thirty-Five Thousand Cayman Islands Dollars)

NOTE:

This figure is based on current cost information and includes an allowance for professional fees, demolition and debris removal. It does not include any allowance for inflation during the period of insurance nor during any further period required for reinstatement following a substantial loss. Neither does it include for loss of rent or consequential losses arising from a loss of the buildings.

BLOCK: 43D

PARCEL: 159

REGISTRATION SECTION: BODDEN TOWN

Validity:

This valuation may not be considered valid after 12 months from the date hereof, nor if the circumstances alter. If necessary, please refer back to the valuer for a periodic review.

This Valuation has been prepared by
BLUE POINT CONSULTANTS LTD.



.....
ENFYS NAIR BSC, MRICS
CHARTERED SURVEYOR



BLUE POINT CONSULTANTS LTD.
P.O. Box 793, Grand Cayman KY1-1103
Cayman Islands, British West Indies
Tel: 345-939-1399

ASSUMPTIONS AND LIMITING CONDITIONS

GENERAL CONDITIONS

This report is provided for the stated purpose and only for the use of the party to whom it is addressed. No responsibility is accepted to any other party. Should you wish to syndicate the loan you must inform us in order that we may make arrangements to supply them with a copy of this report which will then be directly addressed to them.

Neither the whole nor any part of this report nor any reference thereto may be included in any document, circular or statement without our prior approval of the form and context in which it will appear.

We hereby certify that to the best of our knowledge and belief, the statements contained in this valuation report are correct and no responsibility has been assumed for matters which are legal in nature. The valuation assumes marketable title. Employment in and compensation for making this report are in no way contingent upon the value. We further certify that we have no interest, present or contemplated, in the property valued nor have any material connection with either the lender or the borrower and that we have undertaken this valuation in the capacity of External Valuers.

The report has been prepared in accordance with the latest edition of the RICS Appraisal and Valuation Standards, (the "Red Book"). Except as may be varied by your instructions.

In order to arrive at a supportable opinion of value, it was necessary to utilise both documented and hearsay evidence of market transactions. A concerted effort has been made to verify the accuracy of the information contained herein. Accordingly, the information is believed to be reliable and correct and has been gathered according to procedures and principles which are laid down by the Royal Institution of Chartered Surveyors. Comparable sales prices have been obtained from the Cayman Islands Land Registry, or as reported to us by the Realty Companies active in the subject area or by published reports.

The opinion of market value excludes the following:-

- a) Selling expenses**
- b) Legal fees and expenses**
- c) Stamp duty or other fees levied by Government**
- d) Furniture, contents and possessions**
- e) Sales commissions**

We have assumed no responsibility for matters legal in character, nor do we render any opinion as to title, which, is assumed to be good. All existing liens, encumbrances or encroachments, if any, have been disregarded and the property appraised as though free and clear. This report is intended for the sole use of the client and their representatives and no reliance on its contents by third parties will be accepted under the principles of Hedley Byrne & Co. Ltd. -V- Heller & Partners Ltd., (1963).

ASSUMPTIONS AND LIMITING CONDITIONS

Photographs, sketches, etc. presented in this valuation report are included for the sole purpose of illustration.

No legal survey or soil test reports concerning the subject property have been presented to us. Accordingly, no responsibility is assumed concerning these matters, or other technical or engineering techniques which would be required to discover any latent or inherent hidden defective condition of the subject property.

For the purposes of this valuation, therefore, we have assumed that the subject land and property are free from any defects as stated. Parcels sizes have been obtained from the Land Register unless otherwise stated. The property rights valued exclude any mineral rights or values arising therefrom.

Possession of this valuation report, or a copy thereof, does not carry with it the right of publication. Neither the whole nor any part of this valuation report or any reference thereto may be included in any published document, circular or statement, nor published in any way without the valuer's written approval of the form and context in which it may appear.

It is assumed that there are no charges against the subject property which would have a bearing on the market value, except for those, if any, noted in the report and on the Land Register.

It is assumed that the buildings are structurally sound and in need of no immediate repairs, unless noted within the report. **It is not intended that this valuation report is to be read as a structural survey report.** We have not carried out a structural survey nor have we inspected woodwork or other parts of the property which are covered, unexposed or inaccessible, and such parts will be assumed to be in good repair and condition. The report will not purport to express an opinion about or to advise upon the condition of un-inspected elements and should not be taken as making any implied representation or statement about such elements.

We have not arranged for any investigation to be carried out to determine whether or not high alumina cement or calcium chloride additive or any other potentially deleterious material has been used in the construction of this property or has since been incorporated and we are, therefore, unable to report that the property is free from risk in this respect. For the purposes of this valuation, we have assumed that such investigation would not disclose the presence of any such material in any adverse conditions.

We have not arranged for any investigation, inspection or test of any of the services in connection with the subject land and property - gas, electrical, water (cistern, mains, well, hot, cold, waste), drainage (septic tank, sewage disposal or treatment and mains) or air conditioning. We are, therefore, unable to report that the services have been correctly designed and/or installed or that they are in accordance with the byelaws and regulations appertaining to the property. For the purpose of this valuation, we have assumed that such investigation or test would not disclose any adverse defects.

ASSUMPTIONS AND LIMITING CONDITIONS

INSTRUCTION LETTER
LAND REGISTRY DOCUMENT
MAP AND LOCATION PLANS
PHOTOGRAPHS

Telephone: (345) 244 3420
Fax: (345) 949-2187
Direct Line: (345) 244-3558

Email: Victoria.Gray2@gov.ky



CAYMAN ISLANDS
GOVERNMENT

Lands & Survey Department
Government Admin Building
Box 120,
133 Elgin Avenue
Grand Cayman, KY1-9000
Cayman Islands

Our Ref: DIS/43D 159

Private & Confidential
By Email Only

16th December 2022

Dear Sir / Madam,

RE: Tender for Valuation: Block 43D Parcel 159

We write to invite you to provide a fee quote for a 'Red Book' valuation of the above-mentioned property as outlined on the attached plan.

The Cayman Islands Government is considering disposing of the property and thus we require an independent valuation report to detail the **Market Value** of the property to assist in determining a potential disposal price.

Please note that the Government may disclose the Valuation Report to the Vendor to assist in negotiations. As usual, your valuation and report must be undertaken in accordance with the terms of your current appointment as one of our Panel Valuers and of course in compliance with the RICS Valuation - Global Standards, 2022.

If you wish to be considered for undertaking this commission kindly send us your fee quote by **5pm on Monday 19th December 2022** and please note that the final report will need to be submitted **not later than 10 working days** following our formal instruction to any successful party.

Please note that the date for final reports is immovable and I would respectfully ask that you take this into account should you wish to be considered for the work. If the stated deadline is not met then we reserve our right to alter fees paid in respect of the work carried out.

If you have any questions regarding this letter please contact us on the above number or by email.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'V Gray'.

Vicky Gray MRICS
Valuation Officer
For Director, Lands & Survey

Block 43D Parcel 159



**CAYMAN ISLANDS
LAND REGISTER**

Opened 06 MAY 2021

A - PROPERTY SECTION

Ownership Type	Crown / Private	APPURTENANCES	Block and Parcel No. 43D 159	
Nature of Title	Absolute / Provisional	A 25-ft. & 30-ft. vehicular Right of Way over 43D 22REM1 for the purpose of access & routing of utilities as indicated on the Registry Map. (2082/00) AK A 14-ft. vehicular Right of Way over 43D 22REM1 in favour of this parcel as indicated on the Registry Map. (31026/06) GAM	Registration Section	BODDEN TOWN
Origin of Title			Name of Parcel	
First Registration			Approximate Area	1.00 Acre
Mutation No.	M 6882			

B. PROPRIETORSHIP SECTION

[illegible]

Edition 13

A - PROPERTY SECTION

B- PROPRIETORSHIP SECTION

[illegible]

**CAYMAN ISLANDS
LAND REGISTER**

Opened 06 MAY 2021

A - PROPERTY SECTION

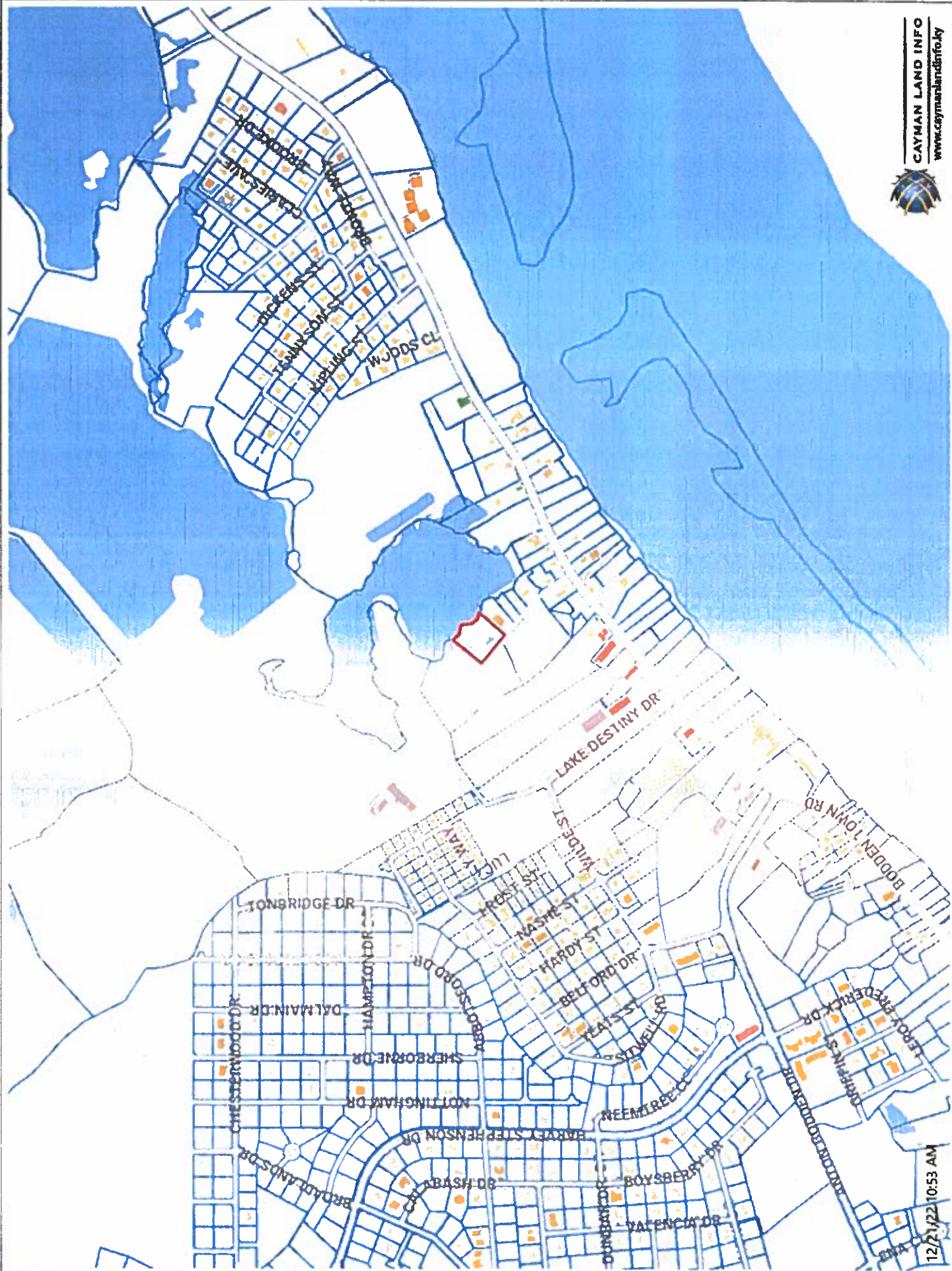
Ownership Type	Block and Parcel No. 43D 159	
Nature of Title	Registration Section	BODDEN TOWN
Origin of Title	Name of Parcel	
First Registration		
Mutation No.	Approximate Area	
APPURTENANCES A 14-ft V.R.O.W. over 43D 24 in favour of this parcel as indicated on the Registry Map. See inst. 14026/09 filed with 43D 24 (14026/09) GAM		

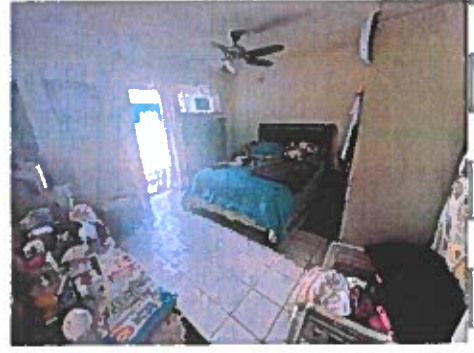
B - PROPRIETORSHIP SECTION

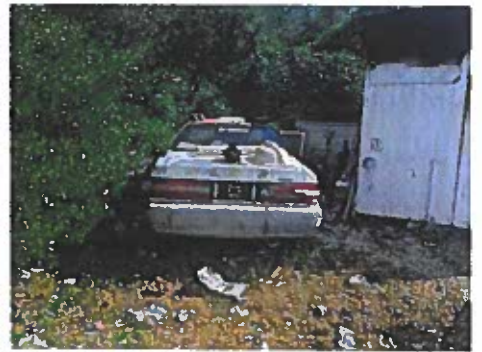
[illegible]

[illegible]

















Comparable 43E 32



Comparable 48E 32



Comparable 44B 184



Comparable 48C 98



Comparable 43A 234



Comparable 43A 89



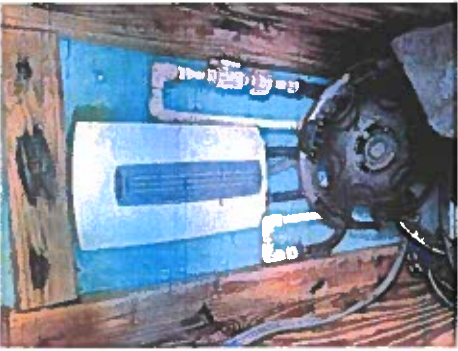
Comparable 48E 78



Comparable 43E 79



Comparable 43D 24



REPORT & VALUATION

Duplex / Multi Let

Page | 1



Duplex & Multi Let

Block 43D Parcel 159

Bodden Town

Grand Cayman, Cayman Islands

21st December 2022



Bould Consulting Limited - Fourth Floor - Genesis Building - Genesis Close - P.O. Box 1489 - George Town - Grand Cayman KY1-1110

Telephone: (345) 946 6063 - Facsimile: (345) 946 6073 - Web: www.bcl.ky - Email: info@bcl.ky

RICS
Regulated by RICS

Property Construction Development Consulting throughout the Caribbean since 1969

LETTER OF ENGAGEMENT

CLIENT:

**Cayman Islands Government
Lands & Survey Department
PO Box 120, 133 Elgin Avenue
Grand Cayman KY1-9000
Cayman Islands**

Page | 2

Attn: Victoria Gray

28th December 2022

PROPERTY	54 Lakeview Drive
	Duplex & Multi Let
ADDRESS	Bodden Town
	Grand Cayman, Cayman Islands
BLOCK	43D
PARCEL	159

Dear Ms. Gray:

INSTRUCTIONS

Further to your instructions dated 20th December 2022 (see Appendix 8), we confirm that we inspected the Property at Block & Parcel 43D 159 (the "Property") on 21st December 2022 and we now enclose our Report and Valuation.

The valuation, which is expressed as at the date of our inspection, is prepared in accordance with the RICS Valuation - Global Standards as published by the Royal Institution of Chartered Surveyors (incorporating IVS Standards) 2022. In reporting we are acting as External Valuers. Please have regard to the caveats, assumptions, definitions, and general limiting conditions as detailed herein.

We are aware that the valuation is required to assess Market Value to assist in the determining a potential disposal price. In accordance with your instructions, the following basis of valuation will be adopted:

Page | 3

- **Market Value**

The inspection of the Property was undertaken, and the report prepared by Micky Webster MRICS, an RICS Registered Valuer who has the relevant skill, experience, and knowledge (including relevant local knowledge) to value properties of this nature.

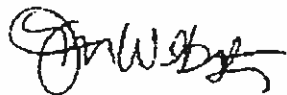
Our valuations are based upon the information obtained at the date of inspection. Any subsequent alterations to the property specifications from those reported to us may have an adverse effect on our opinions of value.

We have not had any previous material involvement with the Property and therefore, we have no conflict of interest.

We confirm that we have sufficient Professional Indemnity cover for this instruction.

Thank you for your instructions and should you require any further assistance, please do not hesitate to contact us.

Yours sincerely,



Micky Webster MRICS

RICS Registered Valuer

Head of Residential Valuation

Bould Consulting Limited



RICS
Regulated by RICS

Bould Consulting Limited - Fourth Floor - Genesis Building - Genesis Close - P.O. Box 1489 - George Town - Grand Cayman KY1-1110
Telephone: (345) 946 6063 - Facsimile: (345) 946 6073 - Web: www.bcl.ky - Email: info@bcl.ky

Property Construction Development Consulting throughout the Caribbean since 1969

EXECUTIVE SUMMARY

Address	Duplex & Multi Let 54 Lakeview Drive Bodden Town, Grand Cayman, Cayman Islands
Block/Parcel	43D 159
Description	The subject Property is registered in the Cayman Islands Lands Information System as "The Glad Tidings Church of the First Born." The physical structures on the parcel comprise of a duplex with two units non-stratified units. One unit comprises a living room, kitchen, bathroom, a bedroom with access to a room sectioned off and is used as a church. The second unit comprises a living room, kitchen, three bedrooms and a bathroom. Additionally, there is a frame structure directly behind the main concrete structure consisting of three rooms, with an independent men's and women's bathrooms. There is also what appears to be a shipping container which might possibly be used as a rental unit; however, no access was granted into it and because it is not a permanent structure, it is not included in the value conclusion in this report.
Floor Areas	Duplex: 1,917 sq. ft. – permitted – Planning Compliant Multi Let: 577 sq. ft. Assumed Non-Planning Compliant
Date of Valuation	20th December 2022

Page | 4



Windows Printer Test Page

You have correctly installed your SHARP MX-7500N PCL6 on spwclgprn03.

PRINTER PROPERTIES

Submitted Time: 3:52:14 PM
Date: 3/14/2023
User Name: CIGOV\ADMIN\sonal_fms
Computer Name: FMDGA017
Printer Name: \\spwclgprn03\GABPRN12
Printer Model: SHARP MX-7500N PCL6
Color Support: Yes
Port Name(s): 10.2.11.24
Data Format: RAW
Printer Share Name: GABPRN12
Printer Location: Large Printing Room
Print Processor: winprint
Comment: Separator Page
Location: OS Environment: Windows x64

PRINT DRIVER PROPERTIES

Driver Name: SHARP MX-7500N PCL6
Driver Type: Type 3 - User Mode
Driver Version: 7.0.2.35

ADDITIONAL PRINT DRIVER FILES

C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEEGC.DLL
C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEEGCP.DAT
C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEEGCT.DAT
C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEEGCT1.DAT
C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEEGCT2.DAT
C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEEGCT3.DAT
C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEEGCT4.DAT
C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEETAB.EXE
C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEEGC.DAT
C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEEGCM.DLL
C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEEGC32.DLL
C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEEG8M.DLL
C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEEG8R.DLL
C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEEG8R2.DLL
C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEEGUD.DLL
C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEEUN.DLL
C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEEUP.DLL
C:\WINDOWS\system32\spool\DRIVERS\x64\3\SPEEUP.EXE

Market Value	CI\$421,000 (Four Hundred & Twenty-One Thousand Cayman Islands Dollars).
Currency	Cayman Islands Dollars
Key Considerations	Access was provided into all rooms in the unit with the sectioned off church. Partial access was provided into the second unit of the duplex; however, all three bedrooms were locked, and no access was provided. No access was provided into the rear frame structure and its contributory value is based upon its exterior inspection only. The main Duplex was in overall average condition, and the rear frame structure is assumed in average condition as well as no access was granted. No access was made into the shipping container; however, as stated it is not considered a part of the subject property's value as it is not a permanent structure nor attached to the subject parcel. Based upon the subject zoning classification as Low Density Residential, the subject does not appear to be zoning compliant. There is no record of the rear frame structure in the Cayman Lands Information System; however, there is what appears to be permitted structure itemized as 56 Lakeview Drive in the Cayman Lands Information System at the northwest elevation of the subject parcel; however, it was not present as of the inspection date of this analysis. Please read our report in full

REGISTRATION DETAILS

The Land Register is attached at Appendix 1 of this report, and we have summarised the details in the table below:

Registration Section	Bodden Town
Block	43D
Parcel	159
Name of Parcel	The Glad Tidings Church of the First Born
Registered Owner	Crown
Ownership/Title	Crown / Absolute
Date Registered	None Reported on Land Register
Instrument Number	None Reported on Land Register
Approximate Area	1.00 Acre
Appurtenances	Please see the Land Register in the appendices
Incumbrances	Please see the Land Register in the appendices

Page | 6

Please see the attached Land Register for Appurtenances and Incumbrances.

As part of our assumptions, we have assumed that a good and marketable title is held and that there are no encumbrances, onerous or restrictive covenants which could affect the value.

LOCATION

The Property is located within the Registration Section of Bodden Town with frontage along Lakeview Drive. The subject is accessed via Lakeview Drive north from Bodden Town Road, the main arterial road in the vicinity.

Page | 7

The subject property is in an area zoned as a Low Density Residential and comprises mainly of detached single-family homes, similar duplex style properties and vacant land parcels. No negative external influences were noted at the time of our inspection.

The subject Property backs up to what is referred to as Pease Bay Pond; however, it is not visible from the subject structures as it is heavily buffered by trees and bush.

Countryside Shopping Village lies approximately 7.5 km west of the subject Property where a range of retail facilities can be found including a bank, supermarket, restaurant, and many other typically expected area amenities and retailers.

Central George Town lies approximately 17.7 northwest of the subject Property where the central business district and a full range of amenities can be found.

A Location Plan is attached at Appendix 2 of this report.

SITE

We have set out below a list of other features and services on the site:

Elevation	Approximately 4 feet above mean sea level according to Cayman Lands Information System.
Shape	Relatively Square with variations in shape near the pond upon which the property backs.
Frontage	Road frontage of approximately 212 along Lakeview Drive.
Zoning	Low Density Residential
Electricity*	Mains electricity from Caribbean Utilities Company
Water*	Underground mains water
Sewerage*	Septic System

Page | 8

*NB. We would point out that we have not tested these services as part of our inspection or valuation.

The Property is registered with the Land and Survey department in the Cayman Islands as being 1.00 Acre. The subject parcel size is recorded to 2 decimal places. This means that there is no registered fixed boundary survey, and the parcel size may vary. Our report is made based upon the reported site area per the Cayman Lands Information System and or the Property Land Register.

Due to the placement of the subject Duplex on the subject land parcel, it is highly unlikely that a portion of the land could be subdivided and sold as a separate parcel; however, that would be subject to a boundary survey. If possible, the area would be no greater than the minimum 10,000 sq. ft. per the Low-Density Residential planning district allows. By dividing the parcel to two separate parcels, one with approximately 10,000 sq. ft. and the remaining balance to the portion of the parcel with the Duplex, it would diminish the value conclusion of this valuation

exponentially. In essence what it would gain from the sale of a separate parcel, it would lose in overall value as a 1.00 acres parcel.

A Site and Aerial Plan are attached at Appendix 3 and Appendix 4 of this report; Page | 9
however, the Aerial Plan is taken from the Cayman Lands Information System and is the most recent as of 2018.

DESCRIPTION OF PROPERTY

The subject Property is registered in the Cayman Islands Lands Information System ("LIS") as "The Glad Tidings Church of the First Born." The physical structures on the parcel comprise of a duplex with two units. One unit comprises a living room, kitchen, bathroom, a bedroom with access to a room sectioned off and is used as a church. The second unit comprises a living room, kitchen, three bedrooms and a bathroom. Additionally, there is a frame structure directly behind the main concrete structure consisting of three rooms, with an independent men's and women's bathrooms. There is what appears to be a shipping container which might possibly be used as a rental unit; however, no access was granted into it and because it is not a permanent structure, it is not included in the value conclusion in this report.

Page | 10

DUPLEX – Internally Unit 1

- Open living room, dining area and kitchen
- Kitchen with laminated cabinets and worktops
- Gas oven
- Refrigerator
- Ceramic tile flooring throughout
- Full bathroom comprising tub/shower, single sink laminate vanity and toilet
- One bedroom with sliding door access to the rear yard
- Sectioned off room with interior access to the living area and exterior access via sliding doors

DUPLEX – Internally Unit 2

- Open living room, dining area and kitchen
- Kitchen with laminated cabinets and worktops
- Gas oven
- Refrigerator

- Ceramic tile flooring throughout visible areas
- Full bathroom comprising tub/shower, single sink laminate vanity and toilet
- Three locked doors and was informed they were three bedrooms and are assumed as was informed.

Page | 11

REAR Structure

No access was provided but was informed it was three separate rental rooms, a men's restroom, and a women's restroom. From the exterior of the restrooms, which appeared very small, it is assumed there was a toilet and a sink only.

Photographs of the Property are attached at Appendix 5.

As part of our assumptions, we have assumed vacant possession at the Valuation Date.

OUTLINE SPECIFICATION OF CONSTRUCTION

DUPLEX:

Foundations	Reinforced concrete foundations and reinforced concrete ground floor slab on compacted fill.
Walling	Concrete block external walls. Concrete block and stud-partition internal walls.
Roof	Timber framed pitched roof with asphalt shingle roof covering nearing the end of its physical life.
Windows	Plastic coated glazed aluminum windows.
Doors	Solid core exterior doors, hollow core interior doors, and five sets of double sliding glass doors with aluminium frames.
Floor Finishes	Ceramic tile throughout visible areas and assumed ceramic tile throughout areas that were not visible. Ceramic tile flooring in the bathrooms.
Walls	Plaster or sheetrock painted with partially tiled bathrooms.
Cabinetry & Kitchen	Laminated kitchen cabinets with laminated work tops. Laminated bathroom vanity units with single sinks.
Air Conditioning	Split AC systems

Page | 12

REAR FRAME STRUCTURE

Foundations	Assumed reinforced concrete foundations and reinforced concrete ground floor slab on compacted fill.
Walling	External walls are painted plywood. Interior Unknown as was not made available to inspect.
Roof	Timber framed pitched roof with asphalt shingle roof covering nearing the end of its physical life.
Windows	Plastic coated glazed aluminum windows.
Doors	Assumed solid core exterior doors – interior unknown.
Floor Finishes	Unknown – no access granted.
Walls	Interior walls unknown
Cabinetry & Kitchen	Interior Unknown
Air Conditioning	Window AC units

Page | 13

FLOOR AREAS

The Gross External Areas were taken from an on-site measurement by this valuer, and they are as follows:

Duplex: 1,917 sq. ft. – permitted – Planning Compliant

Multi Let: 577 sq. ft. – Non permitted, Assumed Non Planning Compliant

The Multi Let structure does not appear on the Cayman Lands Information System ("LIS") and based upon the planned zoning district, this is most likely a non-planning compliant structure. Additionally, it is constructed from timber materials whereas the Duplex structure does appear on the LIS and is a permitted use per

the planned zoning district and is constructed from concrete block materials.

For the purposes of our analysis, we will make a comparison to the Duplex property and offer a notional value for the Multi Let structure as no interior inspection was allowed, and it does not comply with current zoning requirements. Page | 14

Per the LIS, the Duplex property is 2,391 sq. ft.; however, this area is the footprint which includes roof overhang. Per the RICS International Measurement Guidelines, roof overhang does not form a part of the Gross External Area. Also, per the LIS, the Duplex structure appears in the 1994 aerial imagery without a roof and the assumption is made that the subject was constructed in 1994.

Per the LIS, the timber multi let property to the rear of the duplex structure appears in the 1999 aerial imagery as a smaller structure than what existed as of the inspection date of this analysis. It does not appear on the LIS building overlay feature. This rear timber structure per the aerial imagery in the LIS as of 2008 is larger than previous years and had been expanded between 1999 and 2008. At no time does this frame structure appear on the building overlay feature in the LIS.

Per the LIS building overlay feature, there is a permit pending structure labelled 56 Lakeview Drive located at the northwest elevation of the subject parcel with a reported 985.4579 footprint area. Upon physical inspection of the subject property, there is no structure at that point on the parcel, and quite possibly it represents the frame structure to the rear of the Duplex structure; however, 56 Lakeview Drive remains in a 'Permit' status with what appears per the LIS as Issued July 2011 and Check Bldg. as of 2014 January.

ESTIMATED LIFESPAN

The Duplex structure is built to an average specification and is estimated to have a remaining lifespan of 25 years subject to a planned programme of maintenance and cyclical refurbishment both internally and externally.

Page | 15

METHODS OF VALUATION

In valuing the Property, we have adopted the Market Approach of valuation that provides an indication of value by comparing the Property with identical or similar properties for which price information is available and have adjusted these to reflect differences in age, size, position and location, design, condition, valuation dates and any other relevant factors. Values can range widely, dependant mostly on the age, condition, and internal specification differences.

With regards to the subject property, we set out comparable sales in the table below of either ½ duplex properties, multi let properties and duplex properties for comparison. Due to limited similar sale data, we have expanded our search to the nearest wider market areas for comparison, taking into account potential positive and/or negative influences in comparison to the subject Property and they are as follows:

Ref	Notes	Price	Date	Size & Details	Price/sf
43A/234	77 Calabash Drive, Bodden Town Tri-Plex, 1-storey, Built 2008 Medium Density Residential 0.4605 acres	\$534,050	07.05.2022	2,791 sf Minus 20% est. roof Overhang	\$191.35
38E/157 H1 & H3	250 Berry Drive, Lower Valley ½ Duplex, 1-storey, Built 2017 Low Density Residential 0.3358 acres	\$496,976	09.03.2022	1,793 sf Stratified Area	\$277.18
38E/262	281 Angle Ridge Drive, Lower Valley Duplex (2 units), Built 2017 Low Density Residential 0.3102 acres	\$413,185	22.02.2022	1,821 sf Minus 20% est. roof Overhang	\$226.90

43A/408 H1 & H3	8 Rutgers Drive, Bodden Town ½ Duplex, 1 storey, Built 2022 Medium Density Residential 0.2350 acres	\$399,500	02.01.2022	1,227 sf Stratified Area	\$325.59
43A/408 H2 & H4	28 Dewsbury Ave. Bodden Town ½ Duplex, 1 storey, Built 2022 Medium Density Residential 0.2350 acres	\$390,000	27.01.2022	1,201 sf Stratified Area	\$324.73
43E/79	7 Frost Street, Bodden Town 1-storey, 2-units Built pre-1994 and 2012 Low Density Residential 0.34 acres	\$351,160	21.10.2021	2,256 sf Minus 20% est. roof Overhang of two structures	\$155.66
52B/83 H1 & H4	26 Cherry Tree Drive, Breakers ½ Duplex, 1 storey Built 2021 Low Density Residential 0.2872 acres	\$315,000	04.10.2021	1,363 sf	\$231.118

The above evidence ranges from CI\$315,000 – CI\$534,050 on an overall capital value basis and from CI\$155.66 – CI\$325.59 on a rate per sq. ft. basis.

It is prudent to note that there is an inverse relationship between sale price and unit size whereby the larger the property, the lower the devalued sale rate per sq. ft. typically, and vice versa. This influence is clearly evidenced by the sale of 43A/234 and 43E/79 which are the two largest properties with regarding to gross external area and with the lowest devalued sale rates per sq. ft. Conversely, 43A/408 H1 & H3 and 43A/408 H2 & H4 are the two smallest properties with the highest devalued sale rates per sq. ft. This influence is an inverse relationship referred to as economies of scale.

Please note that those properties that are stratified are reported with their stratified living areas per the Cayman Islands Lands Information System ("LIS") and those that are not stratified are reported based upon their footprint per the LIS minus an estimated 20% roof overhang. As mentioned earlier in this report, roof overhang does not form a part of the Gross External Area of a property per the RICS

International Measurement Standards. We use the 20% deduction as an estimate of the footprint area as roof overhang as we are unable to physically measure the comparable sales and the assumption is made that this method is relatively reliable and is used consistently throughout this report.

Page | 17

43A/234	77 Calabash Drive, Bodden Town Tri-Plex, 1-storey, Built 2008 Medium Density Residential 0.4605 acres	\$534,050	07.05.2022	2,791 sf Minus 20% est. roof Overhang	\$191.35
---------	--	-----------	------------	--	----------

The above sale is a 3-unit property located in Bodden Town. This property is significantly physically younger than the subject, and significantly larger than the subject in gross external area. This property's land parcel is significantly smaller than the subject parcel's 1.00 acre. Based upon the above, we would place the subject below this sale on an overall basis for physical age and gross external area; however, an upward adjustment is warranted for its inferior land parcel area.

38E/157 H1 & H3	250 Berry Drive, Lower Valley ½ Duplex, 1-storey, Built 2017 Low Density Residential 0.3358 acres	\$496,976	09.03.2022	1,793 sf Stratified Area	\$277.18
--------------------	--	-----------	------------	-----------------------------	----------

The above sale is ½ a duplex in a newer development. It is significantly larger than the subject in its stratified living area; however, it is situated on an inferior land parcel in area. Given this property's physical age and stratified area, we would place the subject below this sale on an overall basis.

38E/262	281 Angle Ridge Drive, Lower Valley Duplex (2 units), Built 2017 Low Density Residential 0.3102 acres	\$413,185	22.02.2022	1,821 sf Minus 20% est. roof Overhang	\$226.90
---------	--	-----------	------------	--	----------

The above sale is a Duplex 2-unit structure on a land parcel smaller than the subject. This property is physically smaller than the subject 2-unit duplex; however, it is significantly smaller than the subject in gross external area. This sale comprises a significantly smaller parcel of land. Based upon the above, we would place the subject very near this sale on an overall basis. Page | 18

43A/408 H1 & H3	8 Rutgers Drive, Bodden Town ½ Duplex, 1 storey, Built 2022 Medium Density Residential 0.2350 acres	\$399,500	02.01.2022	1,227 sf Stratified Area	\$325.59
43A/408 H2 & H4	28 Dewsbury Ave. Bodden Town ½ Duplex, 1 storey, Built 2022 Medium Density Residential 0.2350 acres	\$390,000	27.01.2022	1,201 sf Stratified Area	\$324.73

The above sales are located in Bodden Town and are new ½ duplex unit. When combining their living areas, they are physically larger than the subject Duplex structure, significantly physically younger than the subject Duplex, and situated on a significantly smaller land parcel than the subject. These sales are used for reference but given little weight due to their physical age and size. We would place the subject above these sales individually for their significantly smaller land parcel area.

43E/79	7 Frost Street, Bodden Town 1-storey, 2-units Built pre-1994 and 2012 Low Density Residential 0.34 acres	\$351,160	21.10.2021	2,256 sf Minus 20% est. roof Overhang of two structures	\$155.66
--------	--	-----------	------------	---	----------

The above sale is very similar to the subject in that one of the two structures on this site was constructed approximately pre-1994 and a second structure was constructed approximately 2012. The second structure, like the subject property's rear multi let timber structure, does not appear on the LIS Building Overlay feature and may be non-planning compliant. This property combined is smaller than the subject in total gross external area if the subject two structures were combined. This is one of the two most dated sales which warrants an upward adjustment for market conditions increases between its sale date and the effective date of this analysis. This sale comprises a smaller land parcel in area and based upon the above, we would place the subject above this sale on an overall basis due to its smaller land parcel.

Page | 19

52B/83 H1 & H4	26 Cherry Tree Drive, Breakers ½ Duplex, 1 storey Built 2021 Low Density Residential 0.2872 acres	\$315,000	04.10.2021	1,363 sf	\$231.118
-------------------	--	-----------	------------	----------	-----------

The above sale is the most dated sale warranting upward adjustments for time due to significant market increases between its transacted date and the effective date of this analysis. This property is located in Breakers which is distant east of the subject in a lesser developed market area. This property is newer construction on a smaller parcel of land and is ½ of a 2-unit development. Based upon the above, we would place the subject well above this sale on an overall basis.

None of the sales brackets the subject upper end of site area which is a significant feature. The subject backs to Pease Bay Pond which is owned by the Crown and the subject land parcel has the potential for synergistic value for this reason. The pond is not visible from the rear of the subject land parcel due to trees and brush.

We included the zoning classifications of the similar sales for reference and those in a Medium Density Planned areas are allowed greater developability of these specific parcels as compared to the subject's Low Density Residential planning classification and we take this into consideration.

Page | 20

MARKET VALUE

The Property comprises a 2-unit Duplex structure constructed from concrete materials. The subject includes a smaller rear timber structure that appear to be individual rooms that are tenant occupied, although no entry into this structure was permitted. The rear structure also comprises a men's rest room and a women's rest room; however, access was also not provided into the restrooms. There is no record of the timber structure being permitted and is outside the definition of the Low-Density Residential zoning classification which is most likely non planning compliant.

Unit One in the Duplex Structure uses a single room for church services. It comprises a large room with set out folding chairs and a podium/alter. There is no proprietary structure that sets this room out as anything other than a room and for purposes of comparison, we consider this room as part of Unit One of the 2-unit duplex.

Based upon the above, we have applied a rate of CI\$209.00 per sq. ft. to the Duplex structure's 1,917 sq. ft. gross external area and add a CI\$20,000 notional value to the rear timber structure which has the potential as a storage shed to arrive at our opinion of Value, rounded.

SUMMARY OF VALUATION

Market Value

We are of the opinion that the current Market Value of the Property, subject to the details herein is in the order of:

Page | 21

CI\$421,000

(Four Hundred & Twenty-One Thousand Cayman Islands Dollars)

Yours Sincerely,



Micky Webster MRICS
RICS Registered Valuer
Senior Surveyor
Bould Consulting Limited

(The surveyor who has prepared the Report and Valuation)

DATE OF VALUATION- 21st December 2022

Our valuation has been prepared in accordance with the RICS Valuation – Global Standards 2022, as published by the Royal Institution of Chartered Surveyors.

RISK ASSESSMENT

The Property comprises a single storey Duplex structure, and a non-permitted frame structure which backs up to Pease Bay Pond and which is accessed onto Lakeview Drive north from Shamrock Road.

Page | 22

The impact of the ongoing COVID-19 pandemic on both the global and local economy is not fully established at this point, and we would strongly recommend that our valuation is revisited once the economic impact of the COVID-19 pandemic on the local property market is more tangible.

In this instance valuation uncertainty is considered high, all factors considered.

Whilst at present we consider the Freehold interest to have the value reported, further changes in market conditions during the coming months and beyond could have a positive or negative impact on value.

We have referred to VPGA 10 of the RICS Valuation - Global Standards 2022, which deals with the issues surrounding valuation uncertainty. We would say that valuation uncertainty is higher in this case, given the rise in prices that has occurred in recent years and severe lack of supply currently as well as the non-compliant issues associated with the subject property structures.

ASSUMPTIONS

- The Property has clear marketable title and the boundaries indicated on the attached site plan are in accordance with those held at the Land Registry and those over which your charge is to be taken.
- That there are no major works/repairs needed or planned within the complex.

Page | 23

RECOMMENDATIONS

- Your legal advisors should prepare a full report on title and check any issues in relation to rights of light, rights of way, restrictive covenants, or other encumbrances.
- That the Strata accounts be requested and inspected to ensure that the Strata is in good financial standing after Registration.

CAVEATS AND EXCLUSIONS

- Please note that we are not advising on, and our valuation excludes the value of removable chattels, furnishings and other non-permanent or non-fixed elements of the permanent structure.
- We have assumed that no encumbrances are created and that there are no breaches of use, occupation, planning, or other relevant matters during the term of the loan, which could affect both the value and its suitability for loan purpose.

ENVIRONMENTAL ISSUES

- We have not been advised of any contamination to the property. We are not aware of the content of any environmental audit or other environmental investigation or soil survey, which may have been carried out on the property and which may draw attention to contamination or the possibility of any such contamination.

- For the purposes of this Report, we have assumed that the property is free from contamination and no allowance has been made for any remedial works that may be required. Should it be established subsequently that contamination exists this may affect the contents of this Report and the opinions of value now reported.

APPENDIX 1 LAND REGISTER



15 August 1997

**CAYMAN ISLANDS
LAND REGISTER**

53000000

1.000.000.000

A - PROPERTY SECTION

[illegible]

B. PROPRIETORSHIP SECTION

[illegible]

Page 1 of 6

Bould Consulting Limited - Fourth Floor - Genesis Building - Genesis Close - P.O. Box 1489 - George Town - Grand Cayman KY1-1110
Telephone: (345) 946 6063 - Facsimile: (345) 946 6073 - Web: www.bclky.com - Email: info@bclky.com



Property Construction Development Consulting throughout the Caribbean since 1969

C. INVERANCES SECTION

[illegible]



A. PROPERTY SECTION

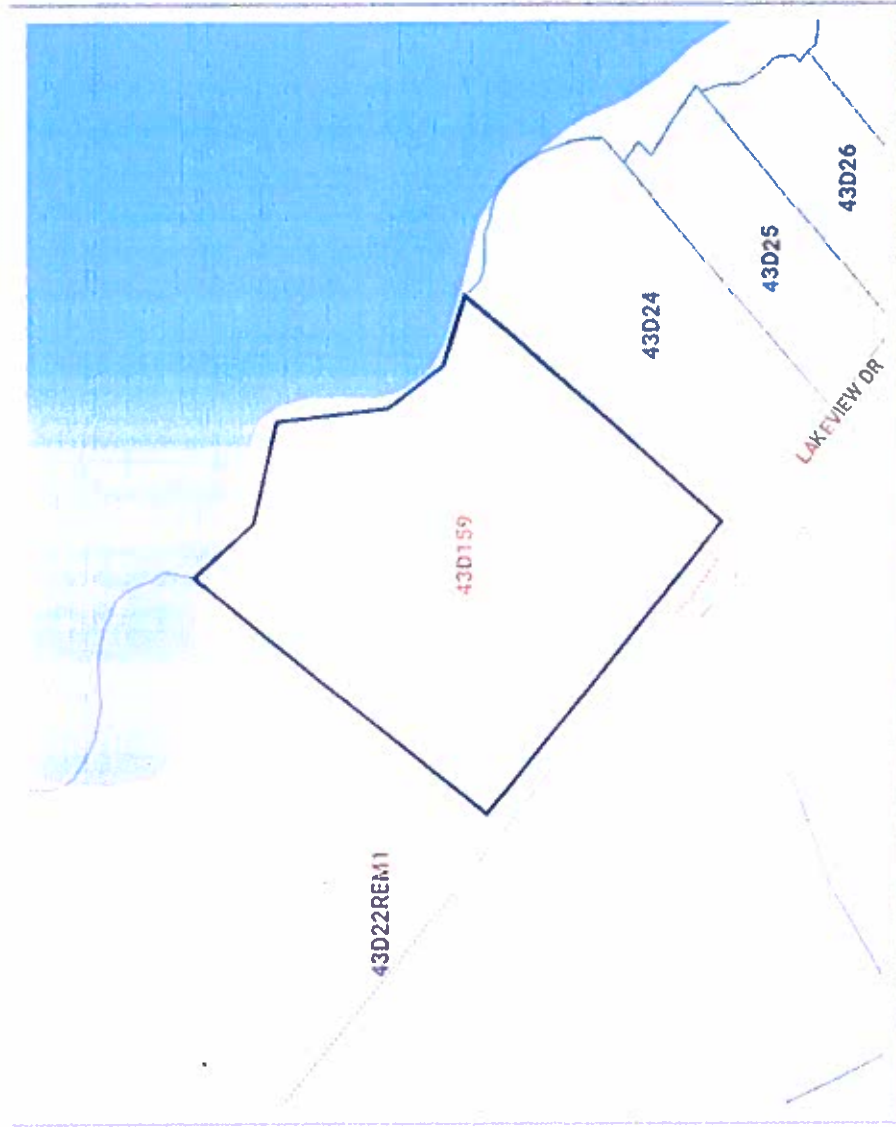
E. PROPRIETORSHIP SECTION

[illegible]

APPENDIX 2 LOCATION MAP



APPENDIX 3 SITE PLAN



APPENDIX 4 AERIAL VIEW (AS OF 2018 – MOST RECENT AERIAL)

Page | 33



Bould Consulting Limited - Fourth Floor - Genesis Building - Genesis Close - P.O. Box 1489 - George Town - Grand Cayman KY1-1110
Telephone: (345) 946 6063 - Facsimile: (345) 946 6073 - Web: www.bcl.ky - Email: info@bcl.ky

APPENDIX 5 PHOTOGRAPHS - DUPLEX

Front



Rear & Side



Page | 34

Rear



Opposite Rear & Side



Street View



Opposite Street View



Far west elevation with small structure that has no value as it is dilapidated and non-functional.

Additional front photos from Street



North elevation Side Yard



Page | 35

South elevation Side Yard



UNIT #1 DUPLEX

Living Room



Dining Area

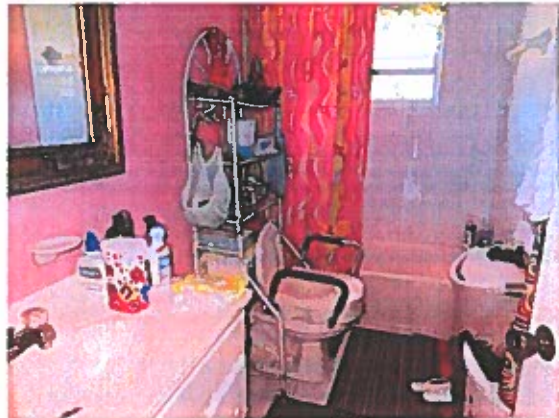


Page | 36

Kitchen



Bathroom



Bedroom



Room in Unit #1 used for Church Services



Opposite View



DUPLEX UNIT #2

Living Room



Dining Area



Page 38

Kitchen



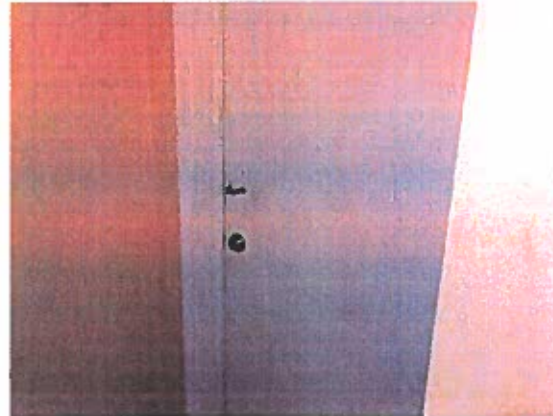
Bathroom



Locked Room Informed a Bedroom



Locked Bedroom



Locked Bedroom



Front of Non-permitted Structure



Rear Non-permitted Structure



Opposite Side



Bathrooms non-permitted Structure



Page | 40

Shipping Container – no value added and non-confirming to zoning
Appears tenanted



ven due to its dilapidated condition



APPENDIX 6 DEFINITIONS

MARKET VALUE

"Market Value" is defined in the RICS Valuation – Global Standards 2022 as:

"The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

Page | 41

MARKET RENT

"Market Rent" is defined in the RICS Valuation – Global Standards 2022 as:

"The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

APPENDIX 7 GENERAL ASSUMPTIONS & LIMITING CONDITIONS

Unless the Valuer has stated any express or special assumptions above within the main body of this report, the following assumptions apply:

1. That there is clear title to the Property and the boundaries indicated on the Site plan attached over which your charge is to be taken.
2. Full planning consent exists for the building (if applicable) in its existing use within there being no outstanding liabilities.
3. Where tenancy details have been provided by the customer these are assumed to be a true reflection of the current position with there being no arrears of rent or breach of covenants contained in the occupational leases.
4. That for owner occupied residential properties vacant possession is available as at the valuation date.
5. That chattels, furniture and items not forming a permanent part of the structure are excluded.
6. That the boundaries and land area are accurate, as we have not carried out a survey to establish boundaries or accuracy of land area. The opinion of value is subject to verification of boundaries and land areas.
7. That no incumbrances, appurtenances or charges are registered which could affect the sale of the property on the open market.
8. That the property and its value are not affected by any matters which would be revealed by a local search (including road matters) and replies to usual enquiries.
9. That all government planning and statutory laws and regulations have been complied with and approvals obtained, including planning permission for any buildings, structures, extensions and alterations, that the condition and use of the property are lawful, that any buildings are correctly located and that all Occupancy Certificates, Planning Board, Building Control Unit, Fire Authority, Environmental Health and Electrical Inspectorate certificates and approvals have, where necessary, been obtained, including for connection of utilities.
10. We have obtained all information from the government Land Registry, realtors (and their CIREBA system) and realtor and/or the property owner. We have assumed it is correct. No guarantees are offered on the correctness of such information, both documented evidence and hearsay, which should be subject to substantiation.
11. That all those covered or unexposed areas which are concealed during the construction process, or were otherwise enclosed, covered, or not accessible during our inspection and which we did not open, are free from material defect. We therefore cannot offer any warranty as to the construction and condition of such concealed areas.
12. That no deleterious or hazardous materials or techniques have been used and that the buildings and site are free from any contamination. We have not tested for such, although have noted these where we have been alerted to their visual presence.

Page | 42

13. We have also not carried out an investigation of the sub-strata or service installation to the property and this opinion is subject to the ability of the land to accept the required development and the adequacy of the service installations without incurring additional expense.
14. The employment of Bould Consulting Limited in and compensation for preparing this report are in no way contingent upon the opinion of value stated and neither Bould Consulting Limited, or the Valuer have any interest in the subject property, either present or prospective, direct, or indirect, financial, or otherwise, nor are they associated with the party or agent with whom the client is dealing.
15. The appraiser's fees are not contingent upon an action or event resulting from the analyses, opinions, or conclusions in, or the use of, the appraisal.
16. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan or investment, nor was the compensation contingent upon the amount of the value reported.
17. This valuation is valid as at the date of valuation only.
18. This report shall be rendered invalid if without an original signature.
19. The report is provided for the sole use of the client. It is confidential to the client and their professional advisers. Bould Consulting Limited gives no warranty, representation, or assurance to any third party that the statements, conclusions and opinions expressed or implied in this report are accurate or valid. Any third party who relies upon this report does so at their own risk.
20. Neither the whole nor any part of this report or any reference to it may be included in any published document, circular or statement, nor published in any way without Bould Consulting Limited' prior written approval, including of the form and context in which it may appear.
21. That the property is fully compliant with all Planning and Building Regulation restrictions applicable to the property and any further works carried out will be to a competent standard and will be finished to comply with all Planning and Building Regulations. Should this not be the case the valuation is void and cannot be utilised for any purposes whatsoever.
22. That the Strata Corporation is being competently managed by property professionals. That it has in place proper contracts for the necessary services and that these are fully up to date and managed competently. That all of its accounts are up to date and that there are suitable reserve funds to cover all contingencies and foreseeable future maintenance issues. That all necessary insurance policies are in place and at a suitable level to fully protect the asset. That there are no present claims against the Strata Corporation or members of the Executive Committee in relation to the Property.
23. Where we have made a conversion from US\$ to C\$ or visa-versa we have used the government rates 0.82/0.84.
24. None of our employees, directors or consultants individually has a contract with the client or owes you a duty of care or personal responsibility. In instructing Bould Consulting and us carrying out this valuation you agree that you will not bring any claim against any such individuals personally in connection with our services.

25. This is not a structural or building survey and the extent of our inspection was in accordance with RICS guidelines for inspections for valuation purposes, which is of a limited nature.
26. We cannot offer any warranties, expressed or implied, as to the structural and other condition of the building, standard of workmanship, quality of materials or possibility of latent defects.
27. We did not test services. Should you require such advice we recommend that a further report be obtained.
28. This report is not intended to advise on the effect any defective materials, workmanship, construction, or other parts of the property, including those concealed, nor upon the effect such areas may have upon the structural and decorative condition of the property.
29. The Market Value appraisal should not be used as a reinstatement figure for insurance purposes. We have not been advised of the claim history (if any) relating to the property. Should any special risks exist, or there have been any material, serious or recurrent claims then we should be advised of these, as in the light of such further information our valuation may require amendment.
30. This report is not intended to form a Measured Survey, as defined by the RICS and floor areas, where stated, are approximate and for information only.
31. The opinion of Market Value excludes Selling expenses, Legal fees and expenses, Stamp duty or other fees by Government, Furniture, contents and possessions.

APPENDIX 8 CLIENT INSTRUCTIONS

Page | 45



Date: 16th December 2022

Client: Lands & Survey Department Government Administration Building Box 120 Grand Cayman, KY1-9000 Cayman Islands	For the Attention of: Ms. Vicky Gray MRICS Valuation Officer For Director, Lands & Survey
--	---

Dear Ms. Gray:

Fee Quotation for Red Book valuation Block 43D Parcel 159, Bodden Town, Grand Cayman Island

Property: Block 43D Parcel 159

Purpose of Valuation: Valuation for possible disposal/sale of subject property

Method of Valuation: Market Value

Date of Valuation: To be determined

Completion date: No later than 10 working days following formal instruction

Type of property: Parcel of land with buildings

Currency: Cayman Island Dollars (KYD)

We respond to the invitation issued, dated 16th December 2022 requesting a Market Valuation of the above captioned property. The Cayman Islands Government is considering disposing of the property and thus requires an independent valuation report to detail Market Value to assist in determining a potential disposal price.

The general terms upon which we accept this instruction are set out below and in our 'Standard Terms of Business for Valuations' as shown below.



Bould Consulting Limited - Fourth Floor - Genesis House - Genesis Close - P.O. Box 1489 - George Town - Grand Cayman KY1-110
 Telephone: (345) 946 6063 - Facsimile: (345) 946 6073 - Web: www.bcl.ky - Email: info@bcl.ky

Property Construction Development Consulting throughout the Caribbean since 1969

Bould Consulting Limited - Fourth Floor - Genesis Building - Genesis Close - P.O. Box 1489 - George Town - Grand Cayman KY1-110
 Telephone: (345) 946 6063 - Facsimile: (345) 946 6073 - Web: www.bcl.ky - Email: info@bcl.ky



Property Construction Development Consulting throughout the Caribbean since 1969



Standards:

The Valuation will be carried out in strict accordance with the provisions of your terms of engagement, the latest edition of the Royal Institution of Chartered Surveyors (RICS) Valuation professional Standards (2022) "Red Book."

Inspections and Investigations:

We confirm that we will inspect the subject property. The work we will undertake, the sources of information on which we shall rely and the limitations that will apply to our investigations and report are set out in the Standard Terms of Business for Valuation.

Where full details of the Property are available at the date of this letter, we will establish these and confirm them with you in writing before the report is issued.

Reporting:

The reporting format is by way of an emailed PDF valuation report which complies with the minimum contents of VPS 3 of the RICS standards.

2

Personnel:

We confirm that the valuation will be the responsibility of Martyn Bould FRICS, RICS Registered Valuer, and the following team of professionals, detailed resumes have been included in appendix 1 of this proposal.

Martyn Bould MBE

FRICS, MAFM, MCI Arb RICS Registered Valuer

Martyn is Chairman of Bould Consulting Limited, operating in the Cayman Islands and throughout the Caribbean since 1969. Martyn pioneered professional property valuations in the Cayman Islands assisting the Lands Registry in moving the handwritten chronological data base of comparable sales into its first digitised format in the 1970s. Extensive experience of land, residential and commercial and civic valuations and their impact on accounting in feasibility and asset valuations.



Conflict of Interest:

We confirm that neither Bould Consulting nor the responsible Valuer has any recent or foreseeable potential fee earning relationship with the property to be valued. Bould Consulting has not previously valued the subject property and this we declare to you. We do not consider there to be a conflict of interest.

We believe that we have fully set out your requirements but if we have omitted any matter, please let us know.

Yours respectfully,

Clients/Customer's Signature

Name: Vicky Gray MRICS

Martyn Bould FRICS
Registered Valuer

Date 20th December 2022

6

Date 16th December 2022



Bould Consulting Limited - Fourth Floor - Genesis House - Genesis Close - P.O. Box 1489 - George Town - Grand Cayman KY1-1110

Telephone: (345) 946 6063 - Facsimile: (345) 946 6073 - Web: www.bcl.ky - Email: info@bcl.ky

Property Construction Development Consulting throughout the Caribbean since 1969



Regulated by RICS

Property Construction Development Consulting throughout the Caribbean since 1969

