

Schedule of Tenancies Property: 136–138 Kopu Road, Wairoa, to form as an addendum to the sale and purchase agreement.

The Vendor advises the following tenancy information in relation to the property as at the date of this agreement:

Flat	Tenant	Tenancy Type / Commencement Date	Current Weekly Rent	Bond Held
Flat 1	Vacant	N/A	N/A	N/A
Flat 2	Charmaine Waihape	Periodic 27/06/2025	\$450.00	\$1,800.00
Flat 3	Wayne Beattie	Periodic 26/04/2016	\$460.00	\$720.00
Flat 4	Steve Dowie	Periodic * Unknown	\$460.00	Unknown
Flat 5	Charles Tuahine	Periodic 10/02/2026	\$460.00	\$1,840.00
Flat 6	Eru Samuels	Periodic 21/11/2024	\$430.00	\$1,720.00

*The Vendor advises that Flat 4 is occupied by Steve Dowie and currently returning \$460.00 per week. The Vendor further advises that no current signed tenancy agreement for Flat 4 is presently available.

General Tenancy Information:

The property is professionally managed by Proven Property Management Ltd, based in Wairoa.

The Vendor advises the projected combined rental income at full occupancy is approximately \$2,720.00 per week, with Flat 1 expected to rent for similar rent at \$460 per week.

Copies of available tenancy agreements and related tenancy documentation supplied by the Vendor and/or property manager can be made available to the Purchaser for due diligence purposes.

Purchaser Acknowledgements and Disclaimers:

The Purchaser acknowledges that the tenancy information contained in this schedule has been supplied by the Vendor and/or the Vendor's property manager and has not been independently verified by the real estate agents marketing the property.

The Purchaser acknowledges and accepts that:

- certain tenancy information may be incomplete;
- tenancy arrangements may have changed since the date documents were originally signed;
- and no warranty or representation is made as to the accuracy, completeness, enforceability, or current status of any tenancy documentation supplied.

The Purchaser acknowledges that no current signed tenancy agreement for Flat 4 has been made available as at the date of this agreement and the Purchaser has had the opportunity to undertake their own due diligence, legal advice, and tenancy investigations in relation to this matter.

The Vendor gives no warranty or representation regarding:

- future rental income;
- tenant conduct;
- tenancy continuation;
- arrears status;
- or future tenancy performance.

The Purchaser agrees that they have relied upon their own enquiries and investigations and not upon any representation made by the Vendor or the real estate agents, except where expressly contained within this agreement.

To the maximum extent permitted by law, the Vendor and the real estate agents shall not be liable for any loss, cost, claim, or liability arising from or relating to the tenancy information supplied, omitted, or subsequently found to be inaccurate or incomplete.

Any bonds, rent in advance, and tenancy-related adjustments shall be apportioned and transferred in the usual manner upon settlement.