

Valuation Methodology

This section outlines the valuation methodologies applied in the assessment of the subject asset(s). The selected approaches are based on the nature of the asset, availability and reliability of data, and standard industry practices.

1. Approaches Considered

- **Market Approach:** The value is derived from the prices and other relevant information generated by market transactions involving identical or comparable assets.
- **Income Approach:** The value is determined by discounting anticipated future cash flows to their present value, typically utilizing an appropriate discount rate.
- **Cost Approach:** The value is based on the current cost to replace the asset with a similar one, adjusted for physical deterioration and obsolescence.

2. Methodology Applied

For this valuation, the **[Chosen Approach]** has been primarily adopted, based on the characteristics of the subject asset and the availability of market/comparable data.

Key steps in the adopted methodology include:

1. Identification and analysis of comparable market data.
2. Adjustment for material differences between comparables and the subject asset.
3. Application of selected value indicators to the subject asset.
4. Reconciliation of results from different approaches, if applicable.

3. Key Assumptions & Limitations

- Data sourced is assumed to be accurate and complete to the extent possible.
- The valuation is based on prevailing market conditions as of the effective date.
- No significant events impacting value were identified between the effective date and report issuance.
- Assumptions regarding future cash flows, market trends, and economic conditions are subject to material uncertainty.

Important Notes:

- This section should be tailored based on asset class and regulatory requirements.
- Methodology must be consistent with relevant valuation standards (e.g., IVS, USPAP).
- Always disclose sources of data and key assumptions for transparency.
- Limitations and scope restrictions should be clearly stated to avoid misinterpretation.

- Consult with accredited professionals for complex or high-value assets.