

新疆天山畜牧生物工程股份有限公司拟收购
明加哈农业发展有限公司股权价值评估咨询项目
资产评估咨询报告
中和评咨字（2016）第 BJU1023D001 号



中和資產評估有限公司
ZhongHe Appraisal Co., Ltd.

二〇一六年十二月二十七日

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资产评估师声明

1. 我们在执行本资产评估咨询业务中，参照相关法律法规和资产评估准则，恪守独立、客观和公正的原则；根据我们在执业过程中搜集到的资料，评估咨询报告陈述的内容是客观的，并对评估咨询结论合理性承担相应的法律责任。

2. 评估咨询对象涉及的资产、负债清单由委托方、被评估咨询企业申报并经其确认；所提供资料的真实性、合法性、完整性，恰当使用评估咨询报告是委托方和相关当事方的责任。

3. 我们与评估咨询报告中的评估咨询对象没有现存或者预期的利益关系，与相关当事方没有现存或者预期的利益关系，对相关当事方不存在偏见。

4. 我们已对评估咨询报告中的评估咨询对象及其所涉及资产进行现场调查；我们已对评估咨询对象及其所涉及资产的法律权属状况给予必要的关注，对评估咨询对象及其所涉及资产的法律权属资料进行了查验，并对已经发现的问题进行了如实披露，且已提请委托方及相关当事方完善产权以满足出具评估咨询报告的要求。

5. 我们出具的评估咨询报告中的分析、判断和结论受评估咨询报告中假设和限定条件的限制，评估咨询报告使用者应当充分考虑评估咨询报告中载明的假设、限定条件、特别事项说明及其对评估咨询结论的影响。

新疆天山畜牧生物工程股份有限公司拟收购
明加哈农业发展有限公司股权价值评估咨询项目

资产评估咨询报告书

中和评咨字（2016）第 BJU1023D001 号

摘 要

新疆天山畜牧生物工程股份有限公司：

中和资产评估有限公司(以下简称“本公司”)接受贵公司的委托，参照有关法律、法规和资产评估准则、资产评估原则，采用资产基础法，按照必要的评估咨询程序，对新疆天山畜牧生物工程股份有限公司拟实施收购事宜涉及的明加哈农业发展有限公司的股东全部权益在评估咨询基准日 2016 年 10 月 31 日所表现的市场价值进行了评估咨询。评估咨询结果的使用有效期为一年。现将资产评估咨询结果揭示如下：

在评估咨询基准日 2016 年 10 月 31 日，经资产基础法评估咨询，明加哈农业发展有限公司总资产账面价值为 17,158.68 万元，评估咨询价值为 17,664.85 万元，增值额为 506.17 万元，增值率为 2.95%；总负债账面价值为 4,837.61 万元，评估咨询价值为 4,837.61 万元，增值额为 0.00 万元，增值率为 0.00%；股东全部权益账面价值为 12,321.07 万元，股东全部权益评估咨询价值为 12,827.24 万元，增值额为 506.17 万元，增值率为 4.11%。

评估咨询结果详见下列评估咨询结果汇总表：

资产评估结果汇总表

评估基准日：2016年10月31日

被评估单位：明加哈农业发展有限公司

金额单位：人民币万元

项 目	账面价值	评估价值	增减值	增值率
	A	B	C=B-A	D=C/A×100%
1 流动资产	20.85	20.85	-	0%
2 非流动资产	17,137.83	17,644.00	506.17	2.95%
3 长期应收款	3,033.34	3,033.34	-	0.00%
4 固定资产	14,104.49	14,610.66	506.17	3.59%
5 资产总计	17,158.68	17,664.85	506.17	2.95%
6 流动负债	4,745.76	4,745.76	-	0.00%
7 非流动负债	91.85	91.85	-	0.00%
8 负债合计	4,837.61	4,837.61	-	0.00%
9 净资产（所有者权益）	12,321.07	12,827.24	506.17	4.11%

以上内容摘自资产评估咨询报告正文，欲了解本评估咨询项目的详细情况和合理理解评估咨询结论，应当阅读资产评估咨询报告正文。

新疆天山畜牧生物工程股份有限公司拟收购澳洲
明加哈农业发展有限公司股权价值评估咨询项目

资产评估咨询报告书

中和评咨字（2016）第 BJU1023D001 号

新疆天山畜牧生物工程股份有限公司：

中和资产评估有限公司(以下简称“本公司”)接受贵公司的委托，参照有关法律、法规和资产评估准则、资产评估原则，采用资产基础法，按照必要的评估咨询程序，对新疆天山畜牧生物工程股份有限公司拟实施收购事宜涉及的明加哈农业发展有限公司的股东全部权益在评估咨询基准日 2016 年 10 月 31 日所表现的市场价值进行了评估咨询。评估咨询结果的使用有效期为一年。现将资产评估咨询结果揭示如下：

一、委托方、被评估咨询企业及其他评估咨询报告使用者

委托方：新疆天山畜牧生物工程股份有限公司

被评估咨询企业：明加哈农业发展有限公司

（一）委托方简介

名称：新疆天山畜牧生物工程股份有限公司（Xinjiang Tianshan Animal Husbandry Bio-engineering Co., Ltd.）

注册地 址：新疆维吾尔自治区昌吉市高新区光明南路 1 号

办公地 址：新疆昌吉市延安北路 198 号东方广场写字楼 10 楼

法定代表人：蒋炜

注册资 本：壹亿玖仟柒佰叁拾伍万贰仟柒佰捌拾玖元人民币

公 司 类 型：股份有限公司（上市、自然人投资或控股）

股 票 简 称：天山生物（300313）

成 立 日 期：2003 年 06 月 18 日

经营范围：许可经营项目：种牛、奶牛的养殖、销售和进出口；种羊养殖、销售和进出口；冻精、胚胎的生产、销售和进出口；生鲜乳的收购和销售（以上经营项目凭许可证经营）。一般经营项目：饲料种植、加工和销售；肉类的销售和进出口业务；相关畜牧科技咨询、技术服务；有机肥料、微生物肥料、复混合肥、其他肥料的制造、销售；羊毛的销售和进出口业务；经营畜牧机械、饲料牧草、畜禽养殖技术的进出口业务；

公司简介：公司系由天山畜牧昌吉生物工程有限责任公司整体变更设立的股份有限公司。经昌吉州国有资产监督管理委员会“昌州国资发[2009]52号”文、新疆维吾尔自治区财政厅“新财资管[2010]15号”文批准，2009年8月14日，公司全体股东一致同意，天山生物有限以经中和正信会计师事务所有限公司审计的截至2009年7月31日账面净资产6,889.08万元按1:0.98968折为6,818万股，其余部分计入资本公积。中和正信会计师事务所有限公司新疆分所对天山生物有限本次整体变更设立股份公司出资到位情况进行了审验，并出具了“中和正信验字（2009）第13-006号”《验资报告》。公司于2009年9月29日办理了工商登记，并领取了注册号为652300050000272的企业法人营业执照。

（二）被评估咨询企业简介

明加哈农业发展有限公司系在澳洲设立的有限公司，成立于2014年6月16日，注册号600139811，注册地址为1198 Minjah Hawkesdale Road, Hawkesdale Vic。公司主要从事活畜、种畜的养殖。

截止评估基准日，账面资产总额17,158.68万元；负债4,837.61万元；净资产12,321.07万元；

基准日数据已经信永中和会计师事务所(特殊普通合伙)确认。

（三）委托方与被评估咨询企业的关系

新疆天山畜牧生物工程股份有限公司为明加哈农业发展有限公司的间接控股股东。

(四) 其他评估咨询报告使用者

本评估咨询报告仅供委托方和国家法律、法规规定的评估咨询报告使用者使用。

二、评估咨询目的

新疆天山畜牧生物工程股份有限公司拟收购明加哈农业发展有限公司股权，需要对明加哈农业发展有限公司的股东全部权益进行评估咨询，以确定其在评估咨询基准日 2016 年 10 月 31 日的市场价值，为上述经济行为提供价值依据。

三、评估咨询对象和评估咨询范围

根据本次评估咨询目的，评估咨询对象是明加哈农业发展有限公司的股东全部权益价值。评估咨询范围是明加哈农业发展有限公司的全部资产及相关负债。

本次评估咨询的资产总额 171,586,815.10 元，其中：流动资产 208,521.10 元，固定资产 141,044,875.89 元；负债总额 48,376,121.21 元，其中：流动负债 47,457,626.43 元，非流动负债 918,494.78 元，股东权益 123,210,693.89 元。详细见下表：

2016 年 10 月 31 日资产负债表

金额单位：人民币元

科目名称	期末余额	科目名称	期末余额
流动资产：		流动负债：	
货币资金	81,930.89	短期借款	47,229,572.33
应收账款	126,590.21	应付账款	28,436.96
其他流动资产		其他流动负债	199,674.14
流动资产合计	208,521.10	流动负债合计：	47,457,626.43
非流动资产：		非流动负债：	
固定资产	141,044,875.89	其他非流动负债	918,494.78
长期应收款	30,333,418.11	负债总计	48,376,121.21
非流动资产合计	171,378,294.00	所有者权益（或股东权益）：	123,210,693.89
资产总计	171,586,815.10	负债和所有者（或股东权益）合计	171,586,815.10

以上评估咨询范围与委托评估咨询的范围及被评估咨询企业所申报评估咨询的资产范围一致，其账面金额已经信永中和会计师事务所(特殊普通合伙)确认并出具注册会计师执行商定程序的报告。

实物资产的分布情况及特点：

本次评估咨询范围内的实物资产集中分布在明加哈农业发展有限公司经营区域内。

实物资产主要包括：机器设备、房屋建筑物等。

1、设备

设备主要是牧场机器设备，账面价值为 4,447,862.07 元。机器设备主要为拖拉机、农夫车拖斗、喂料机等，大部分购进于 2015 年。

2、房屋建筑物

房屋建筑物位于明加哈牧场，账面原值为 15,444,494.07 元，账面净值为 14,558,345.05 元。房屋主要为庄园别墅、别墅式房屋（用于牧场工人家庭居住）、牧场围栏、工具房、工棚等。

2、企业申报无形资产的情况

企业未申报无形资产

4、企业申报的表外资产的类型、数量：

截至评估咨询基准日 2016 年 10 月 31 日，企业申报范围内无表外资产。

5、引用其他机构出具的评估咨询结论情况：

本报告未引用其他机构出具的评估咨询结论。

四、价值类型及其定义

根据评估咨询目的和委估资产的特点，确定本次评估咨询结论的价值类型为市场价值。市场价值是指自愿买方和自愿卖方，在各自理性行事且未受任何强迫的情况下，评估咨询对象在评估咨询基准日进行正常公平交易的价值估计数额。

五、评估咨询基准日

本报告的评估咨询基准日是 2016 年 10 月 31 日。评估咨询基准日是根据经济行为发生时间、经济行为的实现、企业会计核算、会计资料的完整性、利率和汇率变化等因素确定。企业申报资料均基于评估咨询基准日，评估咨询中所采用的价格也均是评估咨询基准日的标准。

本报告的评估咨询基准日与业务约定书的评估咨询基准日一致。

六、评估咨询原则

- （一） 遵循独立性、客观性、公正性原则；
- （二） 遵循专业性原则；
- （三） 遵循产权利益主体变动原则；
- （四） 遵循企业持续经营原则、替代原则和公开市场原则。

七、评估咨询依据

法律法规依据：

(一) 中华人民共和国公司法(2013年12月28日第十二届全国人民代表大会常务委员会第六次会议通过);

(二) 中华人民共和国物权法(2007年3月16日第十届全国人民代表大会第五次会议通过);

准则依据

(三) 《资产评估准则—基本准则》(财企[2004]20号);

(四) 《资产评估职业道德准则—基本准则》(财企[2004]20号);

(五) 《资产评估职业道德准则——独立性》(中评协[2012]248号);

(六) 《注册资产评估师关注评估对象法律权属指导意见》(会协[2003]18号);

(七) 《资产评估价值类型指导意见》(中评协[2007]189号);

(八) 《资产评估准则——企业价值》(中评协[2011]227号);

(九) 《资产评估准则—评估报告》(中评协[2011]230号);

(十) 《资产评估准则—评估程序》(中评协[2007]189号);

(十一) 《资产评估准则—业务约定书》(中评协[2011]230号);

(十二) 《资产评估准则—工作底稿》(中评协[2007]189号);

(十三) 《评估机构业务质量控制指南》(中评协[2010]214号);

(十四) 《资产评估准则—机器设备》(中评协[2007]189号);

(十五) 《企业会计准则》;

产权依据:

(一) 明加哈农业发展有限公司土地使用证;

(二) 其他有关产权证明。

取价依据:

(一) 中和资产评估有限公司《评估资讯网》;

(二) 评估咨询人员对评估咨询对象进行勘察核实的记录;

- (三) 澳大利亚国家统计局发布的农业设备价格指数；
- (四) 澳大利亚 PPI 指数；
- (五) 与此次评估咨询有关的其它资料。

其他依据

- (一) 被评估咨询企业评估咨询基准日审计报告；
- (二) 资产评估咨询业务约定书。

八、评估咨询方法

资产评估咨询基本方法包括市场法、收益法和资产基础法。

市场法，是指将评估咨询对象与可比上市公司或者可比交易案例进行比较，确定评估咨询对象价值的评估咨询方法。

收益法，是指将预期收益资本化或者折现，确定评估咨询对象价值的评估咨询方法。

资产基础法，是指以被评估咨询企业评估咨询基准日的资产负债表为基础，合理评估企业表内及表外各项资产、负债价值，确定评估咨询对象价值的评估咨询方法。

按照《资产评估准则—基本准则》，评估咨询需根据评估咨询目的、价值类型、资料收集情况等相关条件，恰当选择一种或多种资产评估咨询方法。

明加哈农业发展有限公司目前处于亏损状态，且未来的经营预测具有较大的不确定性，故本次评估咨询没有采用收益法。

另外，因难以收集到与明加哈农业发展有限公司具有可比性的交易案例，故本次评估咨询没有采用市场法。

由于被评估咨询企业各项资产、负债能够根据会计政策、企业经营等情况合理加以识别，评估咨询中有条件针对各项资产、负债的特点选择适

当、具体的评估咨询方法，并具备实施这些评估咨询方法的操作条件，本次评估咨询可以选择资产基础法。

根据本次评估咨询目的和评估咨询对象的特点，以及评估咨询方法的适用条件，选择资产基础法进行评估咨询。

具体的评估咨询方法如下：

●资产基础法

（一）流动资产：本次评估咨询将其分为以下几类，采用不同的评估咨询方法分别进行评估咨询：

1. 货币类流动资产：为银行存款，核实银行对账单、银行函证等进行核查，以核实后的价值确定评估咨询值；

2. 应收预付类流动资产：为应收账款；对应收类流动资产，主要是在清查核实其账面余额的基础上，根据每笔款项可能回收的数额确定评估咨询值；

（二）非流动资产：本次评估咨询将其分为以下几类，采用不同的评估咨询方法分别进行评估咨询：

1.房屋建筑物

1)位于明加哈牧场的房屋建筑物采用重置成本法。其计算公式：

评估咨询净值 = 评估咨询原值 × 成新率(%)

① 重置全价的确定

各项房屋建筑物的重置全价利用澳大利亚 PPI 指数将房屋建筑物账面原值进行调整来确定。

② 综合成新率的确定

综合年限法和打分法两种结果，按以下公式加以确定：

综合成新率 = 打分法确定的成新率 × 60% + 年限法确定的理论成新率 × 40%

其中：

年限法成新率 = 房屋建筑物尚可使用年限 ÷ (房屋建筑物已使用年限 + 房

屋建筑物尚可使用年限) ×100%

尚可使用年限, 根据国家规定的房屋建筑物经济寿命年限, 结合其使用维护状况加以确定。

打分法成新率, 根据房屋建筑物成新率评分标准, 结合对被评估咨询房屋建筑物结构、装饰、设备(设施)现场勘查情况加以确定。

打分法成新率=结构部分成新得分×G+装修部分成新得分×S+设备(设施)部分成新得分×B

G、S、B, 分别是结构、装修和设备(设施)部分的造价权重。

被评估咨询房屋建筑物成新率的评分标准, 根据国家和地方颁布的房屋完损等级、新旧程度评定标准, 结合相关房屋建筑物的设计、使用要求确定。

2.设备

根据评估咨询目的和被评估咨询设备的特点, 主要采用重置成本法进行评估咨询。

评估咨询价值 = 重置全价×综合成新率

1) 设备重置全价的确定

根据澳大利亚国家统计局发布的各类设备的价格指数, 将各项设备账面原值进行调整来确定。

2) 设备综合成新率的确定

一般综合年限法和勘查打分法两种结果, 按以下公式加以确定:

综合成新率=勘查打分法确定的成新率×60%+年限法确定的理论成新率×40%

其中:

年限法成新率=设备尚可使用年限÷(设备已使用年限+设备尚可使用年限) ×100%

勘查打分法成新率, 则根据被评估咨询设备满足生产使用要求情况,

由评估咨询人员通过对设备使用条件、运行维护记录 and 实际状态核实、勘查加以确定。

价值量较小设备，综合成新率按年限法成新率确定。

3. 土地使用权

评估咨询方法根据被评估咨询土地的权利形态、用途、区位和利用条件，按照《城镇土地估价规程》的要求等加以确定。对当地类似土地使用权交易比较活跃的采用市场比较法进行评估咨询。对当地发布的基准地价符合现势性操作要求、被评估咨询土地位于当地基准地价覆盖范围之内的采用基准地价系数修正法进行评估咨询。对能够取得当地土地取得和开发成本资料的工业用地选取成本逼近法实施评估咨询。对能够取得规划建设条件的待开发用地则采用假设开发法进行评估咨询。

本次评估咨询采用账面价值调整法进行评估咨询。具体为参考澳洲近期多宗农业用地交易案例，分析土地价格变化趋势，推算出土地单价的月平均增长率，从而确定土地购买日到评估基准日的增长幅度，以此增长幅度调整土地的账面原值得到评估咨询价值。由于委估土地为所有权，故本次评估咨询不做使用年限修正。

4. 长期应收款

主要是应收集团内关联公司的借款，在清查核实其账面余额的基础上，根据每笔款项可能回收的数额确定评估咨询值；

（三）负债：根据企业实际需要承担的负债项目及金额确定评估咨询值。

九、评估咨询程序实施过程和情况

评估咨询人员对纳入此次评估咨询范围的资产和负债进行了评估咨询。主要评估咨询过程如下：

（一）接受委托

本公司接受委托前，与委托方和被评估咨询企业的有关人员进行了会谈，详细了解了此次评估咨询的目的、评估咨询对象与评估咨询范围、评估咨询基准日等。在此基础上，本公司遵照国家有关法规与委托方签署了《资产评估咨询业务约定书》，并拟定了相应的评估咨询计划。

（二）资产清查

根据被评估企业提供的评估咨询申报资料，评估咨询人员于2016年12月9日至12月20日对申报的全部资产和负债进行了必要的调查、核实。听取明加哈农业发展有限公司有关人员对待评资产历史和现状的介绍，对申报的资产进行账账核实、账表核实、账实核实。

1. 货币资金的清查：银行存款。

首先将申报表与会计报表、明细账、总账进行核对，查阅评估咨询基准日时企业银行账户的银行对账单和余额调节表，对大额的未达账项进行了核实，同时对各个账户进行了函证。

2. 对机器设备的清查

对企业申报的机器设备、电子设备，评估咨询人员根据申报明细表进行了必要的清查核实；对设备的使用环境、工作负荷、维护保养、自然磨损、大修、中修、小修及日常维护等情况进行了了解；并通过与设备管理人员及操作人员的广泛接触，详细了解设备的管理、使用情况，以及设备管理制度的贯彻执行情况；通过问、观、查，详细了解设备现状。评估咨询人员对清查中发现的问题，建议委托方对申报表进行相应修改或作出补充说明。

3. 对房屋建筑物的清查

对企业申报的房屋建筑物及附属设施，评估咨询人员根据申报明细表进行必要的勘查，深入现场，逐项勘查实物，核实建筑面积，核查房屋建筑结构、建筑质量、完工日期、平面形状、室内外装修情况、水暖电等配套

设施的安装使用情况，并将测量数据及勘察结果详细记入《房屋建筑物现状勘察表》中，作为评估咨询计算的重要依据。需要说明的是企业未能提供各项房屋建筑物及附属设施的房屋产权证。

4. 对土地使用权的清查

对土地使用权的清查，评估咨询人员核实了与土地使用权有关的相关权证、出让合同、缴款凭证等资料，并向有关人员了解情况、对委估宗地的四至及利用现状进行了调查。

5. 对往来款项、其它资产及负债的清查

对往来款项、其它资产及负债，评估咨询人员根据申报明细表搜集了往来款项、其它资产及负债有关的各种原始资料、证明文件及有关会计资料，对往来款进行了函证，对非实物性资产及负债进行必要的账务核实，以清查核实后的资产及相关信息作为评估咨询的依据。

（三）评定估算

对采用资产基础法评估咨询的，评估咨询人员在进行必要的市场调查、询价的基础上，对企业各项资产和负债选用适当的具体评估咨询方法进行评估咨询测算，从而确定被评估咨询企业的股东权益价值。

（四）评估咨询汇总及报告

本次评估咨询是按《资产评估准则－评估报告》的要求对评估咨询结果进行汇总、分析、撰写资产评估咨询报告书。并对评估咨询报告进行了三级复核。

十、评估咨询假设

1. 一般性假设

① 明加哈农业发展有限公司在经营中所需遵循的国家和地方的现行法律、法规、制度及社会政治和经济政策与现时无重大变化；

② 明加哈农业发展有限公司将保持持续经营，并在经营方式上与现时保持一致；

③ 被评估企业所在国家现行的税赋基准及税率，银行信贷利率以及其他政策性收费等不发生重大变化；

④ 无其他人力不可抗拒及不可预见因素造成的重大不利影响。

2. 针对性假设

① 假设明加哈农业发展有限公司各年间的技术队伍及其高级管理人员保持相对稳定，不会发生重大的核心专业人员流失问题；

② 明加哈农业发展有限公司各经营主体现有和未来经营者是负责的，且公司管理层能稳步推进公司的发展计划，保持良好的经营态势；

③ 明加哈农业发展有限公司未来经营者遵守所在国家相关法律和法规，不会出现影响公司发展和收益实现的重大违规事项；

④ 假设本次评估咨询委托方及被评估企业提供的基础资料和财务资料真实、准确、完整。

若将来实际情况与上述评估咨询假设产生差异时，将对评估咨询结论产生影响，报告使用者应在使用本报告时充分考虑评估咨询假设对本评估咨询结论的影响。

十一、评估咨询结论

在评估咨询基准日 2016 年 10 月 31 日，经资产基础法评估咨询，明加哈农业发展有限公司总资产账面价值为 17,158.68 万元，评估咨询价值为 17,664.85 万元，增值额为 506.17 万元，增值率为 2.95%；总负债账面价值为 4,837.61 万元，评估咨询价值为 4,837.61 万元，增值额为 0.00 万元，增值率为 0.00%；股东全部权益账面价值为 12,321.07 万元，股东全部权益评估咨询价值为 12,827.24 万元，增值额为 506.17 万元，增值率为 4.11%。

评估咨询结果详见下列评估咨询结果汇总表:

资产评估结果汇总表

评估基准日: 2016 年 10 月 31 日

被评估单位: 明加哈农业发展有限公司

金额单位: 人民币万元

项 目	账面价值	评估价值	增减值	增值率
	A	B	C=B-A	D=C/A×100%
1 流动资产	20.85	20.85	-	0%
2 非流动资产	17,137.83	17,644.00	506.17	2.95%
3 长期应收款	3,033.34	3,033.34	-	0.00%
4 固定资产	14,104.49	14,610.66	506.17	3.59%
5 资产总计	17,158.68	17,664.85	506.17	2.95%
6 流动负债	4,745.76	4,745.76	-	0.00%
7 非流动负债	91.85	91.85	-	0.00%
8 负债合计	4,837.61	4,837.61	-	0.00%
9 净资产(所有者权益)	12,321.07	12,827.24	506.17	4.11%

十二、特别事项说明

本评估咨询报告中陈述的特别事项是指在已确定评估咨询结果的前提下, 评估咨询人员已发现可能影响评估咨询结论, 但非评估咨询人员执业水平和能力所能评定的有关事项。

1、本次评估咨询对象账面价值已经信永中和会计师事务所(特殊普通合伙)确认, 并出具了注册会计师执行商定程序的报告。

2、本次评估咨询被评估企业未能提供各项房屋建筑物及附属设施的房屋产权证。

3、企业申报的资产评估明细表各项资产的账面价值均以评估咨询基准日 2016 年 10 月 31 日中国银行澳元对人民币的汇率中间价折算。

4、本次评估咨询结论没有考虑控股权和少数股权等因素产生的溢价或折价, 没有考虑流动性对股东权益价值的影响。

5、本公司对明加哈农业发展有限公司的资产只进行价值估算并发表专业意见, 为报告使用人提供价值参考依据, 对评估咨询对象法律权属确认

或发表意见不在我们的执业范围，我们不对评估咨询对象的法律权属提供保证。

6、本项评估咨询是在独立、公正、客观的原则下做出的，我公司及参加评估咨询工作的全体人员与委托方及被评估咨询企业之间无任何特殊利害关系，评估咨询工作是在有关法律监督下完成的，评估咨询人员在评估咨询过程中恪守职业道德和规范，并做了充分的努力。

7、报告中的评估咨询结论是反映评估咨询对象在本次评估咨询目的下，根据公开市场的原则确定的公允价值，未考虑该等资产进行产权登记或权属变更过程中应承担的相关费用和税项，也未对资产评估咨询增值额作任何纳税调整准备，也未考虑可能存在的抵押、担保、或有负债、未决诉讼或任何其他可能存在的诉讼所可能产生的任何影响，以及特殊的交易方可能追加付出的价格等对评估咨询价格的影响，以及国家宏观经济政策发生变化和不可抗力对资产价格的影响。评估咨询结论不应当被认为是对评估咨询对象可实现价格的保证。

8、在评估咨询过程中，委托方和被评估咨询企业提供的产权依据、财务会计数据、企业经营资料等与评估咨询相关的所有资料是编制本报告的基础，委托方和被评估咨询单位应对其所提供资料的可靠性、真实性、准确性、完整性负责。若委托方和被评估咨询单位有意隐匿或提供虚假的资料以使评估咨询人员在委估资产产权调查和评定估算中产生误导，委托方及被评估咨询企业应承担由此而产生的一切法律后果。

请评估咨询报告的使用者关注上述特别事项可能对评估咨询结论产生的影响。

十三、评估咨询报告使用限制说明

1. 本评估咨询报告的结论是以持续经营为前提条件。
2. 本评估咨询报告只能用于评估咨询报告载明的评估咨询目的和用途。

3. 本评估咨询报告只能由本评估咨询报告载明的评估咨询报告使用者使用

4. 本评估咨询报告的全部或部分内容被摘抄、引用或者披露于公开媒体，需评估咨询机构审阅相关内容，法律、法规规定以及相关当事方另有约定的除外。

5. 评估咨询结果的使用有效期自评估咨询基准日起一年，即超过 2017 年 10 月 30 日使用本评估咨询结果无效。

6. 本评估咨询报告必须完整使用方为有效，对仅使用报告中部分内容所导致的可能的损失，本公司不承担责任。

十四、评估咨询报告日

本评估咨询报告提出日期：二〇一六年十二月二十七日。



资产评估咨询报告书附件

附件一、评估咨询明细表；

附件二、委托方营业执照复印件；

附件三、被评估咨询企业公司登记资料复印件（由委托方另附）；

附件四、评估咨询对象涉及的主要权属证明资料；

附件五、中和资产评估有限公司营业执照复印件；

附件六、中和资产评估有限公司资产评估资格证书复印件。

Summary table of assets appraisal results
Valuation Date:2016-10-31

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Table 1

In RMB/0000

Appraised unit:MRD

	Items	Book value (AUD)		中国银行 2016.10.31澳元 对人民币汇率	Book value (RMB)	Appraisal value(RMB)	Increment	Increment percentage %
		A					C=B-A	D=C/A×100%
1	Current assets	4.06		5.1373	20.85	20.85	-	0.00%
2	Non-current assets							
3	of which: financial assets for sale							
4	Held-To-Maturity Investment							
5	Long-term receivable	590.45		5.1373	3,033.34	3,033.34	-	0.00%
6	long-term equity investment							
7	Investment real estate							
8	Fixed assets	2,745.51		5.1373	14,104.49	14,610.66	506.17	3.59%
9	Construction in process							
10	Engineering materials							
11	Liquidation of fixed assets							
12	Production biological assets							
13	Oil and gas assets							
14	Intangible assets	-						
15	Development expenses							
16	Goodwill							
17	Deferred assets							
18	Deferred tax assets							
19	Other non-current assets							
20	Total assets	3,340.02			17,158.68	17,664.85	506.17	2.95%
21	current liabilities	923.79		5.1373	4,745.76	4,745.76	-	
22	Non-current liabilities	17.88		5.1373	91.85	91.85	-	
23	Total liabilities	941.67			4,837.61	4,837.61	-	
24	Net assets (ownership equity)	2,398.35			12,321.07	12,827.24	506.17	4.11%

Appraiser organization: Zhonghe Appraisal Co., Ltd.

Summary table of breakdown of assets appraisal results

Table 2
In RMB
Valuation Date:2016-10-31

Appraised unit:MRD							Increment percentage %
No.	Item	Book value (AUD)	中国银行 2016. 10. 31 澳元 对人民币汇率	Book value (CNY)	Appraisal value(CNY)	Increment	
1	1. Total current assets	40,589.63		208,521.10	208,521.10	-	-
2	Money capital	15,948.24	5.1373	81,930.89	81,930.89	-	-
3	Trading financial assets						
4	Receivable bills						
5	Receivables	24,641.39	5.1373	126,590.21	126,590.21	-	-
6	Advance payment						
7	Receivable interests			-			
8	Receivable dividends						
9	Other receivable						
10	Stock						
11	Non-long-term investments maturing within one year						
12	Other current assets						
13	2. Total non-current assets	33,359,604.02	5.1373	171,378,294.00	176,439,969.99	5,061,675.99	2.95%
14	Financial assets for sale						
15	Held to maturity investment						
16	Long-term receivable	5,904,544.82	5.1373	30,333,418.11	30,333,418.11	-	-
17	Long-term equity investment						
18	Investment real estate						
19	Fixed assets	27,455,059.20	5.1373	141,044,875.89	146,106,551.88	5,061,675.99	3.59%
20	Construction in process						
21	Engineering materials						
22	Liquidation of fixed assets						
23	Production biological assets						
24	Oil and gas assets						
25	Intangible assets	-					
26	Development expenditure						
27	Goodwill						
28	Deferred assets						
29	Deferred tax assets						
30	Other non-current assets						
31	3. Total assets	33,400,193.65		171,586,815.10	176,648,491.09	5,061,675.99	2.95%

Summary table of breakdown of assets appraisal results

Table 2
In RMB

Valuation Date:2016-10-31

Appraised unit:MRD						
No.	Item	Book value (AUD)	中国银行 2016. 10. 31 澳元 对人民币汇率	Book value (CNY)	Appraisal value(CNY)	Increment Increment percentage %
32	4. Total current liabilities	9,237,853.82		47,457,626.43	47,457,626.43	0.00%
33	Short-term loan	9,193,462.00	5.1373	47,229,572.33	47,229,572.33	0.00%
34	Trading financial liabilities					
35	Payable bills					
36	Payables	5,535.39	5.1373	28,436.96	28,436.96	0.00%
37	Advances received					
38	Payroll to staff					
39	Payable taxes					
40	Payable interests					
41	Payable dividend					
42	Other payables					
43	Non-current liabilities maturing within one year					
44	Other current liabilities	38,856.43	5.1373	199,617.14	199,617.14	0.00%
45	5. Total non-current liabilities					
46	Long-term loan			-		
47	Payable bond			-		
48	Long-term payable			-		
49	Special payable			-		
50	Estimable liabilities			-		
51	Deferred tax liabilities	178,789.40	5.1373	918,494.78	918,494.78	0.00%
52	Other non-current liabilities	9,416,643.22		48,376,121.21	48,376,121.21	0.00%
53	6. Total liabilities	23,983,550.43		123,210,693.89	128,272,369.88	4.11%
54	7. Net assets (ownership equities)				5,061,675.99	

Appraiser: Zhonghe Appraisal Co., Ltd.

Table 3
In RMB

Appraised unit:MRD								
No.	Items	Book value (AUD)	中国银行 2016. 10. 31澳元对 人民币汇率	Book value (CNY)	Appraisal value (RMB)	Increment	Increment percentage %	
3-1	Money capital	15,948.24	5.1373	81,930.89	81,930.89	-	-	
3-2	Trading financial assets	-		-				
3-3	Payable bills	-		-				
3-4	Receivables	24,641.39	5.1373	126,590.21	126,590.21	-	-	
3-5	Advances received	-		-				
3-6	Payable interests	-		-				
3-7	Payable dividend	-		-				
3-8	Other payables	-		-				
3-9	Stock	-		-				
3-10	Non-current liabilities maturing within one year	-		-				
3-11	Other current liabilities							

Appraiser:

Summary table of money capital appraisal

Valuation Date:2016-10-31

Table 3-1
In RMB

Appraised unit:MRD

No.	Items	Book value (AUD)	中国银行 2016. 10. 31澳元对 人民币汇率	Book value (CNY)	Appraisal value (RMB)	Increment	Increment percentage %	Notes
3-1-1	Bank Deposit	15,948.24	5.1373	81,930.89	81,930.89	-	-	
3-1-2		-						
3-1-3								
Total		15,948.24		81,930.89	81,930.89	-	-	

Detail table of long-term receivable appraisal

共1页第1页

Valuation Date:2016-10-31

Table 4-3
In RMB

Appraised unit:MRD

No.	Name of borrower (settlement target)	Business	Occuring date	Book value (AUD)	中国银行 2016. 10. 31 澳元对人民币汇率	Book value (RMB)	Appraisal value(RMB)	Increment	Increment percentage %	Notes
1	Intercoy Loan- VIC STOCK	Intercompany loan	2015	1,201,347.67	5.1373	6,171,683.39	6,171,683.39	-	-	
2	Intercoy Loan- GAIT	Intercompany loan	2015	4,703,197.15	5.1373	24,161,734.72	24,161,734.72	-	-	
Total				5,904,544.82		30,333,418.11	30,333,418.11	-	-	
Less: provisions for bad loan of long-term stock equity				-		-	-			
Total				5,904,544.82		30,333,418.11	30,333,418.11	-	-	

Valuation Date: 2016-10-31

Table 4-6

In RMB

Appraised unit:MRD												
No.	Subject name	Book value(AUD)		中国银行 2016.10.31澳 元对人民币汇	Book value(RMB)		Appraisal value(RMB)		Increment amount		Increment rate %	
		Original value	Net value		Original value	Net value	Original value	Net value	Original value	Net value	Original value	Net value
	Total of houses and buildings	3,006,344.59	2,833,851.45		15,444,494.06	14,558,345.05	15,531,629.14	14,948,169.89	87,135.07	389,824.84	0.56%	2.68%
4-6-1	Fixed assets- houses and buildings	3,006,344.59	2,833,851.45	5.1373	15,444,494.07	14,558,345.05	15,531,629.14	14,948,169.89	87,135.07	389,824.84	0.56%	2.68%
	Total of equipment	1,116,585.52	865,797.61		5,736,234.79	4,447,862.06	5,806,447.95	5,161,861.11	70,213.14	713,999.04	1.22%	16.05%
4-6-4	Fixed assets- machines and equipment	1,116,585.52	865,797.61	5.1373	5,736,234.81	4,447,862.07	5,806,447.95	5,161,861.11	70,213.14	713,999.04	1.22%	16.05%
4-6-7	Fixed assets ---land	23,755,410.19	23,755,410.19		122,038,668.77	122,038,668.77	125,996,520.88	125,996,520.88	3,957,852.11	3,957,852.11	3.24%	3.24%
	Total of fixed assets	27,878,240.30	27,455,059.25		143,219,397.62	141,044,875.89	147,334,597.97	146,106,551.88	4,115,200.32	5,061,675.99	2.87%	3.59%
	Less: provisions for depreciation of fixed assets	-423,281.10		5.1373	-2,174,522.00							
	Total of fixed assets	27,455,059.20			141,044,875.62			146,106,551.88		5,061,675.99		3.59%

Unit	Building area or volume m ² or m ³	Cost unit price (RMB/m ³)	Book value		中国银行 2016.10.31澳元 对人民币汇率	Book value		Net value (CNY)	Appraisal value (RMB)			Increment percentage %	Appraisal unit price (RMB/m ²)	Notes
			Original value (AUD)	Net value (AUD)		Original value (CNY)	Net value (CNY)		Original value	Newness rate %	Net value			
I	N/A	N/A	2,639,490.02	2,478,187.85	5.1373	13,559,852.08	12,731,194.44	13,641,333.23	96%	13,095,679.90	2.86%		Budiling acquired wit	
I	N/A	N/A	360,204.19	349,197.95	5.1373	1,850,476.99	1,793,934.63	1,856,028.42	98%	1,818,907.85	1.39%			
I	N/A	N/A	6,650.38	6,465.65	5.1373	34,165.00	33,215.98	34,267.49	98%	33,582.14	1.10%			
			3,006,344.59	2,833,851.45		15,444,494.07	14,558,345.05	15,531,629.14		14,948,169.89	2.68%			
			-	-	-	-	-	-		-				
			3,006,344.59	2,833,851.45		15,444,494.07	14,558,345.05	15,531,629.14		14,948,169.89	2.68%			

Appraised unit-MRD															In RMB
No	Equipment No	Equipment name	Spec. and Model	Manufacturer	Unit	Qty	Procuring date	Use date	Book value		Appraisal value(RMB)		Increment percentage %	Notes	
									Original value (AUD)	Net value (AUD)	Original value (CNY)	Net value (CNY)	Newness rate %		
1	N/A	Plant & equipments	Plant & equipments before 31/12/14	N/A		1	20/14-12-31	2014-12-31	263,948.99	172,006.76	1,335,985.15	883,650.33	82.00%	1,094,985.23	
2	N/A	Plant & equipments	Tractor Serial No.E191041	N/A		1	2015-4-9	2015-4-9	91,400.00	63,903.83	469,540.22	328,244.58	84.00%	401,725.45	
3	N/A	Plant & equipments	Tractor Model No.DJ6170M	N/A		1	2015-7-31	2015-7-31	147,280.00	112,728.13	756,467.43	576,806.44	87.00%	659,325.44	
4	N/A	Plant & equipments	Tractor Model No.DJ6170M	N/A		1	2015-9-1	2015-9-1	210.00	163.45	1,078.83	839.69	88.00%	985.20	
5	N/A	Plant & equipments	Feeder x 220 units	N/A	220	1	1/11/2015	2015-11-1	399,900.00	323,919.00	2,054,406.27	1,664,069.08	90.00%	1,918,377.93	
6	N/A	Plant & equipments	Duncan 2015 6 bale feeder	N/A	1	1	1/11/2015	2015-11-1	54,320.00	43,999.20	279,058.14	226,037.09	90.00%	260,629.77	
7	N/A	Plant & equipments	20 MPA 14 mm concrete delivered to Mirajah for repair old shed	N/A	1	1	10/12/2015	2015-12-10	452.00	373.28	2,322.06	1,917.65	91.00%	2,099.72	
8	N/A	Plant & equipments	Yamaha Rhino YH1041	N/A	1	1	31/12/2015	2015-12-31	-8,231.47	-6,667.49	-42,287.53	-34,352.90	92.00%	-38,658.52	
9	N/A	Plant & equipments	Land Transfer Duty-refund on assets purchased on 31/12/15	N/A	1	1	01/1/2016	2016-1-1	-59,234.57	-49,174.00	-252,671.59	-201,359.76	90.00%	-201,359.76	
10	N/A	Plant & equipments	Land Transfer Duty-refund on assets purchased on 31/12/15	N/A	1	1	01/1/2016	2016-1-1	-22,964.00	-18,322.34	-117,972.96	-94,127.36	90.00%	-94,127.36	
11	N/A	Plant & equipments	Land Transfer Duty-refund on assets purchased on 31/12/15	N/A	1	1	01/1/2016	2016-1-1	-13,176.00	-10,512.77	-67,689.04	-53,007.28	90.00%	-54,007.25	
12	N/A	Plant & equipments	Quora	N/A	1	1	4-02/2016	2016-2-4	22,900.00	20,494.25	122,781.47	103,345.11	93.00%	113,464.72	
13	N/A	Plant & equipments	T33 R Chaser bin	N/A	1	1	4-04/2016	2016-4-4	91,009.00	80,914.17	407,494.30	415,680.37	94.00%	436,665.86	
14	N/A	Plant & equipments	Tractor Model No.DJ6150M	N/A	1	1	5-04/2016	2016-4-5	137,750.00	122,482.71	707,463.08	629,230.43	94.00%	661,594.59	

Detail table of appraisal of fixed assets — land

Valuation Date: 2016-10-31

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Table 4-6-5

Appraised unit:MRD			In RMB															
No	Warrant No.	Land name	Location of land	Acquiring date	Land nature	Land use	Use years	Development degree	Area (ha)	Original entry value (AUD)	Original entry value (CNY)	Book value (AUD)	2016 10.31 汇率及折合人民币	Book value (CNY)	Appraisal value (RMB)	Increment	Increment percentage %	Notes
1	2359/693	Lot 1-3 of Plan TP755297X	Minjah	2014-12-31	grazing land and forestry	grazing land and forestry	2 years after acquisition during 2014	N/A	2868.4 ha	23,755,410.19	122,038,668.77	23,755,410.19	5.1373	122,038,668.77	*****	3,957,852.11	3.24%	
2	10886740	Lot 4 of Plan TP269480K																
3	8342/590	CA 8 Section 7 Parish of Minjah																
4	9144/409	Lot 1-4 of Plan TP163455G																
5	108647384	Lot 2 of Plan TP856184Y																
6	10975021	CA 3 Section 2 Parish of Minjah																
7	10975022	CA 3 Section 3 Parish of Minjah																
8	10961927	Lot 2 of Plan PS359887U																
9	9939/558	Lot 2 of Plan LP219067M																
10	108647379	Lot 7 of Plan TP856184Y																
11	108647380	Lot 8 of Plan TP856184Y																
12	108647381	Lot 9 of Plan TP856184Y																
13	108647382	Lot 10 of Plan TP856184Y																
14	108647383	Lot 1 of Plan TP856184Y																
15	108647385	Lot 3 of Plan TP856184Y																
16	108647386	Lot 4 of Plan TP856184Y																
17	108647387	Lot 5 of Plan TP856184Y																
18	108647388	Lot 6 of Plan TP856184Y																
19	10861057	Lot 1 of Plan TP854429F																
20	10880096	Lot 1 of Plan TP835604W																
21	10164424	Lot 2 of Plan PS330942D																
22	10880092	CA 4A Section 1 Parish of Minjah																
23	10880093	CA 4B Section 1 Parish of Minjah																
24	10880094	CA 5A Section 2 Parish of Minjah																
25	10880095	CA 5B Section 2 Parish of Minjah																
26	10880097	CA 4 Section 10 Parish of Minjah																
27	10705171	CA 3 Section 1 Parish of Minjah																
28	8274/522	CA 4C Section 1 Parish of Minjah																
29	10190148	Lot 2 of Plan PS337780Q																
30	8941/474	CA 4 Section 2 Parish of Minjah																
31	10868700	Lot 1 of Plan TP620250F																
32	10868701	Lot 2 of Plan TP620250F																
33	10868702	Lot 3 of Plan TP620250F																
34	10868703	Lot 4 of Plan TP620250F																
35	10886737	Lot 1 of Plan TP269480K																
36	10886738	Lot 2 of Plan TP269480K																
37	10886739	Lot 3 of Plan TP269480K																
Total										23,755,410.19	122,038,668.77	23,755,410.19	-	122,038,668.77	*****	3,957,852.11	3.24%	-

Summary table of current liabilities appraisal

Valuation Date:2016-10-31

Table 5
In RMB

Appraised unit:MRD

No.	Subject name	Book value (AUD)	中国银行 2016.10.31 澳元兑人民币	Book value (RMB)	Appraisal value(RMB)	Increment	Increment percentage %
5-1	Short-term loan	9,193,462.00	5.1373	47,229,572.33	47,229,572.33	-	-
5-2	Trading financial liabilities						
5-3	Payable bills						
5-4	Payables	5,535.39	5.1373	28,436.96	28,436.96	-	-
5-5	Advances received						
5-6	Payroll to staff						
5-7	Payable taxes						
5-8	Payable interests						
5-9	Payable dividend						
5-10	Other payables						
5-11	Non-current liabilities maturing within one year						
5-12	Other current liabilities	38,856.43	5.1373	199,617.14	199,617.14	-	-
	Total of current liabilities	9,237,853.82		47,457,626.43	47,457,626.43	-	-

Detail table of short-term loan appraisal

Valuation Date:2016-10-31

Table 5-1
In RMB

Maturing date	Monthly interest rate %	Currency	Foreign currency amount	Book value (AUD)	中国银行 2016.10.31澳 元对人民币汇 率	Book value (CNY)	Appraisal value(RMB)	Notes
0 months - 35 months	Variable rate around 4.5%	AUD		\$193,462	5.1373	993,872.33	993,872.33	This is only the current liab
31/11/2016	Variable rate around 4.5%	AUD		9,000,000.00	5.1373	46,235,700.00	46,235,700.00	
				9,193,462.00		47,229,572.33	47,229,572.33	

Appraised unit:MRD								
No.	Account name (settlement target)	Occurring date	Settlement content	Book value (AUD)	中国银行 2016.10.31澳 元对人民币汇	Book value (RMB)	Appraisal value (RMB)	Notes
1	Interest Accruals- NAB	2016-10-31	Loan settlement	34,817.67	5.1373	178,868.82	178,868.82	
2	GST on Sales	2016-9-30	ATO settlement	4,038.76	5.1373	20,748.32	20,748.32	



تجارەت كىنىشكىسى 营业执照

(فوشۇمچە نۇسخا)
(副本)

3-1

بىرلىككە كەلگەن ئىقتىسادىي ئىشلىرىنىڭ قانۇن بويىچە

统一社会信用代码 91652300748699149X

名 称 新疆天山畜牧生物工程股份有限公司
类 型 股份有限公司(上市、自然人投资或控股)
住 所 新疆昌吉州昌吉高新区光明南路 1 号
法定代表人 蒋炜
注册 资 本 壹亿玖仟柒佰叁拾伍万贰仟柒佰捌拾玖元人民币
成 立 日 期 2003 年 06 月 18 日
营 业 期 限 2003 年 06 月 18 日 至 长期
经 营 范 围 种牛、奶牛的养殖、销售和进出口,种羊养殖、销售和进出口,冻精、



胚胎的生产、销售和进出口,生鲜牛乳的收购和销售(以上项目凭许可证经营) 饲料种植、加工和销售肉类的销售和进出口业务,相关畜牧科技咨询、技术服务,有机肥料、微生物肥料、复混肥、其他肥料的制造、销售,羊毛的销售和进出口业务,经营畜牧机械、饲料牧草、畜禽养殖技术的进出口业务,其他货物与技术的进出口业务。
 (依法须经批准的项目,经相关部门批准后方可开展经营活动)

نەزىملىغۇچى ئورگان

登 记 机 关 昌吉州工商局

بىلى - ھەيئەتلىك - ھۆكۈمەت
2016 年 12 月 19 日



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Produced 11/03/2015

14:58 hr

CERTIFICATE OF TITLE - VICTORIA

Under the Transfer of Land Act 1958

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described

Kevin McRae



REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 7 on Title Plan 856184Y.
PARENT TITLE Volume 08864 Folio 087
Created by instrument AD500295S 16/03/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKSDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744366N 11/03/2015
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

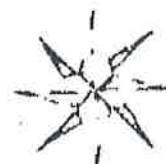
DIAGRAM LOCATION

SEE TP856184Y FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE



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CERTIFICATE OF TITLE - VICTORIA

Under the Transfer of Land Act 1958

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described



REGISTRAR OF TITLES

LAND DESCRIPTION

Crown Allotment 4 Section 10 Parish of Minjah.
PARENT TITLE Volume 04854 Folio 664
Created by instrument AD637974F 24/05/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKESDALE ROAD
HAWKESDALE VIC 3287
AL744362W 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744364S 11/03/2015
NATIONAL AUSTRALIA BANK LTD

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP835604W FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE



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CERTIFICATE OF TITLE - VICTORIA

Under the Transfer of Land Act 1958

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described



REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 1 on Title Plan 835604W.
PARENT TITLE Volume 04854 Folio 664
Created by instrument AD637973H 24/05/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKESDALE ROAD
HAWKESDALE VIC 3287
AL744362W 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744364S 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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DIAGRAM LOCATION

SEE TP835604W FOR FURTHER DETAILS AND BOUNDARIES

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Volume 10880 Folio 095

124054387626T

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CERTIFICATE OF TITLE - VICTORIA

Under the Transfer of Land Act 1958

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described



REGISTRAR OF TITLES

LAND DESCRIPTION

Crown Allotment 5B Section 2 Parish of Minjah.
PARENT TITLE Volume 04854 Folio 664
Created by instrument AD637972K 24/05/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKESDALE ROAD
HAWKESDALE VIC 3287
AL744362W 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744364S 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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REGISTRAR OF TITLES

LAND DESCRIPTION

Crown Allotment 5A Section 2 Parish of Minjah.
PARENT TITLE Volume 04854 Folio 664
Created by instrument AD637971M 24/05/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKESDALE ROAD
HAWKESDALE VIC 3287
AL744362W 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744364S 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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DIAGRAM LOCATION

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REGISTRAR OF TITLES

LAND DESCRIPTION

Crown Allotment 4B Section 1 Parish of Minjah.
PARENT TITLE Volume D4854 Folio 664
Created by instrument AD637970P 24/05/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKESDALE ROAD
HAWKESDALE VIC 3287
AL744362W 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744364S 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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DIAGRAM LOCATION

SEE TP835604W FOR FURTHER DETAILS AND BOUNDARIES

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REGISTRAR OF TITLES

LAND DESCRIPTION

Crown Allotment 4A Section 1 Parish of Minjah.
PARENT TITLE Volume 04854 Folio 664
Created by instrument AD637969X 24/05/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKESDALE ROAD
HAWKESDALE VIC 3287
AL744362W 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744364S 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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DIAGRAM LOCATION

SEE TP835604W FOR FURTHER DETAILS AND BOUNDARIES

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REGISTRAR OF TITLES

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 4C Section 1 Parish of Minjah.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKESDALE ROAD
HAWKESDALE VIC 3287
AL744362W 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744364S 11/03/2015
NATIONAL AUSTRALIA BANK LTD

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
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DIAGRAM LOCATION

SEE TP891317H FOR FURTHER DETAILS AND BOUNDARIES

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REGISTRAR OF TITLES

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 4 Section 2 Parish of Minjah.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKEDALE ROAD
HAWKESDALE VIC 3287
AL744363U 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744364S 11/03/2015
NATIONAL AUSTRALIA BANK LTD

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 2 on Title Plan 620250F.
PARENT TITLE Volume 08550 Folio 319
Created by instrument AD556790R 13/04/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKEDALE ROAD
HAWKESDALE VIC 3287
AL744363U 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744364S 11/03/2015
NATIONAL AUSTRALIA BANK LTD

COVENANT U892065A 21/11/2001

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DIAGRAM LOCATION

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 1 on Title Plan 620250F.
PARENT TITLE Volume 08550 Folio 319
Created by Instrument AD556789A 13/04/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKEDALE ROAD
HAWKESDALE VIC 3287
AL744363U 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744364S 11/03/2015
NATIONAL AUSTRALIA BANK LTD

COVENANT U892065A 21/11/2001

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DIAGRAM LOCATION

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 4 on Title Plan 620250F.
PARENT TITLE Volume 08550 Folio 319
Created by instrument AD556792M 13/04/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKEDALE ROAD
HAWKESDALE VIC 3287
AL744363U 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744364S 11/03/2015
NATIONAL AUSTRALIA BANK LTD

COVENANT U892065A 21/11/2001

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 3 on Title Plan 620250F.
PARENT TITLE Volume 08550 Folio 319
Created by instrument AD556791P 13/04/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKEDALE ROAD
HAWKESDALE VIC 3287
AL744363U 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744364S 11/03/2015
NATIONAL AUSTRALIA BANK LTD

COVENANT U892065A 21/11/2001

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DIAGRAM LOCATION

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 2 on Title Plan 369480K.
PARENT TITLE Volume 08549 Folio 996
Created by instrument AD713038B 28/06/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKEDALE ROAD
HAWKESDALE VIC 3287
AL744363U 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744364S 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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DIAGRAM LOCATION

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 1 on Title Plan 369480K.
PARENT TITLE Volume 08549 Folio 996
Created by instrument AD713037D 28/06/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKEDALE ROAD
HAWKESDALE VIC 3287
AL744363U 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744364S 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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DIAGRAM LOCATION

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 337780Q.
PARENT TITLE Volume 09344 Folio 892
Created by instrument PS337780Q 19/09/1994

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKESDALE ROAD
HAWKESDALE VIC 3287
AL744362W 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744364S 11/03/2015
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

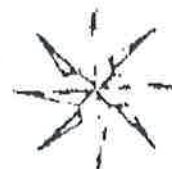
DIAGRAM LOCATION

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 1 on Title Plan 854429F.
Created by Application No. 1159385 03/03/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKSDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744366N 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

DIAGRAM LOCATION

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CERTIFICATE OF TITLE - VICTORIA

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 330942D.
PARENT TITLE Volume 08864 Folio 087
Created by instrument PS330942D 13/04/1994

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKSDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744366N 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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DIAGRAM LOCATION

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CERTIFICATE OF TITLE - VICTORIA

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 8 on Title Plan 856184Y.
PARENT TITLE Volume 08864 Folio 087
Created by instrument AD500296Q 16/03/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKSDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744366N 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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DIAGRAM LOCATION

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Volume 10864 Folio 388

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 6 on Title Plan 856184Y.
PARENT TITLE Volume 08864 Folio 087
Created by instrument AD500304U 16/03/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKSDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744366N 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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DIAGRAM LOCATION

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 5 on Title Plan 856184Y.
PARENT TITLE Volume 08864 Folio 087
Created by instrument AD500303W 16/03/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKSDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744366N 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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DIAGRAM LOCATION

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I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described



REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 4 on Title Plan 856184Y.
PARENT TITLE Volume 08864 Folio 087
Created by instrument AD500302Y 16/03/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKSDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744366N 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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DIAGRAM LOCATION

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Under the Transfer of Land Act 1958

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REGISTRAR OF TITLES

LAND DESCRIPTION

Crown Allotment 3 Section 3 Parish of Minjah.
PARENT TITLE Volume 09205 Folio 340
Created by instrument AE689443M 25/10/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKSDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744365Q 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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DIAGRAM LOCATION

SEE TP845138T FOR FURTHER DETAILS AND BOUNDARIES

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CERTIFICATE OF TITLE - VICTORIA

Under the Transfer of Land Act 1958

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described



REGISTRAR OF TITLES

LAND DESCRIPTION

Crown Allotment 3 Section 2 Parish of Minjah.
PARENT TITLE Volume 09205 Folio 340
Created by instrument AE689442P 25/10/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKSDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744365Q 11/03/2015
NATIONAL AUSTRALIA BANK LTD

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TPB45138T FOR FURTHER DETAILS AND BOUNDARIES

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Volume 09144 Folio 409

124054387634K

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lots 1,2,3 and 4 on Title Plan 163455G.
PARENT TITLE Volume 07208 Folio 443
Created by instrument G129589 03/05/1976

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKSDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744365Q 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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124054387633L

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REGISTRAR OF TITLES

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 8 Section 7 Parish of Minjah.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKSDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744365Q 11/03/2015
NATIONAL AUSTRALIA BANK LTD

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
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Volume 10961 Folio 927

124054387644Y

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 539887U.
PARENT TITLE Volume 09011 Folio 586
Created by instrument PS539887U 15/08/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKSDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744365Q 11/03/2015
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

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SEE PS539887U FOR FURTHER DETAILS AND BOUNDARIES

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 219067M.
PARENT TITLE Volume 09071 Folio 972

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKSDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744365Q 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 3 on Title Plan 856184Y.
PARENT TITLE Volume 08864 Folio 087
Created by instrument A0500301B 16/03/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKESDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744365Q 11/03/2015
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

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I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described



REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 2 on Title Plan 856184Y.
PARENT TITLE Volume 08864 Folio 087
Created by instrument AD500300D 16/03/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKSDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744365Q 11/03/2015
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 1 on Title Plan 856184Y.
PARENT TITLE Volume 08864 Folio 087
Created by instrument AD500299J 16/03/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKSDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744365Q 11/03/2015
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 10 on Title Plan 856184Y.
PARENT TITLE Volume 08864 Folio 087
Created by instrument AD500298L 16/03/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKSDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744365Q 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 9 on Title Plan 856184Y.
PARENT TITLE Volume 08864 Folio 087
Created by instrument AD500297N 16/03/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD
HAWKSDALE VIC 3287
AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744365Q 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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Volume 10705 Folio 171

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REGISTRAR OF TITLES

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 3 Section 1 Parish of Minjah.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKEDALE ROAD
HAWKESDALE VIC 3287
AL744363U 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744365Q 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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Volume 10886 Folio 740

124054387643A

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 4 on Title Plan 369480K.
PARENT TITLE Volume 08549 Folio 996
Created by instrument AD713040Q 28/06/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKEDALE ROAD
HAWKESDALE VIC 3287
AL744363U 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744365Q 11/03/2015
NATIONAL AUSTRALIA BANK LTD

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Volume 10886 Folio 739

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 3 on Title Plan 369480K.
PARENT TITLE Volume 08549 Folio 996
Created by instrument AD713039Y 28/06/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH-HAWKEDALE ROAD
HAWKESDALE VIC 3287
AL744363U 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK884134L 06/02/2014
NATIONAL AUSTRALIA BANK LTD

MORTGAGE AL744365Q 11/03/2015
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SEE TP369480K FOR FURTHER DETAILS AND BOUNDARIES

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REGISTRAR OF TITLES

LAND DESCRIPTION

Lots 1,2 and 3 on Title Plan 755297X.

PARENT TITLES :

Volume 00061 Folio 041

Volume 00104 Folio 689

Volume 00399 Folio 642

Volume 00399 Folio 644

Created by instrument 296037 21/01/1891

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MINJAH RURAL DEVELOPMENTS CO PTY LTD of 1198 MINJAH HAWKSDALE ROAD

HAWKSDALE VIC 3287

AL744361Y 11/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL744365Q 11/03/2015

NATIONAL AUSTRALIA BANK LTD

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营业执照

(副本)

统一社会信用代码 91110101100017977P

名称 中和资产评估有限公司
类型 有限责任公司(自然人投资或控股)
住所 北京市东城区朝阳门北大街8号富华大厦层A座13层
法定代表人 杨志明
注册资本 455万元
成立日期 1995年07月31日
营业期限 1999年12月14日至 2049年12月13日
经营范围 从事各类单项资产评估、企业整体资产评估、市场所需的其他资产评估或者项目评估。(企业依法自主选择经营项目,开展经营活动;依法须经批准的项目,经相关部门批准后依批准的内容开展经营活动;不得从事本市产业政策禁止和限制类项目的经营活动。)



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2016 年08 月19 日



资产评估
资格证书
(副本)

证书编号: NO.11020179

批准机关: 北京市财政局

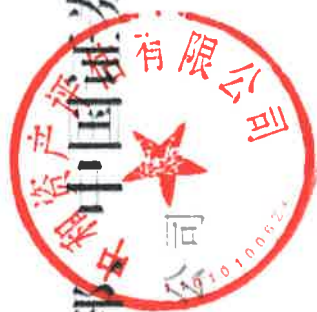
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机构名称	中和资产评估有限公司
办公地址	北京市东城区朝阳门北大街8号富华大厦A座13层
首席合伙人 (法定代表人)	杨志明
批准文号	京财企许可[2010]0013号
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