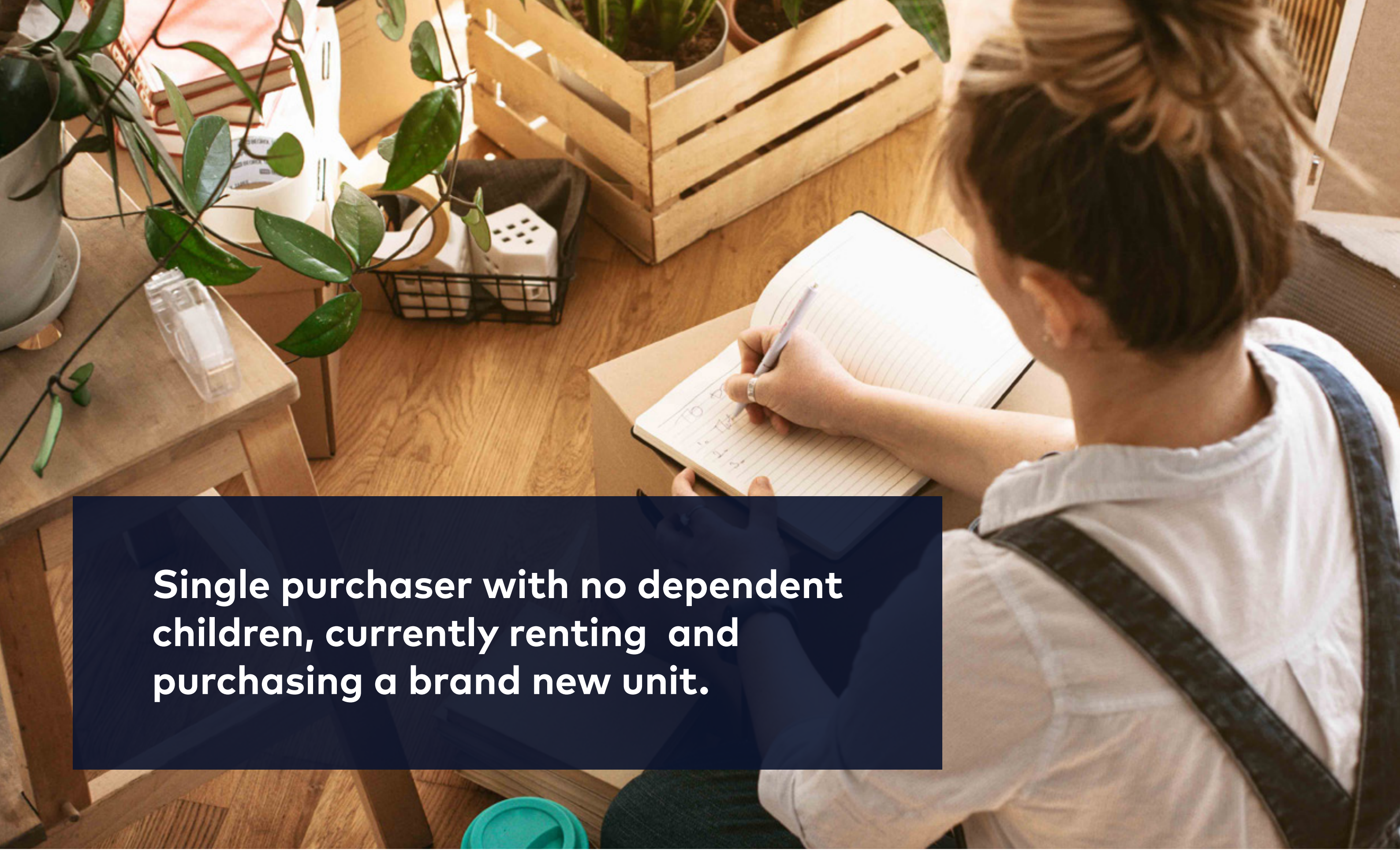


Single purchaser with no dependent children, currently renting and purchasing a brand new unit.

Initial purchase

Sarah is single, with no children, is not a First Home Buyer and wants to purchase a brand new unit.

Sarah works as an administration co-ordinator and earns an annual gross (before tax) income of $85,000 and has no other outstanding debts like a personal loan, credit cards, or afterpay etc.

The price of the new unit Sarah is interested in purchasing is $700,000.

Sarah has the minimum deposit of 2% of the purchase price ($13,000) saved in a cash investment account.

Sarah is looking for assistance from Homes Tasmania through MyHome for the amount available under the rules for the purchase of a new unit being up to $300,000 or 40% of the purchase price (whichever is the lesser).

Based on:

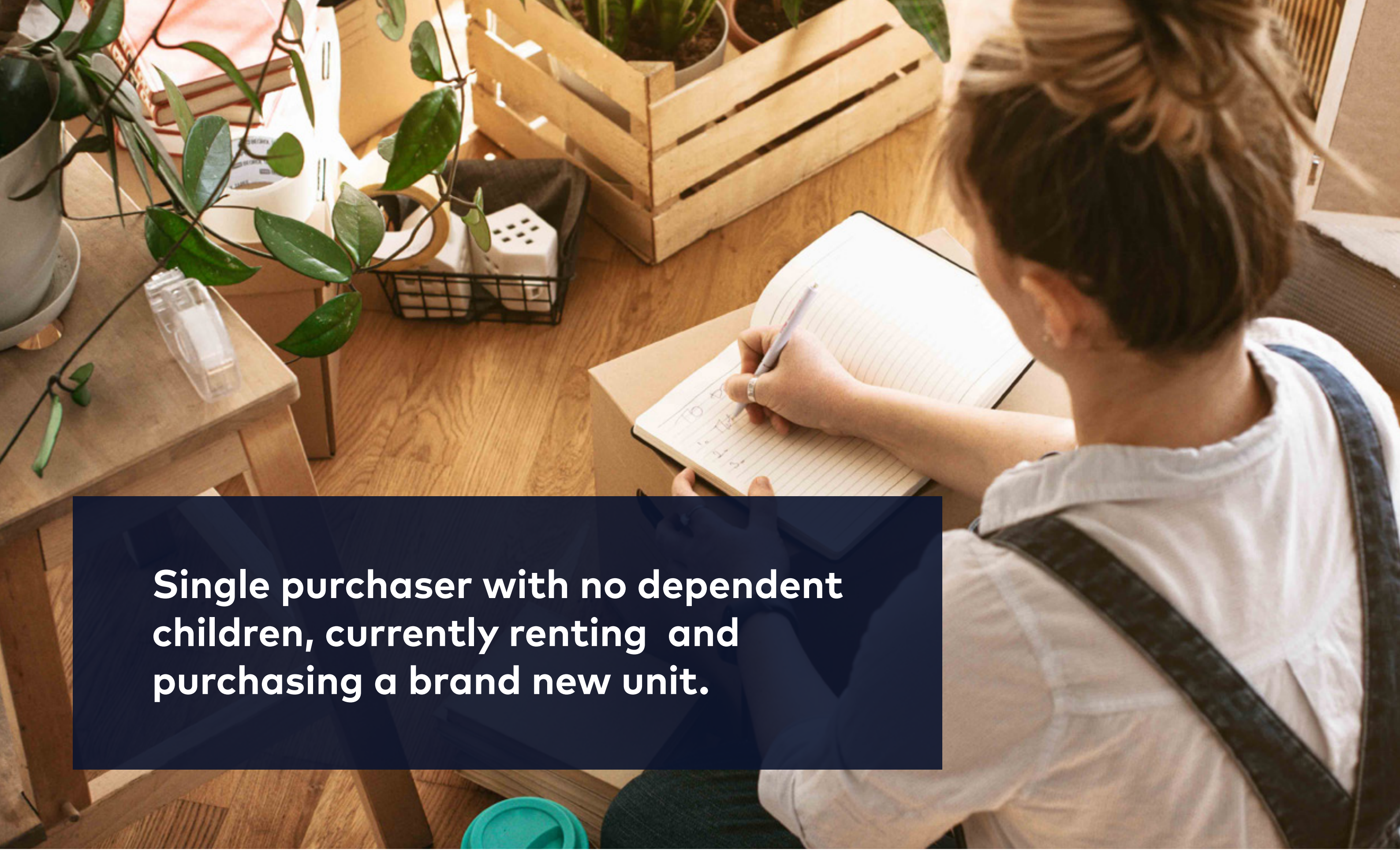
- a loan from Bank of us for $401,000 to help purchase the home;
- MyHome assistance of $260,000;
- and Sarah's deposit of $60,000 to assist with costs;

Sarah will have equity / ownership in the property of around 62.86% and Homes Tasmania will own approximately 37.14%.

Future state

Sarah has now lived in her home for seven years. She has continued to make her normal fortnightly home loan repayments and has maintained her home meticulously. If we assume the property prices in Tasmania have increased by 20%, Sarah's home is now potentially worth $840,000.

Based on the original percentage of ownership between Sarah and Homes Tasmania at approximately 62.86% and 37.14% respectively, the dollar value of these shares is now worth around $528,024 to Sarah and $312,000 to Homes Tasmania.



Single purchaser with no dependent children, currently renting and purchasing a brand new unit.

Hypothetical One – Sale of the property to support a new dream home purchase

After seven years, Sarah decides she will sell the unit she bought with the assistance of MyHome.

Based on a sale price of $840,000, approximately $312,000 will need to be repaid to Homes Tasmania from the sale proceeds.

Considering the above assumptions including the current loan balance from Sarah making normal fortnightly repayments over seven years, paying real estate agents scale commission, and standard legal costs as part of the sale of the property, the net sale proceeds Sarah will receive will be approximately $136,448. Noting, Sarah's original deposit investment was only $60,000.

Hypothetical Two – Purchase of Homes Tasmania share

After seven years, Sarah decides to buy Homes Tasmania's share of the unit she bought with the assistance of MyHome.

Based on a valuation of $840,000, approximately $312,000 will need to be repaid to Homes Tasmania to buy-out their share.

Considering the above assumptions, including the current loan balance from Sarah making normal fortnightly repayments over seven years, stamp duty Sarah must pay on the purchase of Homes Tasmania's share, and any legal costs associated with the purchase of the percentage share of the property from Homes Tasmania, Sarah will need to qualify for a new home loan for approximately $684,566 to cover the purchase. Once finalised, Sarah will have 100% ownership of the property and equity of $155,435 (noting again Sarah's original deposit investment was $60,000).