

Ciara Mulvaney
24 Greenhills Road
Dublin 24



DAVID ROSS
ESTATE AGENTS

6th October 2026

Re: Apartment 1, 24 Greenhills Road, Dublin 24, D24 WOFK

Dear Ciara,

We refer to your recent instruction and confirm that we have inspected the above property with the objective of estimating the open market value thereof under current market conditions.

We did not carry out a detailed survey of this property. We were not in a position to inspect the under floor timbers or other parts of the structure which were unexposed, covered or inaccessible and we are, therefore, unable to report that the property is free from defect.

This valuation is subject to sight of a satisfactory report from a suitably qualified architect or engineer as any problems/ major defects found would affect this valuation.

We assume, for the purpose of our valuation, that the title is held freehold or under long lease subject to a nominal ground rent and is free from any onerous covenants or encumbrances whatsoever affecting the title and that vacant possession would be available of the entire.

We understand that all main services are available to this property however, we did not test same.

Our valuation as set out below, is based on the information available to us at the date of this letter and furthermore, assumes that normal market conditions were appertaining at that time.

We are assuming for the purposes of our valuation, that any necessary planning and/or statutory requirements have been obtained and strictly complied with, together with any conditions attaching thereto.

Our letter and valuation is intended solely for the information of our client and consequently David Ross Estate Agents cannot be held liable to any third party whatsoever for the contents of this letter or any part thereof.

In our opinion, the open market value of the property under current market conditions would be in the region of €450,000 (four hundred fifty thousand euro). The rental value would be €2,500 per calendar month.

Kind Regards,



Ross Forde
Director
David Ross Estate Agents
PSRA Licence: 004037-008332

Ciara Mulvaney
24 Greenhills Road
Dublin 24



DAVID ROSS
ESTATE AGENTS

6th October 2026

Re: Apartment 2, 24 Greenhills Road, Dublin 24, D24 X07K

Dear Ciara,

We refer to your recent instruction and confirm that we have inspected the above property with the objective of estimating the open market value thereof under current market conditions.

We did not carry out a detailed survey of this property. We were not in a position to inspect the under floor timbers or other parts of the structure which were unexposed, covered or inaccessible and we are, therefore, unable to report that the property is free from defect.

This valuation is subject to sight of a satisfactory report from a suitably qualified architect or engineer as any problems/ major defects found would affect this valuation.

We assume, for the purpose of our valuation, that the title is held freehold or under long lease subject to a nominal ground rent and is free from any onerous covenants or encumbrances whatsoever affecting the title and that vacant possession would be available of the entire.

We understand that all main services are available to this property however, we did not test same.

Our valuation as set out below, is based on the information available to us at the date of this letter and furthermore, assumes that normal market conditions were appertaining at that time.

We are assuming for the purposes of our valuation, that any necessary planning and/or statutory requirements have been obtained and strictly complied with, together with any conditions attaching thereto.

Our letter and valuation is intended solely for the information of our client and consequently David Ross Estate Agents cannot be held liable to any third party whatsoever for the contents of this letter or any part thereof.

In our opinion, the open market value of the property under current market conditions would be in the region of €400,000 (four hundred thousand euro). The rental value would be €2,000 per calendar month.

Kind Regards,

Ross Forde
Director
David Ross Estate Agents
PSRA Licence: 004037-008332

Ciara Mulvaney
24 Greenhills Road
Dublin 24



DAVID ROSS
ESTATE AGENTS

6th October 2026

Re: Apartment 3, 24 Greenhills Road, Dublin 24, D24 T9ER

Dear Ciara,

We refer to your recent instruction and confirm that we have inspected the above property with the objective of estimating the open market value thereof under current market conditions.

We did not carry out a detailed survey of this property. We were not in a position to inspect the under floor timbers or other parts of the structure which were unexposed, covered or inaccessible and we are, therefore, unable to report that the property is free from defect.

This valuation is subject to sight of a satisfactory report from a suitably qualified architect or engineer as any problems/ major defects found would affect this valuation.

We assume, for the purpose of our valuation, that the title is held freehold or under long lease subject to a nominal ground rent and is free from any onerous covenants or encumbrances whatsoever affecting the title and that vacant possession would be available of the entire.

We understand that all main services are available to this property however, we did not test same.

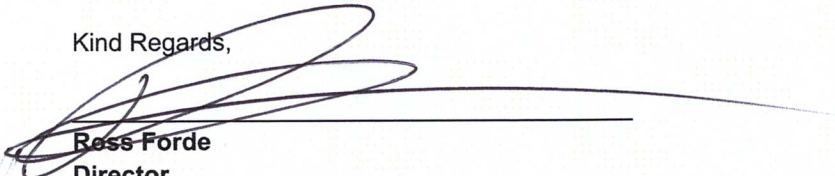
Our valuation as set out below, is based on the information available to us at the date of this letter and furthermore, assumes that normal market conditions were appertaining at that time.

We are assuming for the purposes of our valuation, that any necessary planning and/or statutory requirements have been obtained and strictly complied with, together with any conditions attaching thereto.

Our letter and valuation is intended solely for the information of our client and consequently David Ross Estate Agents cannot be held liable to any third party whatsoever for the contents of this letter or any part thereof.

In our opinion, the open market value of the property under current market conditions would be in the region of €475,000 (four hundred and seventy five thousand euro). The rental value would be €2,750 per calendar month.

Kind Regards,



Ross Forde

Director

David Ross Estate Agents

PSRA Licence: 004037-008332

Ciara Mulvaney
24 Greenhills Road
Dublin 24



DAVID ROSS
ESTATE AGENTS

6th October 2026

Re: Apartment 4, 24 Greenhills Road, Dublin 24, D24 P8EW

Dear Ciara,

We refer to your recent instruction and confirm that we have inspected the above property with the objective of estimating the open market value thereof under current market conditions.

We did not carry out a detailed survey of this property. We were not in a position to inspect the under floor timbers or other parts of the structure which were unexposed, covered or inaccessible and we are, therefore, unable to report that the property is free from defect.

This valuation is subject to sight of a satisfactory report from a suitably qualified architect or engineer as any problems/ major defects found would affect this valuation.

We assume, for the purpose of our valuation, that the title is held freehold or under long lease subject to a nominal ground rent and is free from any onerous covenants or encumbrances whatsoever affecting the title and that vacant possession would be available of the entire.

We understand that all main services are available to this property however, we did not test same.

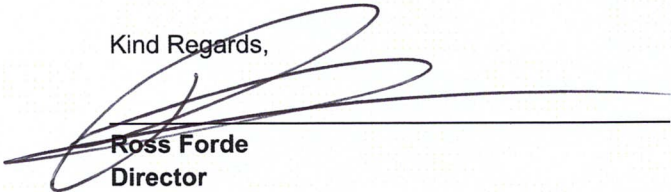
Our valuation as set out below, is based on the information available to us at the date of this letter and furthermore, assumes that normal market conditions were appertaining at that time.

We are assuming for the purposes of our valuation, that any necessary planning and/or statutory requirements have been obtained and strictly complied with, together with any conditions attaching thereto.

Our letter and valuation is intended solely for the information of our client and consequently David Ross Estate Agents cannot be held liable to any third party whatsoever for the contents of this letter or any part thereof.

In our opinion, the open market value of the property under current market conditions would be in the region of €475,000 (four hundred and seventy five thousand euro). The rental value would be €2,750 per calendar month.

Kind Regards,



Ross Forde

Director

David Ross Estate Agents

PSRA Licence: 004037-008332

Ciara Mulvaney
24 Greenhills Road
Dublin 24



DAVID ROSS
ESTATE AGENTS

6th October 2026

Re: Apartment 5, 24 Greenhills Road, Dublin 24, D24 VEY1

Dear Ciara,

We refer to your recent instruction and confirm that we have inspected the above property with the objective of estimating the open market value thereof under current market conditions.

We did not carry out a detailed survey of this property. We were not in a position to inspect the under floor timbers or other parts of the structure which were unexposed, covered or inaccessible and we are, therefore, unable to report that the property is free from defect.

This valuation is subject to sight of a satisfactory report from a suitably qualified architect or engineer as any problems/ major defects found would affect this valuation.

We assume, for the purpose of our valuation, that the title is held freehold or under long lease subject to a nominal ground rent and is free from any onerous covenants or encumbrances whatsoever affecting the title and that vacant possession would be available of the entire.

We understand that all main services are available to this property however, we did not test same.

Our valuation as set out below, is based on the information available to us at the date of this letter and furthermore, assumes that normal market conditions were appertaining at that time.

We are assuming for the purposes of our valuation, that any necessary planning and/or statutory requirements have been obtained and strictly complied with, together with any conditions attaching thereto.

Our letter and valuation is intended solely for the information of our client and consequently David Ross Estate Agents cannot be held liable to any third party whatsoever for the contents of this letter or any part thereof.

In our opinion, the open market value of the property under current market conditions would be in the region of €475,000 (four hundred and seventy five thousand euro). The rental value would be €2,500 per calendar month.

Kind Regards,



Ross Forde
Director

David Ross Estate Agents
PSRA Licence: 004037-008332

Ciara Mulvaney
24 Greenhills Road
Dublin 24



DAVID ROSS
ESTATE AGENTS

6th October 2026

Re: Apartment 6, 24 Greenhills Road, Dublin 24, D24 T02P

Dear Ciara,

We refer to your recent instruction and confirm that we have inspected the above property with the objective of estimating the open market value thereof under current market conditions.

We did not carry out a detailed survey of this property. We were not in a position to inspect the under floor timbers or other parts of the structure which were unexposed, covered or inaccessible and we are, therefore, unable to report that the property is free from defect.

This valuation is subject to sight of a satisfactory report from a suitably qualified architect or engineer as any problems/ major defects found would affect this valuation.

We assume, for the purpose of our valuation, that the title is held freehold or under long lease subject to a nominal ground rent and is free from any onerous covenants or encumbrances whatsoever affecting the title and that vacant possession would be available of the entire.

We understand that all main services are available to this property however, we did not test same.

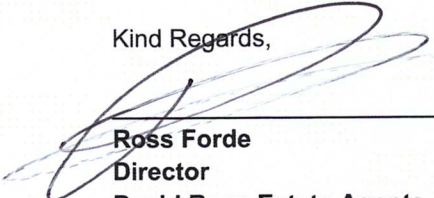
Our valuation as set out below, is based on the information available to us at the date of this letter and furthermore, assumes that normal market conditions were appertaining at that time.

We are assuming for the purposes of our valuation, that any necessary planning and/or statutory requirements have been obtained and strictly complied with, together with any conditions attaching thereto.

Our letter and valuation is intended solely for the information of our client and consequently David Ross Estate Agents cannot be held liable to any third party whatsoever for the contents of this letter or any part thereof.

In our opinion, the open market value of the property under current market conditions would be in the region of €400,000 (four hundred thousand euro). The rental value would be €1,850 per calendar month.

Kind Regards,



Ross Forde
Director
David Ross Estate Agents
PSRA Licence: 004037-008332

Ciara Mulvaney
24 Greenhills Road
Dublin 24



DAVID ROSS
ESTATE AGENTS

6th October 2026

Re: Apartment 7, 24 Greenhills Road, Dublin 24, D24 XE2V

Dear Ciara,

We refer to your recent instruction and confirm that we have inspected the above property with the objective of estimating the open market value thereof under current market conditions.

We did not carry out a detailed survey of this property. We were not in a position to inspect the under floor timbers or other parts of the structure which were unexposed, covered or inaccessible and we are, therefore, unable to report that the property is free from defect.

This valuation is subject to sight of a satisfactory report from a suitably qualified architect or engineer as any problems/ major defects found would affect this valuation.

We assume, for the purpose of our valuation, that the title is held freehold or under long lease subject to a nominal ground rent and is free from any onerous covenants or encumbrances whatsoever affecting the title and that vacant possession would be available of the entire.

We understand that all main services are available to this property however, we did not test same.

Our valuation as set out below, is based on the information available to us at the date of this letter and furthermore, assumes that normal market conditions were appertaining at that time.

We are assuming for the purposes of our valuation, that any necessary planning and/or statutory requirements have been obtained and strictly complied with, together with any conditions attaching thereto.

Our letter and valuation is intended solely for the information of our client and consequently David Ross Estate Agents cannot be held liable to any third party whatsoever for the contents of this letter or any part thereof.

In our opinion, the open market value of the property under current market conditions would be in the region of €475,000 (four hundred and seventy five thousand euro). The rental value would be €2,500 per calendar month.

Kind Regards,

Ross Forde
Director
David Ross Estate Agents
PSRA Licence: 004037-008332

Ciara Mulvaney
24 Greenhills Road
Dublin 24



DAVID ROSS
ESTATE AGENTS

6th October 2026

Re: Apartment 8, 24 Greenhills Road, Dublin 24, D24 T2HW

Dear Ciara,

We refer to your recent instruction and confirm that we have inspected the above property with the objective of estimating the open market value thereof under current market conditions.

We did not carry out a detailed survey of this property. We were not in a position to inspect the under floor timbers or other parts of the structure which were unexposed, covered or inaccessible and we are, therefore, unable to report that the property is free from defect.

This valuation is subject to sight of a satisfactory report from a suitably qualified architect or engineer as any problems/ major defects found would affect this valuation.

We assume, for the purpose of our valuation, that the title is held freehold or under long lease subject to a nominal ground rent and is free from any onerous covenants or encumbrances whatsoever affecting the title and that vacant possession would be available of the entire.

We understand that all main services are available to this property however, we did not test same.

Our valuation as set out below, is based on the information available to us at the date of this letter and furthermore, assumes that normal market conditions were appertaining at that time.

We are assuming for the purposes of our valuation, that any necessary planning and/or statutory requirements have been obtained and strictly complied with, together with any conditions attaching thereto.

Our letter and valuation is intended solely for the information of our client and consequently David Ross Estate Agents cannot be held liable to any third party whatsoever for the contents of this letter or any part thereof.

In our opinion, the open market value of the property under current market conditions would be in the region of €475,000 (four hundred and seventy five thousand euro). The rental value would be €2,500 per calendar month.

Kind Regards,

Ross Forde
Director
David Ross Estate Agents
PSRA Licence: 004037-008332

Ciara Mulvaney
24 Greenhills Road
Dublin 24



DAVID ROSS
ESTATE AGENTS

6th October 2026

Re: Apartment 9, 24 Greenhills Road, Dublin 24, D24 W7WH

Dear Ciara,

We refer to your recent instruction and confirm that we have inspected the above property with the objective of estimating the open market value thereof under current market conditions.

We did not carry out a detailed survey of this property. We were not in a position to inspect the under floor timbers or other parts of the structure which were unexposed, covered or inaccessible and we are, therefore, unable to report that the property is free from defect.

This valuation is subject to sight of a satisfactory report from a suitably qualified architect or engineer as any problems/ major defects found would affect this valuation.

We assume, for the purpose of our valuation, that the title is held freehold or under long lease subject to a nominal ground rent and is free from any onerous covenants or encumbrances whatsoever affecting the title and that vacant possession would be available of the entire.

We understand that all main services are available to this property however, we did not test same.

Our valuation as set out below, is based on the information available to us at the date of this letter and furthermore, assumes that normal market conditions were appertaining at that time.

We are assuming for the purposes of our valuation, that any necessary planning and/or statutory requirements have been obtained and strictly complied with, together with any conditions attaching thereto.

Our letter and valuation is intended solely for the information of our client and consequently David Ross Estate Agents cannot be held liable to any third party whatsoever for the contents of this letter or any part thereof.

In our opinion, the open market value of the property under current market conditions would be in the region of €450,000 (four hundred and fifty thousand euro). The rental value would be €2,200 per calendar month.

Kind Regards,

Ross Forde
Director
David Ross Estate Agents
PSRA Licence: 004037-008332

Ciara Mulvaney
24 Greenhills Road
Dublin 24



DAVID ROSS
ESTATE AGENTS

6th October 2026

Re: Apartment 10, 24 Greenhills Road, Dublin 24, D24 E6DT

Dear Ciara,

We refer to your recent instruction and confirm that we have inspected the above property with the objective of estimating the open market value thereof under current market conditions.

We did not carry out a detailed survey of this property. We were not in a position to inspect the under floor timbers or other parts of the structure which were unexposed, covered or inaccessible and we are, therefore, unable to report that the property is free from defect.

This valuation is subject to sight of a satisfactory report from a suitably qualified architect or engineer as any problems/ major defects found would affect this valuation.

We assume, for the purpose of our valuation, that the title is held freehold or under long lease subject to a nominal ground rent and is free from any onerous covenants or encumbrances whatsoever affecting the title and that vacant possession would be available of the entire.

We understand that all main services are available to this property however, we did not test same.

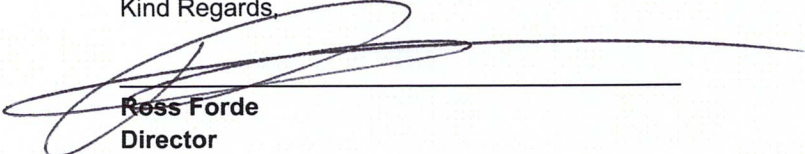
Our valuation as set out below, is based on the information available to us at the date of this letter and furthermore, assumes that normal market conditions were appertaining at that time.

We are assuming for the purposes of our valuation, that any necessary planning and/or statutory requirements have been obtained and strictly complied with, together with any conditions attaching thereto.

Our letter and valuation is intended solely for the information of our client and consequently David Ross Estate Agents cannot be held liable to any third party whatsoever for the contents of this letter or any part thereof.

In our opinion, the open market value of the property under current market conditions would be in the region of €550,000 (five hundred and fifty thousand euro). The rental value would be €3,500 per calendar month.

Kind Regards,



Ross Forde
Director
David Ross Estate Agents
PSRA Licence: 004037-008332