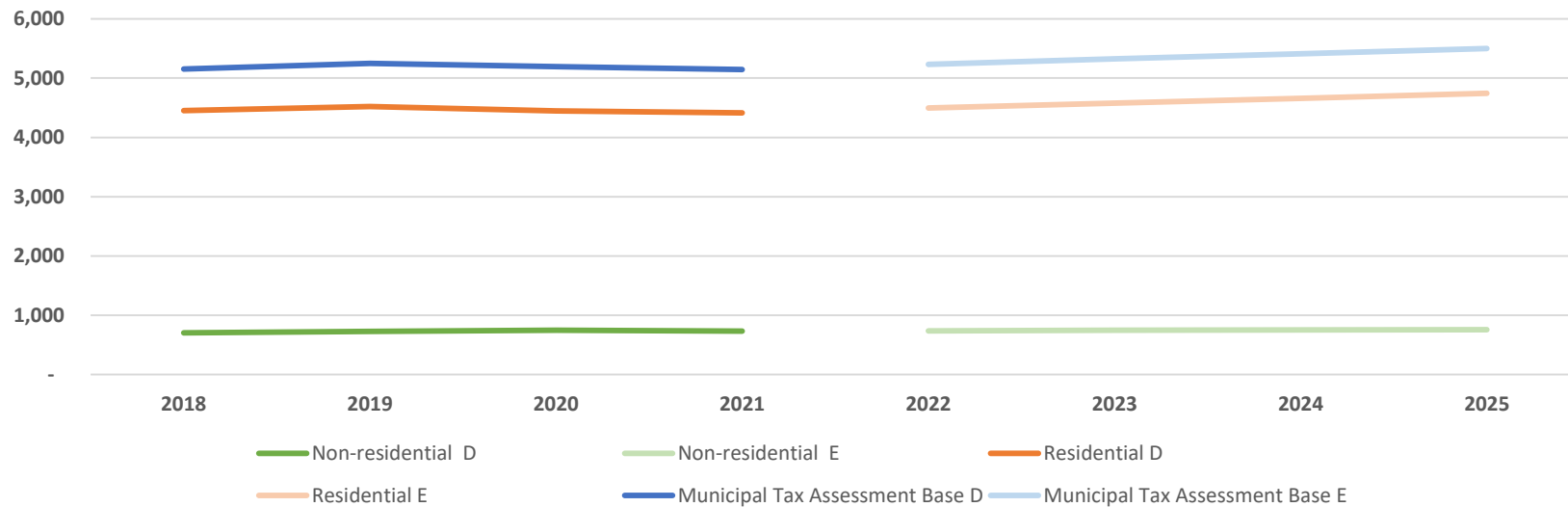




Municipal Assessment 2018-2025

Municipal Assessment Base (\$M)



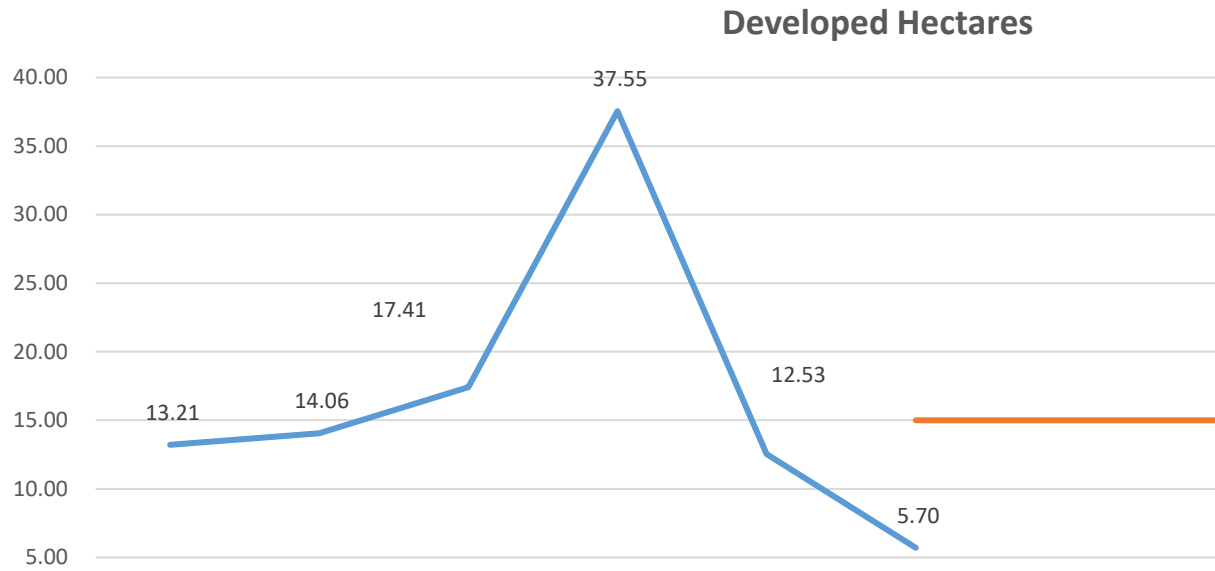
D - Declared Value

E - Estimated Value with Growth Only

Tax Classification (\$M)	2018	2019	2020	2021	2022	2023	2024	2025
Non-residential D	703	728	747	731				
Non-residential E					736	746	751	756
Residential D	4,450	4,521	4,449	4,414				
Residential E					4,497	4,579	4,662	4,744
Municipal Tax Assessment Base D	5,153	5,249	5,196	5,145				
Municipal Tax Assessment Base E					5,233	5,325	5,413	5,500



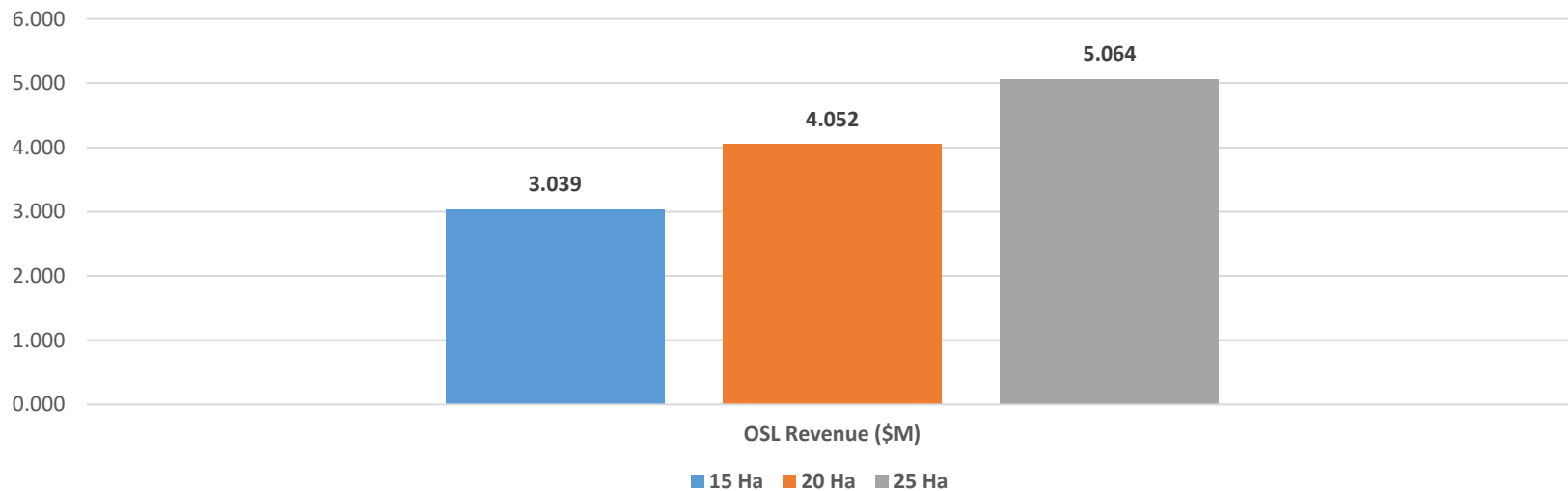
Growth by Hectares 2015-2025





OSL Revenue Sensitivity based on a 5 and 10 (Ha) Increase Reference the 15 (Ha) used for 2022 - 2031

OSL Revenue Sensitivity on 5 and 10 Hectares Increments (\$M)

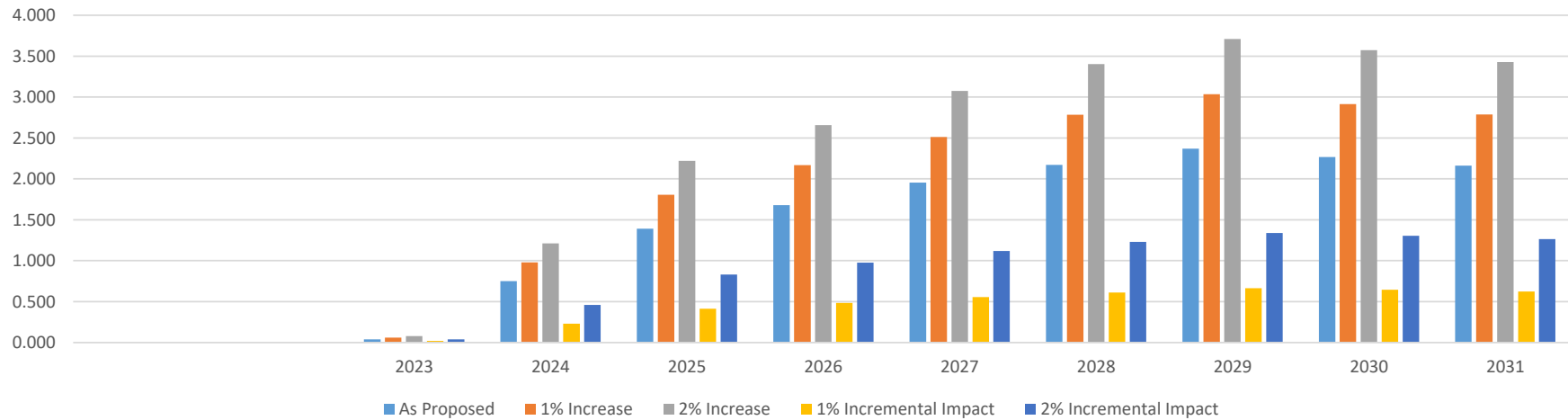


Hectares (Ha)	OSL Revenue (\$M)	Change (\$M)
15 Ha	3.039	
20 Ha	4.052	1.013
25 Ha	5.064	2.026



Interest Rates Sensitivity based on a Change As Per the proposed OSL debt requirements (\$74M) 2023-2031

Interest Rate Sensitivity Analysis Change



Interest Expense in (\$M)	2023	2024	2025	2026	2027	2028	2029	2030	2031	Cumulative
As Proposed	0.040	0.751	1.392	1.680	1.955	2.173	2.370	2.268	2.162	14.792
1% Increase	0.060	0.981	1.806	2.167	2.512	2.784	3.034	2.913	2.786	19.043
2% Increase	0.080	1.210	2.222	2.657	3.074	3.403	3.709	3.572	3.427	23.354
1% Incremental Impact	0.020	0.230	0.414	0.486	0.557	0.611	0.664	0.645	0.624	4.251
2% Incremental Impact	0.040	0.459	0.830	0.977	1.120	1.230	1.338	1.304	1.265	8.563