



**Strictly Private & Confidential**

Mr. Andy Byrne,  
Founder at Mashup Group,  
Mashup Group,  
109 Kylemore Way,  
Inchicore,  
Dublin 8,  
D08 EK28,  
Ireland

6 March 2024

(By e-mail only – Mr. Andy Byrne – andy@mashupgroup.com)

**Client:** Mashup Group, 109 Kylemore Way, Inchicore, Dublin 8, D08 EK28, Ireland  
**Property:** Former Atlantic Mills Premises, Fisherstown, Cloondara, Co. Longford

Dear Mr. Byrne,

We refer to the request from you, for Kroll Advisory (Ireland) Limited (“Kroll”) to provide confirmation of our opinion of the Market Value of the above Property as contained in our Valuation Report dated 3 May 2023.

I can confirm that our opinion of Market Value, in accordance with the RICS Valuation – Global Standards 2022 (the “Red Book”), contained in our Valuation Report dated 3 May 2023, is €10,400,000 as at 28 April 2023. This confirmation is for your sole use and is subject to our Standard Terms and Conditions as contained in our Engagement Letter.

If you require anything further, please let us know.

Yours sincerely,

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**Mark Synnott**  
**Managing Director**  
**Kroll Advisory (Ireland) Ltd**



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