

23 January 2020

PMG Direct Office Fund
Level 1, 5 Short Street
P.O. Box 99-334
Auckland 1023

Attention: Daniel Lem

Project Ref: 2010026

RE: Vodafone HQ (Christchurch) – NBS Letter

Dear Daniel

Kirk Roberts have been engaged by PMG Property Funds Management and PMG Direct Office Funds to provide a letter confirming the performance of the commercial building at 213-221 Tuam Street, Christchurch when measured against the New Building Standard (NBS).

This building, also known as the Vodafone Building, was designed by Kirk Roberts as an Importance Level 2 (IL2) building with a 50-year design life. It was subsequently peer reviewed by URS (who have since merged with AECOM) in 2014. The PS1, associated PS2 and the Building Consent Approval confirm the building design met the New Zealand Building Standards at the time and hence would have exceeded 100%NBS.

We note that there have been a number of amendments to some of the relevant standards since 2014, in particular the concrete standard NZS3101 Amendment 3, which occurred in 2017. Therefore, although we cannot confirm the current %NBS specifically without detailed structural analysis and calculations we believe that these amendments are unlikely to adversely affect the %NBS building and it is still likely to exceed 100%NBS.

If you have any queries or further requirements regarding this project, please feel free to contact us.

Yours faithfully



Saxon Gordon
Structural Team Leader



Nik George
Regional Manager