

FordBaker Valuation Limited  
Level 3, 48 Fitzgerald Avenue  
PO Box 43, Christchurch 8140  
New Zealand  
Tel: +64 3 379 7830  
Fax: +64 3 366 6520  
Email: [fordbaker@fordbaker.co.nz](mailto:fordbaker@fordbaker.co.nz)  
[www.fordbaker.co.nz](http://www.fordbaker.co.nz)

17 October 2016

Silverfin Capital Limited  
Level 4, 5 High Street  
**AUCKLAND 1143**

**General Manager**  
Steve McCormick

**Registered Valuers**

Simon Newberry  
Errol Saunders  
Rick Chapman  
John Radovonich  
Terry Naylor  
Martin Cummings  
Vic Elvidge  
Mark Shalders  
David Harris  
Tina Summerfield  
Matthew Binnie  
Genevieve Grant

**CONSENT UNDER SECTION 60 OF THE FINANCIAL MARKETS CONDUCT ACT 2013  
OXFORD VICTORIA SCHEME**

1. We refer to the Product Disclosure Statement (the *PDS*) for the public offer of interests in the Oxford Victoria Scheme (the *Offer*) which Silverfin Capital Limited intends to make available to the public and register on the Disclosure Register.
2. The PDS will include information from, and references to, the independent valuation report for the properties at 32 Oxford Terrace, Christchurch and 104 Victoria Street, Christchurch on a market value basis, which has been carried out by David Harris and Matthew Binnie of FordBaker Valuation Limited dated 24 August 2016 (the *Valuation*). The Disclose Register will also include a copy of the Valuation.
3. We have provided the Valuation as independent valuers. As is required by section 60 of the Financial Markets Conduct Act 2013 and regulation 50 of schedule 5 to the Financial Markets Conduct Regulations 2014, we consent to:
  - 3.1 the inclusion of our valuation information in the PDS in the form and content in which it is included;
  - 3.2 the inclusion of the Valuation on the Disclose Register; and
  - 3.3 the distribution of the Valuation to prospective investors under the Offer,

and have not withdrawn such consent before the lodgement of the PDS with the Registrar.

Yours faithfully

**FORDBAKER VALUATION LIMITED**



David Harris  
FordBaker Valuation Limited



Matthew Binnie  
FordBaker Valuation Limited