

15 February 2019

Augusta Funds Management Limited
Level 2, 30 Gaunt Street
Wynyard Quarter
Auckland 1010

CONSENT UNDER SECTION 60 OF THE FINANCIAL MARKETS CONDUCT ACT 2013

We refer to the Product Disclosure Statement (the *PDS*) for the offer of units in Augusta Kedron Partnership (the *Offer*) dated on or around 15 February 2019 which Augusta Funds Management Limited intends to make available to the public and register on the Disclose Register.

The PDS will include information from, and references to, the independent valuation report for the property at 255-257 Gympie Road, Kedron, Brisbane, Queensland, Australia which has been carried out by Michael Coverdale and Ross Perkins of m3Property dated 21 November 2018 (the *Valuation*).

The Disclose Register will include a copy of the Valuation.

We have provided the Valuation as independent valuers. As is required by section 60 of the Financial Markets Conduct Act 2013, we consent to:

- (a) the inclusion of our valuation information in the PDS in the form and content in which it is included;
- (b) the inclusion of the Valuation on the Disclose Register; and
- (c) the distribution of the Valuation to prospective investors under the Offer,

and will not withdraw such consent before the lodgement of the PDS with the Registrar.

Yours faithfully



Michael Coverdale



Ross Perkins