

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 references to the technical due diligence report for the property at 255-257 Gympie Road, Kedron, Brisbane, Queensland, Australia (the *Building Inspection Report*) by CBRE (A) Pty Limited.

The Disclose Register will include a copy of the Building Inspection Report.

As is required by section 60 of the Financial Markets Conduct Act 2013, we certify that we have given our consent to the inclusion of the findings of the Building Inspection Report in the PDS and on the Disclose Register in the form and context in which they appear, and have not withdrawn such consent before the lodgement of the PDS with the Registrar.

Yours faithfully



Stewart Cavin



Alastair Cardno