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5 April 2017

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

Attention: Luke Fitzgibbon

Dear Luke,

CONSENT UNDER SECTION 60 OF THE FINANCIAL MARKETS CONDUCT ACT 2013 – 33 BROADWAY TRUST

- 1 We refer to the Product Disclosure Statement (the *PDS*) for the public offer of units in 33 Broadway Trust (the *Offer*) which Augusta Funds Management intends to make available to the public and register on the Disclose Register.
- 2 The PDS will include information from, and references to, the independent valuation report for the property at 33 Broadway, Newmarket, Auckland on an “as if complete” basis, which has been carried out by Dave Wigmore, Hannah Robertson and Arthur Harris of Jones Lang LaSalle dated 27 February 2017 (the *Valuation*). The Disclose Register will also include a copy of the Valuation.
- 3 We have provided the Valuation as independent valuers for the purposes of 33 Broadway Trust and for use by prospective investors in 33 Broadway Trust. 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; and
 - 3.2 the inclusion of the Valuation on the Disclose Register;
 - 3.3 the distribution of the Valuation to prospective investors under the Offer,and have not withdrawn such consent before the lodgement of the PDS with the Registrar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
Jones Lang LaSalle, Valuation & Advisory

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