

5 February 2019

Augusta Industrial Fund 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 ordinary shares in Augusta Industrial Fund Limited (the *Offer*) dated 5 February 2019 which Augusta Industrial Fund Limited intends to make available to the public and register on the Disclose Register.

The PDS will include references to the initial evaluation procedures of:

- (a) 265 Albany Highway, Rosedale, Auckland;
- (b) 510 Mt Wellington Highway, Mount Wellington, Auckland; and
- (c) 116-152 Swanson Road, Henderson, Auckland.

(together the *Evaluations*).

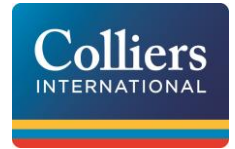
As is required by section 60 of the Financial Markets Conduct Act 2013, we certify that we have given our consent to the inclusion of the findings of the Evaluations in the PDS and on the Disclose Register in the form and context in which they appear, and have not withdrawn such consent before the lodgement of the PDS with the Registrar.

Yours faithfully

**Stephen Mitchell Engineers Limited**

A handwritten signature in black ink, appearing to read 'S. Mitchell', with a horizontal line underneath it.

[Stephen Mitchell]



5 February 2019

Augusta Industrial Fund Limited  
Level 2, 30 Gaunt Street  
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**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 ordinary shares in Augusta Industrial Fund Limited (the *Offer*) dated 5 February 2019 which Augusta Industrial Fund Limited intends to make available to the public and register on the Disclose Register.

The PDS will include information from, and references to:

- (a) the independent valuation report for the property at 265 Albany Highway, Rosedale, Auckland which has been carried out by Russell Clark and Callum Kayes of Colliers International (*Colliers*) dated 31 October 2018;
  - (b) the independent valuation report for the property at 20 Paisley Place, Mt Wellington, Auckland which has been carried out by Russell Clark and Callum Kayes of Colliers dated 31 October 2018;
  - (c) the independent valuation report for the property at 17 Toop Street, 25 Toop Street, 109-117 Port Road and 101-103 Port Road in Seaview, Wellington (together know as "the *Hub*") which has been carried out by Michael Horsley and Reuben Blackwell of Colliers dated 31 October 2018;
- (each a *Valuation* and together the *Valuations*).

The Disclose Register will include a copy of the Valuations.

We have provided each of the Valuations 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 each of the Valuations on the Disclose Register; and
  - (c) the distribution of the Valuations to prospective investors under the Offer,
- and will not withdraw such consent before the lodgement of the PDS with the Registrar.

Yours faithfully

A handwritten signature in black ink, appearing to read "R. Clark".

**RUSSELL CLARK**  
Director | Valuation & Advisory Services

A handwritten signature in black ink, appearing to read "M. Horsley".

**MICHAEL HORSLEY**  
Director | Valuation & Advisory Services

5 February 2019

Augusta Industrial Fund Limited  
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**CONSENT UNDER SECTION 60 OF THE FINANCIAL MARKETS CONDUCT ACT 2013**

We refer to the Product Disclosure Statement (the PDS) for the offer of ordinary shares in Augusta Industrial Fund Limited (the Offer) dated 5 February 2019 which Augusta Industrial Fund 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 510 Mt Wellington Highway, Mt Wellington, Auckland which has been carried out by Patrick Ryan of CBRE Limited dated 31 October 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,



Patrick Ryan, ANZIV, MRICS, SPINZ

Registered Valuer

Senior Director - Valuation & Advisory Services



Jones Lang LaSalle Ltd (JLL)  
Level 16, PwC Tower, 188 Quay Street  
PO Box 165, Auckland 1140, New Zealand  
Tel: +64 9 366 1666 Fax: +64 9 309 7628  
[www.jll.nz](http://www.jll.nz)

5 February 2019

Augusta Industrial Fund Limited  
Level 2, 30 Gaunt Street  
Wynyard Quarter  
**AUCKLAND 1010**

Dear Sirs

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

We refer to the Product Disclosure Statement (the *PDS*) for the offer of ordinary shares in Augusta Industrial Fund Limited (the *Offer*) dated 5 February 2019 which Augusta Industrial Fund Limited intends to make available to the public and register on the Disclose Register.

The PDS will include information from, and references to:

- (a) the independent valuation report for the property at 5 & 21 Beach Road, Otahuhu, Auckland which has been carried out by Wouter Robberts and Sophie Louis of Jones Lang LaSalle (*JLL*) dated 31 October 2018;
  - (b) the independent valuation report for the property at 12 Brick Street, Henderson, Auckland which has been carried out by Wouter Robberts and Isabelle Hoy of JLL dated 31 October 2018;
  - (c) the independent valuation report for the property at 862-880 Great South Road, Penrose, Auckland which has been carried out by Wouter Robberts and Sophie Louis of JLL dated 31 October 2018;
  - (d) the independent valuation report for the property at 116-152 Swanson Road, Henderson, Auckland which has been carried out by Wouter Robberts and Isabelle Hoy of JLL dated 31 October 2018;
- (each a *Valuation* and together the *Valuations*).

The Disclose Register will include a copy of the Valuations.

We have provided each of the Valuations 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 each of the Valuations on the Disclose Register; and
- (c) the distribution of the Valuations to prospective investors under the Offer,

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

Yours faithfully  
Jones Lang LaSalle, Valuation & Advisory



**Wouter Robberts** SPINZ, ANZIV, MRICS  
Registered Valuer - Director  
Head of Valuations & Advisory - Industrial  
+64 9 363 0204  
[wouter.robber@ap.jll.com](mailto:wouter.robber@ap.jll.com)

5 February 2019

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Level 2, 30 Gaunt Street  
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Auckland 1010

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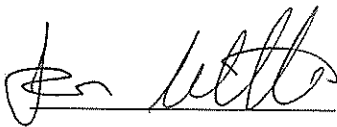
We refer to the Product Disclosure Statement (the *PDS*) for the offer of ordinary shares in Augusta Industrial Fund Limited (the *Offer*) dated 5 February 2019 which Augusta Industrial Fund Limited intends to make available to the public and register on the Disclose Register.

The PDS will include a market overview of the performance of the industrial property market, prepared by Bayleys Research a Division of Bayleys Realty Group Ltd.

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 Market Overview in the PDS in the form and context in which it appears, and have not withdrawn such consent before the lodgement of the PDS with the Registrar.

Yours faithfully

Bayleys Realty Group Limited

A handwritten signature in black ink, appearing to read 'Ian Little', written over a horizontal line.

Ian Little

5 February 2019

T 64 3 3535841

Augusta Industrial Fund Limited  
Level 2, 30 Gaunt Street  
Wynyard Quarter  
Auckland 1010

[www.cbre.co.nz](http://www.cbre.co.nz)

### CONSENT UNDER SECTION 60 OF THE FINANCIAL MARKETS CONDUCT ACT 2013

We refer to the Product Disclosure Statement (the PDS) for the offer of ordinary shares in Augusta Industrial Fund Limited (the Offer) dated 5 February 2019 which Augusta Industrial Fund 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 Castle Rock Business Park, Mary Muller Drive, Hillsborough, Christchurch (the Building Condition 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 Condition 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



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Philip Overend

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Philip Carruthers

CBRE Building, Depreciation & Cost Consultancy



Jones Lang LaSalle Ltd (JLL)  
First Floor, 1 Papanui Road, Merivale  
PO Box 6466, Christchurch 8442, New Zealand  
Tel: +64 3 375 6600  
[www.jll.co.nz](http://www.jll.co.nz)

5 February 2019

Augusta Industrial Fund Limited  
Level 2, 30 Gaunt Street  
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**AUCKLAND 1010**

Dear Sirs

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We refer to the Product Disclosure Statement (the *PDS*) for the offer of ordinary shares in Augusta Industrial Fund Limited (the *Offer*) dated 5 February 2019 which Augusta Industrial Fund 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 properties at Mary Muller Drive, Hillsborough, Christchurch referred to as the Castle Rock Portfolio which has been carried out by Mark Foster and Michael O'Connor of Jones Lang LaSalle (*JLL*) dated 25 January 2019;

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

**Jones Lang LaSalle, Valuation & Advisory**

A handwritten signature in blue ink, appearing to read 'Mark Foster', is written over a faint circular stamp or watermark.

**Mark Foster** ANZIV, SPINZ  
Registered Valuer - Director  
+64 3 375 6624  
[mark.foster@ap.jll.com](mailto:mark.foster@ap.jll.com)



5 February 2019

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The PDS will include references to the technical due diligence reports for:

- (a) 5 & 21 Beach Road, Otahuhu, Auckland;
- (b) 265 Albany Highway, Rosedale, Auckland;
- (c) 510 Mt Wellington Highway, Mount Wellington, Auckland; and
- (d) 116-152 Swanson Road, Henderson, Auckland;

(together the *Building Condition Reports*).

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 Condition Reports 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

**Gareth Christopher DipSurv MRICS**  
**Associate Director - Building Surveying Manager**

[gareth.christopher@hamptonjones.com](mailto:gareth.christopher@hamptonjones.com)

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M: +64 21 640 629

For and on behalf of Hampton Jones Property Consultancy Limited

**Hampton  
Jones**

Building Specialists

+64 9 950 7478

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m

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Wellington 6143, New Zealand

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New Zealand