



2 November 2016

Shamrock House Investment Limited
c/- Maat Consulting Limited
PO Box 48
Albany Village
AUCKLAND 0755

Dear Sir/Madam

CONSENT UNDER SECTION 60 OF THE FINANCIAL MARKETS CONDUCT ACT 2013

1. We refer to the Product Disclosure Statement ("**PDS**") for the offer of B shares in Shamrock House Investment Limited ("**Issuer**") which the Issuer intends to make available to the public and to register on the Disclose Register. The PDS will include information and references to a valuation report carried out by Colliers International (Wellington Valuation) Limited dated 26 September 2016 ("**Valuation Report**"). The Disclose Register will also include a copy of the Valuation Report.
2. As required by section 60 of the Financial Markets Conduct Act 2013, we certify that we have given our consent to the inclusion of all references to the Valuation Report in the PDS and to the inclusion of the Valuation Report on the Disclose Register.
3. We will not withdraw the consent referred to in paragraph 2 above before lodgement of the PDS on the Disclose Register.
4. We confirm that neither Colliers International (Wellington Valuation) Limited nor any of its employee(s), director(s) or shareholder(s) involved in the preparation of the Valuation Report has any relationship with the Issuer other than producing the Valuation Report and discharging its role as a consultant to the Issuer. We further confirm that none of the parties referred to above intends to be a director, officer or employee of the Issuer.

Yours faithfully

SIGNED for and on behalf of

COLLIERS INTERNATIONAL (WELLINGTON VALUATION) LIMITED

A handwritten signature in blue ink, appearing to read "Andrew Washington".

Andrew Washington BCom (VPM) SPINZ

Registered Valuer

Director – Valuation