

13 July 2020

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

**CONSENT UNDER SECTION 60 OF THE FINANCIAL MARKETS CONDUCT ACT 2013 –  
AUGUSTA PROPERTY FUND**

- 1 We refer to the Product Disclosure Statement (the *PDS*) for the public offer of units in Augusta Property Fund (the *Offer*) which Augusta Funds Management intends to make available to the public and register on the Disclose Register.
- 2 The PDS will include a market overview of the performance of the healthcare market, prepared by Bayleys Research, a Division of Bayleys Realty Group Limited (*Market Overview*).
- 3 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consent to the inclusion of the Market Overview in the PDS in the form and context in which they appear, and have not withdrawn such consent before the lodgement of the PDS with the Registrar.

Yours faithfully

**Bayleys Realty Group Limited**



---

Stephen Rendall

13 July 2020

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

**CONSENT UNDER SECTION 60 OF THE FINANCIAL MARKETS CONDUCT ACT 2013 –  
AUGUSTA PROPERTY FUND**

- 1 We refer to the Product Disclosure Statement (the *PDS*) for the public offer of units in Augusta Property Fund (the *Offer*) which Augusta Funds Management intends to make available to the public and register on the Disclose Register.
- 2 The PDS will include references to the technical due diligence report for the Anglesea Medical Centre located on the corner of Anglesea and Thackery Streets, Hamilton, (the *Building Condition Report*)
- 3 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 references to the Building Condition Report in the PDS in the form and context in which they appear and the inclusion of the Building Condition Report on the Disclose Register, and have not withdrawn such consent before the lodgement of the PDS with the Registrar.

Yours faithfully

**Hampton Jones Property Consultancy Limited**



---

Simon Parry *BSc (Hons) MNZIBS*  
Senior Building Surveyor

13 July 2020

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

**CONSENT UNDER SECTION 60 OF THE FINANCIAL MARKETS CONDUCT ACT  
2013 – AUGUSTA PROPERTY FUND**

1. We refer to the Product Disclosure Statement (the PDS) for the public offer of units in Augusta Property Fund (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 Anglesea Medical Centre located at the corner of Thackery and Anglesea Street, Hamilton which has been carried out by Bradley Unthank, Jamahl Williams and Cameron Barber of CBRE Limited dated 30 June 2020 (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 Augusta Property Fund and for use by prospective investors in Augusta Property Fund. 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;
  - 3.2. the inclusion of the Valuation on the Disclose Register; and
  - 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 sincerely  
CBRE Limited



Bradley Unthank, B.Com, B.Prop, MPINZ, ANZIV  
Registered Valuer  
Director | Valuation & Advisory Services



Jamahl Williams, BBS (VPM), SPINZ, ANZIV  
Registered Valuer  
Director | Valuation & Advisory Services



Cameron Barber  
Valuer | Valuation & Advisory Services