



5 February 2019

To: Central Park Property Investment Limited

RE: 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 Central Park Property 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 reference to the Nido Living Superstore Economic Assessment dated November 2018 from Property Economics Limited and prepared for Magsons Group (the **Economic Assessment**). The Disclose Register will also include a copy of the Economic Assessment.
- 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 Economic Assessment in the PDS and to the inclusion of the Economic Assessment 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 Property Economics 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. We further confirm that none of the parties referred to above intends to be a director, officer or employee to the Issuer.

Yours faithfully

SIGNED for and on behalf of Property Economics Limited.

A handwritten signature in black ink, appearing to be 'T-Hy A-H', written over a horizontal line.

Authorised Signatory