

9 May 2016

To Whom It May Concern

Dear Sirs

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

**OYSTER DIRECT PROPERTY FUND**

We refer to the Product Disclosure Statements (“PDS”) for the offer of Units in the Oyster Direct Property Fund (“the offer”) which Oyster Management Limited intends to make available to the public and register on the Disclose Register.

The PDS will include references to the prospective financial statements of the Oyster Direct Property Fund (“the Prospective Financial Statements”) for the years ending 31 March 2017 and 31 March 2018 which have been subject to a reasonable assurance engagement by Staples Rodway Waikato. The Disclose Register will also include copies of those Prospective Financial Statements for the years ending 31 March 2017 and 31 March 2018.

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 our independent assurance report on the Prospective Financial Statements for the years ending 31 March 2017 and 31 March 2018 on the Disclose Register in the form and context in which it appears and have not withdrawn such consent before lodgement of the PDS with the Registrar.

We have not made or purported to have made any statement in the PDS other than in our report and we expressly disclaim responsibility for any other statements in the PDS.

Staples Rodway Waikato take no responsibility for, nor have we authorised or counselled the issue of any part of the PDS other than the Prospective Financial Statements referred to above and made available via the Disclose Register.

Yours faithfully



Signed for and on behalf of Staples Rodway Waikato