

**LACHLAN PARTNERS**

Chartered Accountants, Business &amp; Financial Advisors

Lachlan Nielson Partners Pty Limited

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**The Directors,  
BBX Property Investment Fund Limited  
PO Box 733  
GORDON NSW 2072**

Dear Sirs

**AUDIT CONSENT**

Pursuant to Section 327(7) of the Corporations Law we hereby consent to act as auditors of your company if we are appointed to that position.

The appointment proposed, and to which we consent, is an appointment as statutory auditor only and will not extend, in the absence of written arrangements to the contrary, as auditor with duties other than those prescribed or implied by the Corporations Law. This consent is also subject to the consent by ASIC of the resignation of the company's current auditor.

We would be pleased to provide any additional services compatible with this appointment which may be required from time to time, but such services are to be regarded as distinct from the performance of our duties as statutory auditor.

If we are appointed, an engagement letter will be forwarded to you in due course confirming our arrangements for the audit.

Yours faithfully

**LachlanNielson Partners Pty Limited****Partner**

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