

28 February 2019

To whom it may concern,

Consent under Section 60 of the Financial Markets Conduct Act

1. We refer to the Product Disclosure Statement (**PDS**) for the offer of units in the PMG Direct Office Fund (**Offer**) which Property Managers Limited (the **Issuer**) intends to make available to the public and register on the Disclose Register. The PDS will refer to the adopted value and the date of the valuation carried out by Preston Rowe Paterson for the properties at 127 and 143 Durham Street, Tauranga, New Zealand (together, the **Valuation Reports**).
2. As is required by section 60 of the Financial Markets Conduct Act 2013, we certify that we have given our consent to references to the Valuation Reports being made in the PDS and will not withdraw such consent before lodgement of the PDS with the Registrar.

Yours faithfully,
Signed for and on behalf of Preston Rowe Paterson



Phillip Diggelmann, BCom (VPM), MPINZ, ANZIV
Registered Valuer, Director

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