

Ref: HMN 2020/Consent under s 60 FMCA

8 September 2020

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 Childcare Fund (Offer) which PMG Property Funds Management 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 Bayleys Valuations Limited for the property at 26 Dynes Road, Rolleston, carried out on 22 July 2020 for a valuation as at 22 July 2020.

(Valuation Report).

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 Report 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 Bayleys Valuations Limited



Fiona Stewart

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