



9 February 2022

To whom it may concern,

Consent under Section 60 of the Financial Markets Conduct Act

We refer to the Product Disclosure Statement (PDS) for the offer of units in PMG Generation 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 Jones Lang LaSalle for the property at 26 Sharpe Road, Rukuhia, Hamilton, carried out on 16 December 2021 for a valuation as at 9 February 2022.

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

Jones Lang LaSalle, Valuation Advisory

A handwritten signature in blue ink, appearing to read 'Wouter Robberts', with a long, sweeping flourish extending to the right.

Wouter Robberts SPINZ, ANZIV, MRICS

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