

18 October 2023

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 shares in PMG Direct Office 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 as-is valuations and the date of the valuations carried out by Jones Lang LaSalle, Value and Risk Advisory for the property at:

Grant Thornton House, 152 Fanshawe Street, Auckland CBD, carried out on 30 September 2023, for a valuation as at 30 September 2023

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, Value and Risk Advisory



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