

12 February 2020

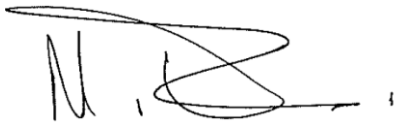
To whom it may concern

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 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 AIM Valuation Limited for the property at 26 Sharpe Road, Rukuhia, Hamilton, dated 7 November 2019 (**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 AIM Valuation Limited

A handwritten signature in black ink, appearing to read 'M. Tooman', with a long horizontal stroke extending to the right.

Matt Tooman
Registered Valuer
ANZIV, SPINZ