

22 May 2020

To Whom It May Concern

Dear Sirs

CONSENT UNDER SECTION 60 OF THE FINANCIAL MARKETS CONDUCT ACT 2013

PMG DIRECT OFFICE FUND

We refer to the Product Disclosure Statements (“PDS”) for the offer of Interests in PMG Direct Office Fund (“the offer”) which PMG Property Funds Managements Limited intends to make available to the public and register on the Disclose Register.

The PDS will include references to the Prospective Financial Information of PMG Direct Office Fund (“the Prospective Financial Information”) for the years ending 31 March 2021 and 2022, which have been subject to a limited assurance engagement by Baker Tilly Staples Rodway Audit Limited. The Disclose Register will also include copies of the Prospective Financial Information for the years ending 31 March 2021 and 2022.

As is required by section 60 of the Financial Markets Conduct Act 2013, we certify that we have given our consent to the inclusion of our independent assurance report on the Prospective Financial Information for the years ending 31 March 2021 and 2022 on the Disclose Register in the form and context in which it appears and have not withdrawn such consent before lodgement of the PDS with the Registrar.

We have not made or purported to have made any statement in the PDS other than in our report and we expressly disclaim responsibility for any other statements in the PDS.

Baker Tilly Staples Rodway Audit Limited take no responsibility for, nor have we authorised or counselled the issue of any part of the PDS other than the Prospective Financial Information referred to above and made available via the Disclose Register.

Yours faithfully

Baker Tilly Staples Rodway

Signed for and on behalf of Baker Tilly Staples Rodway Audit Limited