

19 October 2023

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 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 Aim Valuation, for the properties at:
 - (a) 65B Main Highway, Ellerslie, Auckland, carried out on 22 September 2023, for a valuation as at 30 September 2023

(Valuation Reports)

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 Reports 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



Matt Tooman
Registered Valuer
ANZIV, SPINZ