



**Preston
Rowe
Paterson**

International Property Consultants

9 May 2019

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 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 value and the date of the valuation carried out by Preston Rowe Paterson for the property at 127 Durham Street, Tauranga carried out on 9 April 2020 for a valuation as at 31 March 2020 (**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 Preston Rowe Paterson

**Phillip Diggelmann, BCom (VPM), MPINZ, ANZIV
Registered Valuer, Director**

**Dylan Barrett BBS (VPM), ANZIV, MPINZ
Registered Valuer, Director**

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