



20 May 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 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 values and the date of the valuations carried out by Jones Lang LaSalle for the properties at:
  - a) 213 Tuam Street, Christchurch carried out on 5 May 2020 for a valuation as at 5 May 2020
  - b) 5 Short Street, Newmarket, Auckland, carried out on 14 May 2020 for a valuation as at 14 May 2020
  - c) 2 Robert Street, Ellerslie, Auckland carried out on 14 May 2020 for a valuation as at 14 May 2020(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

Jones Lang LaSalle, Valuation & Advisory

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