

31 January 2022

HBY-226325

PMG Funds  
PO Box 99 334  
Newmarket  
Auckland 1149

Attention: Luke Kinney

### **CONSENT UNDER SECTION 60 OF THE FINANCIAL MARKETS CONDUCT ACT**

We refer to the Product Disclosure Statement (**PDS**) for the offer of units in 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 TelferYoung (Hawkes Bay) Limited for the property at 244 Heretaunga Street West, Hastings, carried out on 9 November 2021 for a valuation as at 31 March 2022.

**(Valuation Report).**

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 sincerely

Signed for and on behalf of TelferYoung Limited



**Susie Penrose**

DIRECTOR | REGISTERED VALUER

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