



7/10/2025

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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 Childcare 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 Technical Due Diligence reports, and the date of such reports carried out by CBRE Consulting Services for the properties at:

- a. 3 Pua Street, Westgate, Auckland
- b. 17a Bell Road, Beachlands, Auckland; and
- c. 3 School Road, Wellsford, Auckland.

(Building 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 Building Reports being made in the PDS and will not withdraw such consent before lodgement of the PDS with the Registrar.

A handwritten signature in blue ink, appearing to read 'Phil Overend'.

Yours faithfully

Phil Overend | Director  
CBRE Consulting Services