

[^]Actual gross cash return for the quarter ending 30/06/2021 (annualised distribution cents per unit expressed as a percentage of the unit price, subject to board approval). Other metrics are stated as at 30/06/2021.

OVERVIEW

PMG Direct Office Fund (the Fund) has had a strong first quarter, with a gross cash distribution of 7.55 cents per unit (cpu) annualised, which came into effect on 1 April 2021.

As part of the Fund's strategy to continue to improve the quality of the portfolio, with a focus on high-quality acquisitions that cater to the tenants of tomorrow, we have now sold the property at 2 Robert Street, Ellerslie, Auckland. This capital has been used to reduce bank borrowings. As part of this sale, PMG has retained management of the building for the next 12 months.

NOTABLE ACTIVITY

- **65B Main Highway, Ellerslie, Auckland:** The tenancy works for key tenant Ministry of Justice has now been completed and delivers a significant upgrade to the common area and bathrooms on the ground floor. Due to these works, a market rent review will commence in the next quarter.
- **410 Victoria Street, Hamilton:** A contractor has been selected to complete the lobby upgrade at the Kiwibank Centre, and works are expected to commence in the next few weeks.
- **8 Rockridge Avenue, Penrose, Auckland:**
 - Plans are being finalised for the lobby upgrade to enhance the amenities and attractiveness of the space to existing and new tenants. Works are expected to commence in the next quarter.
 - An upgrade of the tenancy currently occupied by Ipsos is planned at the expiry of their lease in August to ensure the space attracts a new tenant.

OUTLOOK

We actively review the Fund's portfolio to ensure we maintain high occupancy rates, while also considering additional quality acquisitions that will continue to build income resilience for the portfolio and our investors.

PMG Direct Office Fund Annual General Meeting

- Wednesday, 25 August 2021: 3.30pm – 5.30pm
- Tauranga Yacht & Powerboat Club: 90 Keith Allen Drive, Tauranga

Head to pmgfunds.co.nz/events to RSVP to the in-person event, or to sign up to the live stream.

FUND STRATEGY

To target sound, well-located office properties in main metropolitan areas in New Zealand, which provide the opportunity to add value through leasing vacant space and proactive asset management.

GOAL

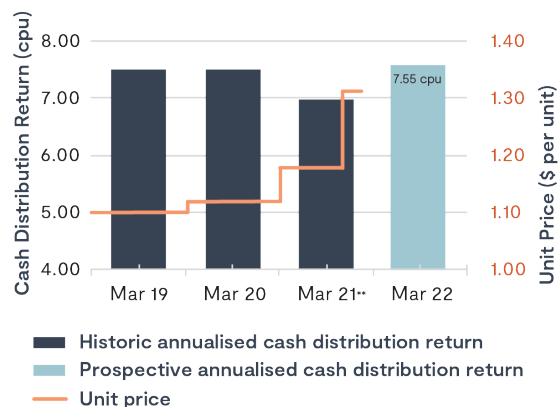
To grow a portfolio of quality office properties, deliver sustainable cash distribution returns and growth in value over time.

FINANCIAL SNAPSHOT

PMG Direct Office Fund unit value*	\$1.31
Cash distribution per month for Apr - Jun 2021 quarter (cpu annualised)	7.55
Forecast cash distribution per month Jul - Sep 2021 quarter (cpu annualised)	7.55
Forecast cash distribution per month per 100,000 units	\$629.17

*Subject to board approval.

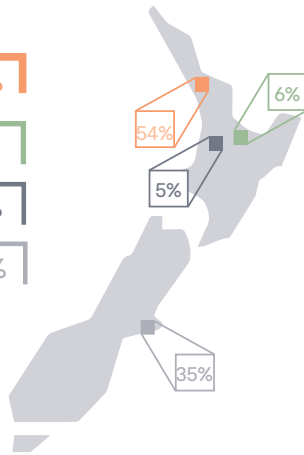
GROSS CASH RETURN AND UNIT PRICE



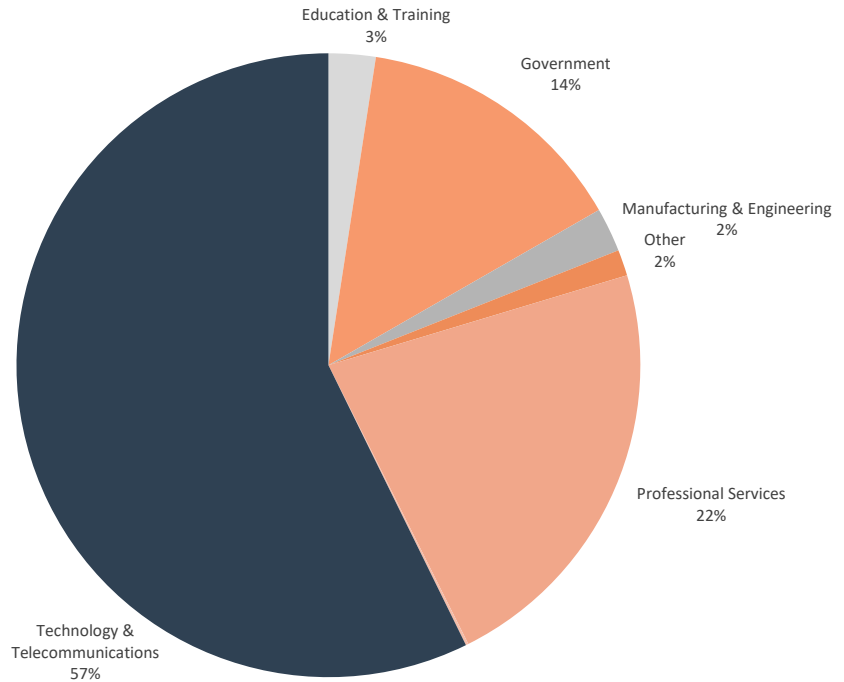
** The unit price is typically approved by the Manager in July each year.

RENTAL INCOME BY REGION

Auckland	54%
Tauranga	6%
Hamilton	5%
Christchurch	35%



RENTAL INCOME BY TENANT INDUSTRY



PORTFOLIO OVERVIEW AS AT 30 JUNE 2021

Property	Anchor	Lease Expiry Date	Net Lettable Area (sqm)	Latest Valuation	# of Tenants	Occupancy
213 Tuam St, Christchurch	Vodafone New Zealand Limited	Aug-2028	8,940	\$63,700,000	1	100%
152 Fanshawe Street, Auckland	Grant Thornton New Zealand LTD	Sep-2026	6,673	\$36,500,000	7	100%
65b Main Highway, Ellerslie, Auckland	Ministry of Social Development	Jan-2026	4,588	\$26,350,000	3	100%
8 Rockridge Ave, Penrose, Auckland	SGS New Zealand Limited	Jan-2022	3,149	\$14,900,000	5	100%
143 Durham St, Tauranga	Fire and Emergency New Zealand	May-2023	2,229	\$9,175,000	6	94%
410 Victoria St/12 Alma St, Hamilton	Kiwibank Limited	Apr-2025	1,912	\$8,550,000	5	81%
127 Durham St, Tauranga	University of Waikato	Apr-2029	1,003	\$4,550,000	1	100%
TOTALS			28,494	\$163,725,000	28	98%

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■ □ Secondary
□ ■ Market

Thanks to our extensive database, we have an active secondary trade market where we match interested buyers and sellers of pmg shares and units. If you are interested in buying, exchanging or selling shares or units in any of our funds, please get in touch with our Investor Relationships Team today.

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