

Strictly Private & Confidential

The Directors
Apollo House
Eboracum Way
York
YO31 7RE

10 February 2021

Dear Sirs,

RE: Recommended Acquisition of Hunters Property plc (“Hunters”) by the Property Franchise Group plc to be effected by a Scheme of Arrangement under Part 26 of the Companies Act 2006 (the “Acquisition”)

We refer to:

1. the scheme document (the “**Scheme Document**”) expected to be sent to Hunters shareholders on 10 February 2021 in connection with the Acquisition; and
2. the announcement of the publication of the Scheme Document (the “**Announcement**”) to be released shortly after the Scheme Document is posted.

We hereby confirm that we have given and not withdrawn our consent to the publication of the Scheme Document and the Announcement, and give our consent of the references to our name in the form and context in which they are included therein.

Yours faithfully,



Registered Office
5 St. John's Lane, London EC1M 4BH

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London
5 St. John's Lane, EC1M 4BH

Leeds
No. 1 Aire Street, LS1 4PR