

Strictly Private & Confidential

The Directors
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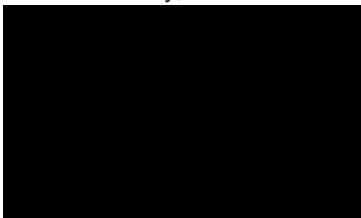
28 January 2021

Dear Sirs,

Recommended Acquisition of Hunters Property plc 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 the announcement to be released today by Hunters Property plc and The Property Franchise Group plc pursuant to Rule 2.7 of the Takeover Code in connection with the Acquisition and hereby consent to the references to our name in the form and context in which they are included therein.

Yours faithfully,



Andrew Emmott
Partner
SPARK Advisory Partners Limited

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