

**Form 604**  
**Corporations Act 2001**  
**Section 671B**

**Notice of change of interests of substantial holder**

**To** Company Name/Scheme Newmark REIT Management Limited as responsible entity for Newmark Hardware Trust (ARSN 161 274 111) and Newmark Capital (Chadstone) Property Trust (ARSN 648 280 219) (together, Newmark Property REIT)

**ACN/ARSN** 644 715 382

**1. Details of substantial holder (1)**

**Name** Those persons listed in Annexure A below (each being a **Substantial Holder** and together the **Substantial Holders**)

**ACN/ARSN (if applicable)** \_\_\_\_\_

There was a change in the interests of substantial holder on 08/12/2021  
The previous notice was given to the 10/12/2021  
The previous notice was dated 10/12/2021

**2. Previous and present voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme,

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power
Fully paid ordinary stapled securities in Newmark Property REIT (Stapled Securities)	21,576,554	11.88%	32,130,644	17.69%

**3. Changes in relevant interests**

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as

Date of change	Person whose relevant interest	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities	Person's votes affected
8 December 2021	Newmark Property Group Pty Ltd (ACN 152 310 980) (NPG)	Purchase of Stapled Securities at \$1.895 per Stapled Security.	\$20,000,000.55	10,554,090 Stapled Securities	10,554,090 (5.81%)

#### 4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be	Nature of relevant interest (6)	Class and number of securities	Person's votes
Refer to Attachment 1					

#### 5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

#### 6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Refer to Attachment 1 below	

**Signature**

print name Mark Dominic Allan

capacity Company Secretary

sign here



date 10 December 2021

# Attachment 1

This is Attachment 1 of 1 page (including this page) referred to in the accompanying Form 604

## Signature

print name Mark Dominic Allan

capacity Company Secretary

sign here 

date 10 December 2021

## Glossary

Party	Address	Short Name
Haya Capital Pty Ltd (ACN 614 477 119)	c/- 3-4 Dirlton Crescent, Park Orchards Vic 3114	Haya
Ronnie Capital Pty Ltd (ACN 613 192 046)		Ronnie
Newmark Capital Investments Pty Ltd (ACN 622 917 435)		NCI
Robo Capital Pty Ltd (ACN 129 390 389) as trustee for the Robo Capital Investment Trust ABN 75 743 054 887		Robo Capital
MCTF Pty Ltd (ACN 129 726 307) as trustee for the MC Trust		MCTF
39 Investments Pty Ltd (ACN 613 143 641) as trustee for the 39 Investments Trust		39 Investments
Ian Roberts		Roberts
Newmark Property Group Pty Ltd (ACN 152 310 980)	Level 17, 644 Chapel Street, South Yarra VIC 3141	NPG
Newmark Capital Limited (ACN 126 526 690)		NCL
Newmark REIT Management Limited (ACN 644 715 382)		NRM

## Present Relevant Interests

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Haya	Haya	Haya	Relevant interest under section 608(1)(a) of the <i>Corporations Act 2001</i> (Cth) ( <b>Corporations Act</b> ), as registered holder of 3,508,733 Stapled Securities.	3,508,733 Stapled Securities	3,508,733
39 Investments, Roberts			Relevant interest under section 608(1)(b) and (c) of the <i>Corporations Act</i> with power to control the voting and disposal of the 3,508,733 Stapled Securities held by Haya.		
Ronnie	Ronnie	Ronnie	Relevant interest under section 608(1)(a) of the <i>Corporations Act</i> as registered holder of 3,340,484 Stapled Securities.	3,340,484 Stapled Securities	3,340,484

39 Investments, Roberts			Relevant interest under section 608(1)(b) and (c) of the Corporations Act with power to control the voting and disposal of the 3,340,484 Stapled Securities held by Ronnie.		
Robo Capital, MCTF, Roberts	NCL	Robo Capital	Relevant interest under section 608(1)(b) and (c) of the Corporations Act with power to control the voting and disposal of the 6,776,243 Stapled Securities held by NCL.	6,776,243 Stapled Securities	6,776,243
NCL,	NCL	NCL	Relevant interest under section 608(1)(a) of the Corporations Act as registered holder of 629,834 Stapled Securities.	629,834 Stapled Securities	629,834
NPG, NCI, MCTF, Roberts			Deemed relevant interest under section 608(3)(a) of the Corporations Act being a relevant interest in 629,834 Stapled Securities from related body corporate, NCL. Relevant interest under section 608(1)(b) and (c) of the Corporations Act with power to control the voting and disposal of the 629,834 Stapled Securities from related body corporate, NCL.		
Ronnie, 39 Investments, Roberts	NCL	Ronnie	Relevant interest under section 608(1)(b) and (c) of the Corporations Act with power to control the voting and disposal of the 6,761,144 Stapled Securities held by NCL.	6,761,144 Stapled Securities	6,761,144
NRM	NRM	NRM	Relevant interest under section 608(1)(a) of the Corporations Act as registered holder of 560,116 Stapled Securities.	560,116 Stapled Securities	560,116
NPG, NCI, MCTF, Roberts			Deemed relevant interest under section 608(3)(a) of the Corporations Act being a relevant interest in 560,116 Stapled Securities from related body corporate, NRM. Relevant interest under section 608(1)(b) and (c) of the Corporations Act with power to control the voting and disposal of the 6,761,144 Stapled Securities held by NRM.		
NPG	NPG	NPG	Relevant interest under section 608(1)(a) of the Corporations Act as registered holder of 10,554,090 Stapled Securities.	10,554,090 Stapled Securities	10,554,090
NCI, MCTF, Roberts			Deemed relevant interest under section 608(3)(a) of the Corporations Act being a relevant interest in 10,554,090 Stapled Securities from related body corporate, NCL. Relevant interest under section 608(1)(b) and (c) of the Corporations Act with power to control the voting and disposal of the 6,761,144 Stapled Securities held by NPG.		