

Form 604Corporations 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 Property REIT, a stapled group comprising Newmark Hardware Trust (ARSN 161 274 111) and Newmark Capital (Chadstone) Property Trust (ARSN 648 280 219)**

ACN/ARSN **ACN 644 715 38**

1. Details of substantial holder (1)

Name **Charter Hall Limited**

ACN/ARSN (if applicable) **ACN 113 531 150**

There was a change in the interests of the substantial holder on **22/08/2022**

The previous notice was given to the company on **24/06/2022**

The previous notice was dated **27/06/2022**

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 holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary	11,296,378	6.22%	13,404,374	7.38%

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 securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
25/06/2022 to 22/08/2022	Charter Hall Limited	Acquisition of 2,107,996 shares	\$3,227,510	2,107,996	2,107,996
	See Annexure A for trade details				

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 registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
		See Schedule 1			

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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, the substantial holder in 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
Charter Hall Limited	Level 20, 1 Martin Place, Sydney NSW 2000

Signature

print name **Mark Bryant**

capacity **Secretary**

sign here

date **23/08/2022**

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".

- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

SCHEDULE 1
DETAILS OF PRESENT REGISTERED HOLDERS

CHARTER HALL LIMITED
ACN 113 531 150

4. Present Registered Holders

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Class- Ordinary
Charter Hall Wholesale Management Limited (ACN 006 765 206) as trustee of CH DV AREIT Partnership	Charter Hall Wholesale Management Limited (ACN 006 765 206)	Charter Hall Wholesale Management Limited (ACN 006 765 206)	5,100,000
Charter Hall Property Securities Management Limited (ABN 25 104 512 978) as trustee of Charter Hall Maxim Property Securities Fund	Charter Hall Property Securities Management Limited (ABN 25 104 512 978)	Charter Hall Property Securities Management Limited (ABN 25 104 512 978)	5,021,508
Charter Hall Property Securities Management Limited (ABN 25 104 512 978) as Trustee of IAS Managed Account Service	Charter Hall Property Securities Management Limited (ABN 25 104 512 978)	Charter Hall Property Securities Management Limited (ABN 25 104 512 978)	957,866
Charter Hall Wholesale Management Limited (ACN 006 765 206) as trustee of Charter Hall Maxim Income Fund	Charter Hall Wholesale Management Limited (ACN 006 765 206)	Charter Hall Wholesale Management Limited (ACN 006 765 206)	300,000
<i>Charter Hall Property Securities Management Limited (ABN 25 104 512 978)</i>	Neja Pty Ltd	Neja Pty Ltd	925,000
<i>Charter Hall Property Securities Management Limited (ABN 25 104 512 978)</i>	Gold Tiger Investments Pty Ltd	Gold Tiger Investments Pty Ltd	900,000
<i>Charter Hall Property Securities Management Limited (ABN 25 104 512 978)</i>	Jetan Pty Ltd	Jetan Pty Ltd	200,000

SCHEDULE 2
ADDRESSES

CHARTER HALL LIMITED
ACN 113 531 150

6. Addresses

Name	Address
One Managed Investment Funds Limited	Level 16, Govenor Macquarie Tower, 1 Farrer Place, Sydney NSW 2000
Charter Hall Wholesale Management Limited	Level 20, 1 Martin Place, Sydney NSW 2000
Charter Hall Property Securities Management Limited	Level 20, 1 Martin Place, Sydney NSW 2000
Neja Pty Ltd	44 Drumalbyn Road, Bellevue Hill NSW 2023
Gold Tiger Investments Pty Ltd	Suite 1, 26 Ridge Street, North Sydney NSW 2060
Jetan Pty Ltd	44 Drumalbyn Road, Bellevue Hill NSW 2023

ANNEXURE A

TRADE DETAILS

CHARTER HALL LIMITED
ACN 113 531 150

3. CHANGE IN RELEVANT INTERESTS

Person whose relevant interest changed	Date of Acquisition	Consideration - Cash	Ordinary Units
Charter Hall Property Securities Management Limited (ABN 25 104 512 978) as trustee of Charter Hall Maxim Property Securities Fund	25 Jun 2022 – 22 Aug 2022	\$2,692,737	1,671,508
Charter Hall Property Securities Management Limited (ABN 25 104 512 978) as Trustee of IAS Managed Account Service	25 Jun 2022 – 22 Aug 2022	\$371,313	261,488
Neja Pty Ltd	25 Jun 2022- 22 Aug 2022	\$119,250	75,000
Gold Tiger Investments Pty Ltd	11 and 12 Aug 2022	\$40,530	25,000
Jetan Pty Ltd	25 Jun 2022 – 22 Aug 2022	\$119,250	75,000