



Newmark Property REIT

# FY23 Year End Results

9 August 2023



# Acknowledgement of country

Newmark Property REIT acknowledges the traditional custodians of the lands on which our business and our investments operate, and recognise their ongoing connection to land, waters and community.

We pay our respects to First Nations Elders past, present and emerging.





# Presenters



Chris Langford  
Managing Director  
Newmark Capital



Ed Cruickshank  
NPR Fund Manager  
Newmark Property REIT

# Agenda

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# FY23 Year End Highlights

✓	FY23 FFO of \$14.0m / 7.8 CPU	✓	Achieved 100% occupancy
✓	Delivered on our FY23 distribution guidance	✓	Undertook on-market security buyback
✓	Like-for-like property income growth of 3.4%	✓	\$175.0m of borrowings hedged

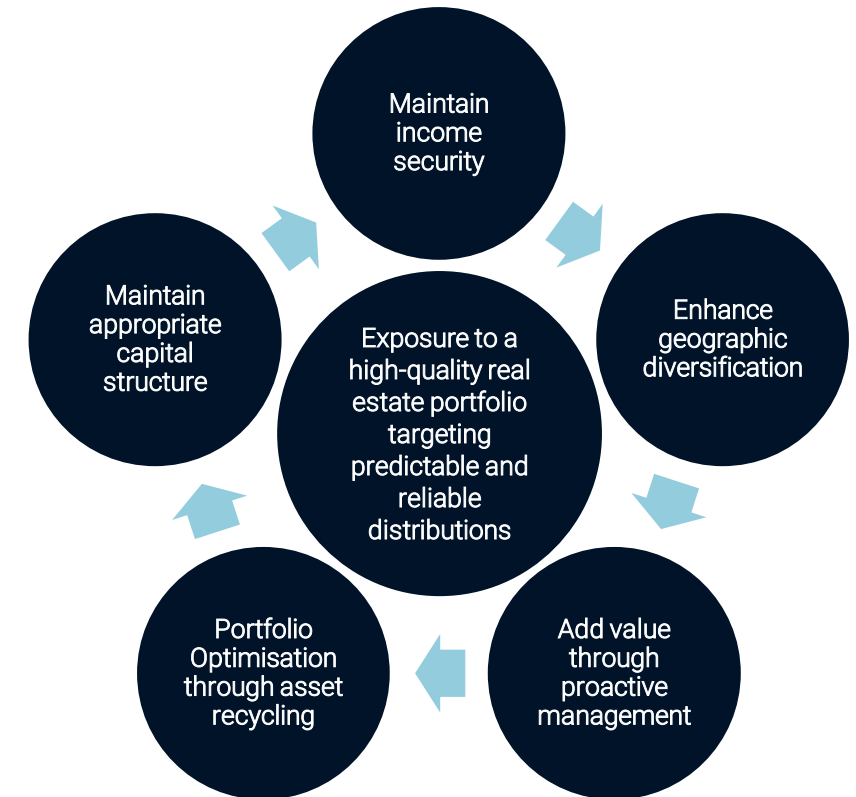
**NPR's continued performance is underpinned by a high-quality strategically located portfolio leased to leading national tenants**

\$541.7m  
Portfolio  
Value

6.2 years  
WALE

100%  
Occupancy

No major  
expiries in  
next 2 years





# NPR Overview





# FY23 Year End Key Metrics

Newmark Property REIT continues to provide investors with exposure to a high-quality portfolio underpinned by leading national tenants

Financial Performance	Property Portfolio		Capital Management
\$14.0m / 7.8 CPU <sup>1</sup> FFO	\$541.8m Property Portfolio <sup>2</sup>	5.11% WACR <sup>3</sup>	36.6% Gearing <sup>7</sup>
\$16.2m / 9.0 CPU Distributions	3.4% Income growth <sup>4</sup>	6.2 yrs WALE <sup>5</sup>	\$175m Borrowings hedged <sup>8</sup>
\$1.85 Net tangible assets per unit	100% Occupancy <sup>5</sup>	72.9% Leased to Wesfarmers <sup>6</sup>	1.4 years Weighted average debt maturity term



**A high-quality and defensive portfolio targeting predictable and reliable distributions**

Notes:

1. FFO relates to period from 1 July 2022 to 30 June 2023
2. Property value at 30 June 2023 accounting for Preston 'as is'. Pro-forma property portfolio value of \$595.4m as if Preston is complete
3. Weighted by value as at 30 June 2023 accounting for Preston 'as-if complete'
4. FY23 Like-for-like property income growth of 3.4%
5. As at 30 June 2023 accounting for Preston 'as-if complete' weighted by gross passing income
6. Wesfarmers Group Entities weighted by Gross Passing Income as at 30 June 2023. Wesfarmers tenants are subsidiaries of the Wesfarmers Parent entity - predominantly Bunnings Group Limited and are not guaranteed by Wesfarmers Limited
7. Gearing as at 30 June 2023 calculated as interest bearing liabilities less cash divided by total tangible assets less cash
8. Total interest hedging instruments entered into as at 30 June 2023

# High calibre portfolio that continues to deliver NPR's long-term strategy

1	Maintaining defensive exposure	<ul style="list-style-type: none"> <li>Portfolio is <b>100% occupied</b> with a strong and secure <b>WALE of 6.2<sup>1</sup> years</b></li> <li><b>&gt;90%<sup>1</sup></b> income underpinned by a diversified national tenancy mix</li> <li>NPR has <b>no near-term expiries</b> with 0% of income expiring in FY24<sup>1</sup> and 3.9%<sup>1</sup> expiring in FY25</li> <li>Like-for-like income growth of 3.4% across portfolio</li> </ul>
2	Ensuring geographic diversification and focus on strategic landholdings	<ul style="list-style-type: none"> <li><b>Completed Underwood acquisition in December 2022</b>, providing <b>greater exposure to South East Queensland, diversification of tenant mix, long-term growth in income and a large landholding</b> in an area that is experiencing significant growth</li> </ul>
3	Pro-active management	<ul style="list-style-type: none"> <li>Entered into lease at Maroochydore, achieving a +15% increase on previous passing rent</li> <li>Entered into agreement with Bunnings at Warragul property to fund capital works (incl. solar) rentalised at 6.25%</li> <li>Continue to negotiate and explore other value add opportunities across the portfolio that will provide further income growth</li> </ul>
4	Portfolio optimisation	<ul style="list-style-type: none"> <li>Continuing to proactively assess opportunities to recycle portfolio following recent marketing and engagement</li> </ul>
5	Maintaining an appropriate capital structure	<ul style="list-style-type: none"> <li>Focused on <b>maintaining an efficient capital structure to deliver sustainable income</b> returns to investors</li> <li>On-market security buyback commenced on 16 August 2022. Bought back 3.8m securities (approx. 70% of target)<sup>2</sup></li> <li>On-market security buyback currently on hold</li> <li><b>\$175.0m of borrowings currently hedged<sup>3</sup> with a weighted average duration of 1.5 years</b></li> </ul>

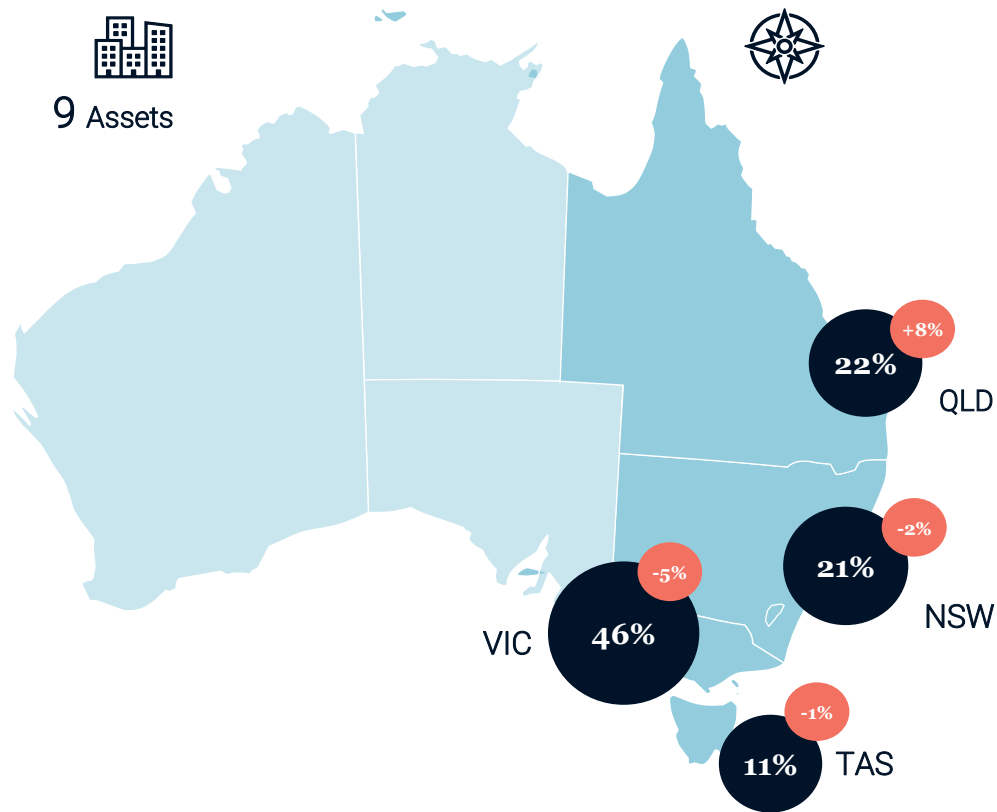
Notes:

1. By gross passing income at 30 June 2023 and accounts for Preston 'as if complete'
2. Total securities bought-back between 16 August 2022 and 30 June 2023
3. \$175.0m of interest rate instruments entered into as at 30 June 2023



# Portfolio snapshot - June 2023

Newmark Property REIT (NPR) consists of nine Large Format Retail (LFR) properties located across the eastern seaboard of Australia, with a strong and secure WALE.



**A\$541.8m**  
Total Portfolio Value<sup>1</sup>

**5.11%**  
WACR<sup>2</sup>

**Nine**  
High Quality Assets

**6.2 years**  
Portfolio WALE<sup>3</sup>

**100%**  
Portfolio occupancy<sup>3</sup>

**6.8 years**  
Bunnings WALE<sup>3</sup>

**72.9%**  
Leased to Wesfarmers<sup>3</sup>

**85%**  
Fixed rental reviews<sup>3</sup>

**165,149m<sup>2</sup>**  
Total Portfolio area (GLA)









**3.4%**  
FY23 Income Growth<sup>4</sup>

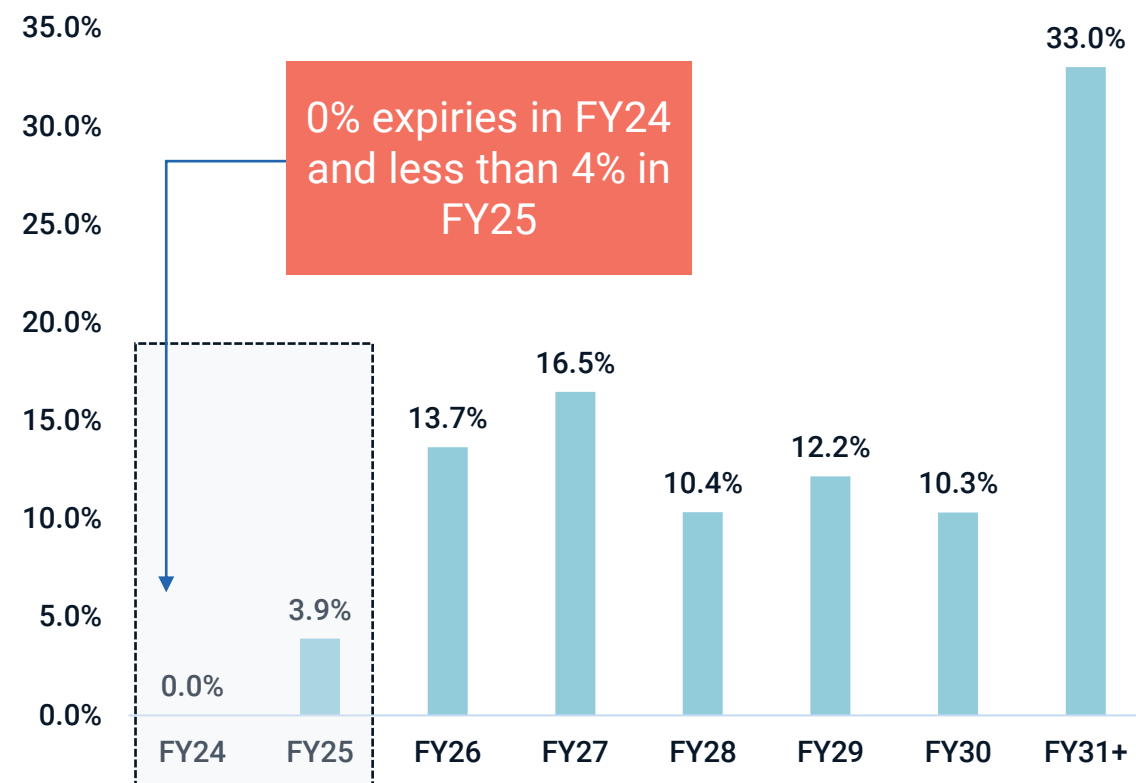
Notes:

1. Property value at 30 June 2023 accounting for Preston 'as is'. Portfolio value with Preston 'as if complete' is \$595.5m
2. Weighted by value as at 30 June 2023 accounting for Preston 'as-if complete'
3. By gross passing income as at 30 June 2023
4. FY23 income growth on like-for-like basis compared to FY22

# Secure income stream with no near-term expiries and strong diversified national tenancy mix

Top 5 tenants<sup>1</sup>

Rank	Tenant/s	% of income
1	  	72.9%
2		3.2%
3	 	3.0%
4		2.5%
5		1.6%
Total		83.3%



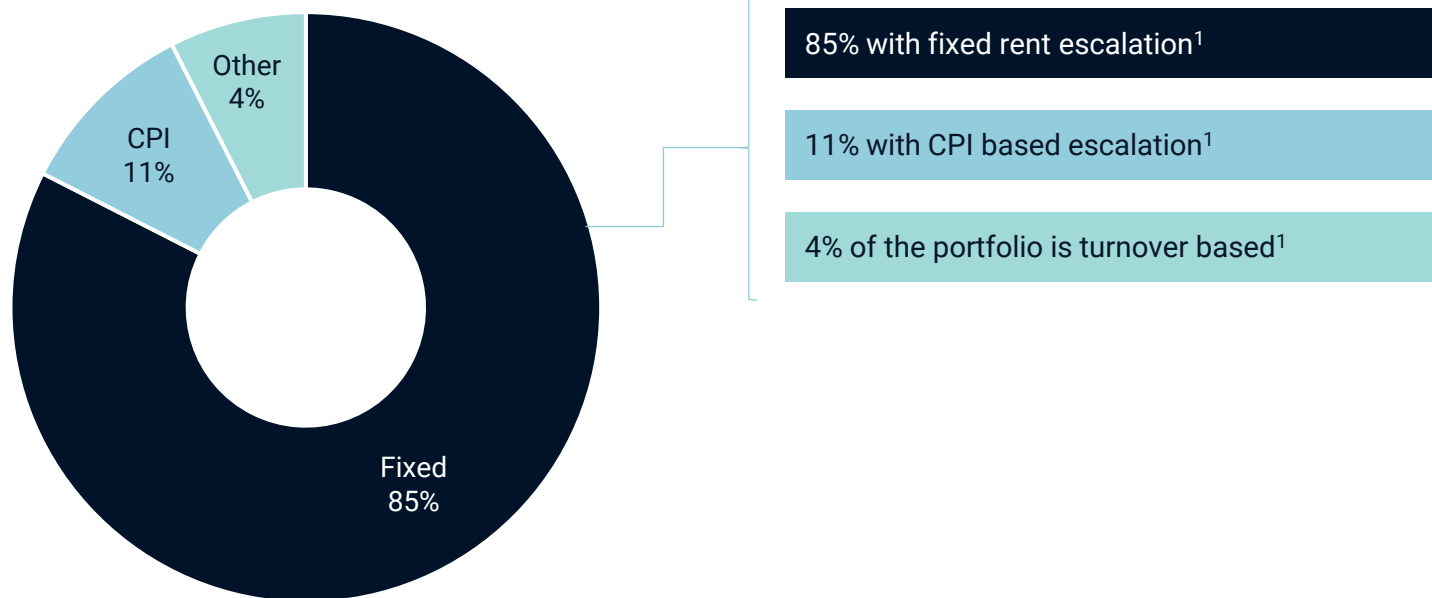
Notes:

1. Top 5 tenants listed by gross passing income as at 30 June 2023.
2. By gross passing income as at 30 June 2023. Accounting for Preston on an 'as-if complete' basis.



# Portfolio that continues to deliver annual income growth providing for a predictable, reliable and growing income stream

- Property income continues to grow with average rent increases underpinned by combination of fixed rent reviews and CPI based increases
- Like-for-like income growth of 3.4% and portfolio continuing to exhibit strong performance – Chadstone and Warragul properties in particular given lease type (i.e. CPI and turnover based)



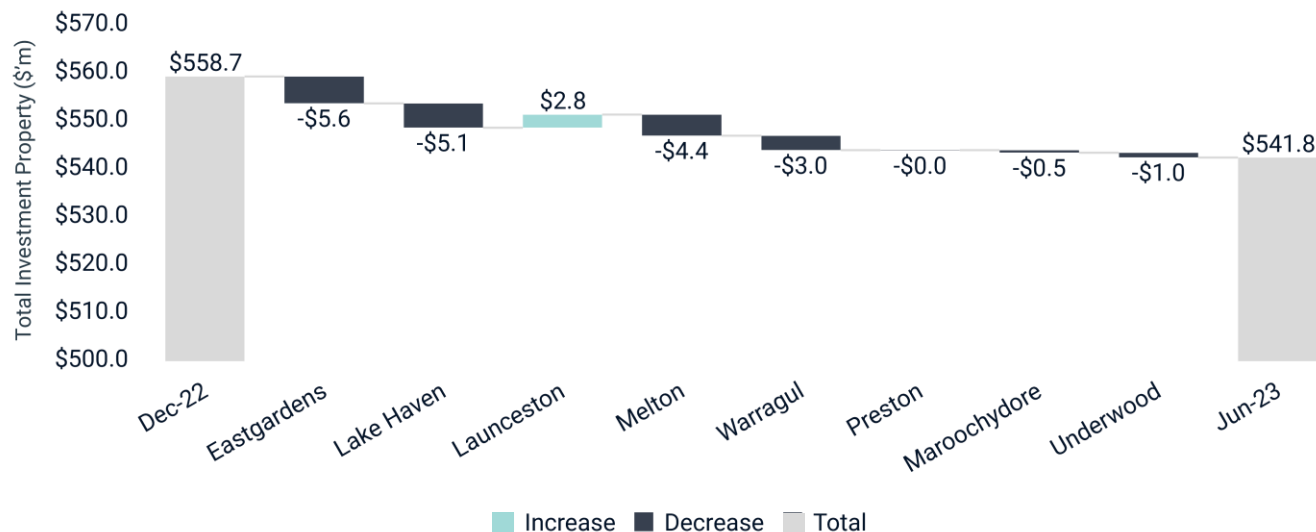
Notes:

1. Weighted average by gross passing income as at 30 June 2023



# Portfolio Valuations Summary - Income growth partly offsets yield softening

- Weighted Average Cap Rate (WACR) softened from 4.74% to 5.11%
- 6 properties (65% by value) were independently valued at 30 June 2023
- Remainder of portfolio (3 properties / 35% by value) were subject to internal valuations
- Refer to Appendix B for further detail



Warragul Property

**5.11%**  
WACR at 30 June 2023

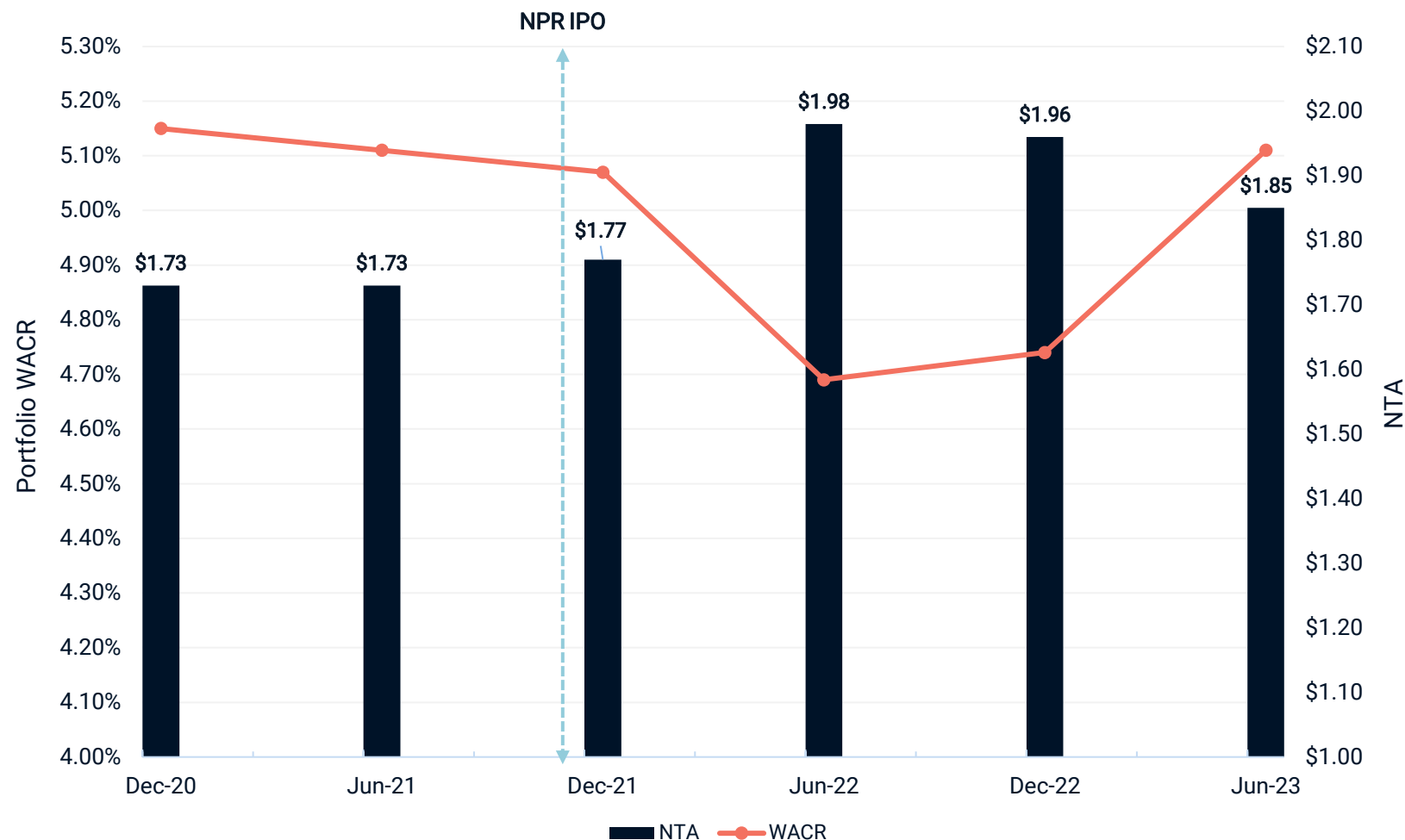
**(\$16.9m) / (3.0%)**  
Total portfolio valuation decrease

**(5.6%)**  
NTA decrease from \$1.96 (Dec-22) to \$1.85 (Jun-23)



# Income growth underpins intrinsic value of portfolio

- January 2021 the WACR was 5.15% with an NTA of \$1.73
- December 2021 (IPO date) was 5.07% with NTA being \$1.77
- Portfolio WACR at June 2023 is 5.11% with an NTA of \$1.85
- Intrinsic value of the portfolio is underpinned by secure and sustainable property income growth



# Bunnings Preston update

- Bunnings Preston opened on 28 June 2023 and settled on 8 August 2023
- One of the largest Bunnings in Australia at 18,612 sqm
- 6,000 sqm larger than the previous Preston store, which has serviced the local community for over 26 years
- Several sustainability initiatives implemented, which include:
  - Water harvesting tank supplying potable water
  - PV (solar panel) system lowering operational costs
  - HVAC tempered air system
  - Thermally efficient enclosed building



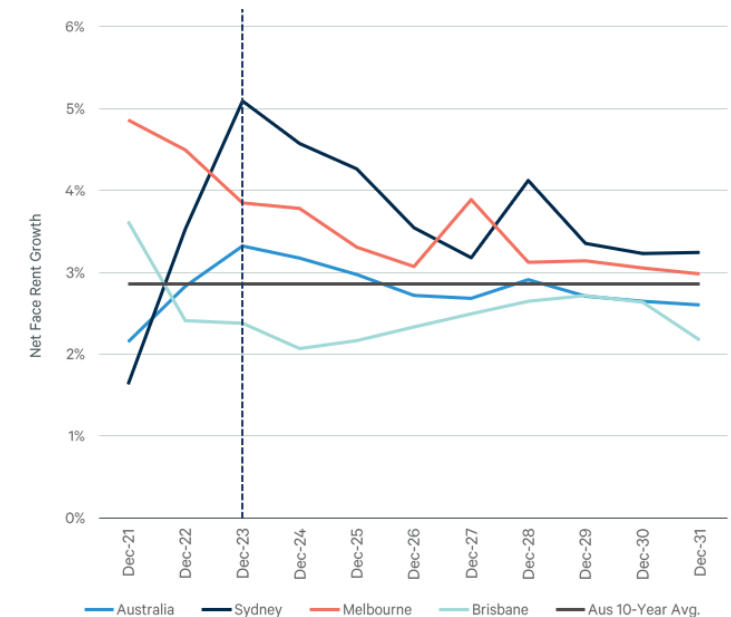
July 2023



# Underpinned by a resilient and growing large format retail industry

Current state	<ul style="list-style-type: none"> <li>Vacancy rates are at historical lows – decreasing from 5.2% in 2021/22 to 3.5% in 2022/23<sup>1</sup></li> <li>Increased diversity in LFR centres and greater diversity of uses are increasingly on offer</li> </ul>
Sustainable long-term growth	<ul style="list-style-type: none"> <li>LFR has demonstrated sustainable long-term growth over the past 20 years</li> <li>Spending growth on LFR goods has outpaced spending growth on all retail by 1.1% pa over the long term and resulted in LFR's share of retail spending increasing from 20.5% in 1999 to 26.3% in 2022<sup>2</sup></li> <li>Strong forecast population growth is a long-term growth driver for the sector <ul style="list-style-type: none"> <li>Australia has the 2<sup>nd</sup> highest projected population growth of the developed world in the coming decade +4.0m/+15% people (significant driver of housing demand and provides LFR tailwinds)<sup>1</sup></li> </ul> </li> <li>Market rents for LFR in Sydney and Melbourne are expected to grow at 5.1% and 3.9% respectively for 2023<sup>1</sup></li> </ul>
High barriers to entry	<ul style="list-style-type: none"> <li>High cost of land and stringent planning regulations within metropolitan locations create increased barriers to entry on new supply</li> <li>Growth of alternative uses (i.e. industrial demand) will continue to suppress availability and supply</li> </ul>

Prime LFR Annual Net Face Rent Growth (Dec 21 – Dec 31F)



Source: CBRE Research



Reference

1. CBRE Research May 2023
2. Deep End Services - Australian Large Format Retail Sector Review May 2023

# Financial Overview





# FY23 Year End Financial and Operating Performance

	FY23 \$'m <sup>1</sup>	FY22 \$'m <sup>2</sup>	Change \$'m
<b>Net Property Income</b>	<b>26.0</b>	<b>21.2</b>	<b>4.8</b>
Operating expenses	(4.5)	(3.7)	(0.8)
Listing and other transaction costs	(0.6)	(2.2)	1.6
Change in fair value through profit and loss	(21.5)	41.0	(62.5)
Finance costs	(8.2)	(4.5)	(3.7)
<b>Statutory net profit / (loss)</b>	<b>(8.9)</b>	<b>51.8</b>	<b>(60.7)</b>
Change in fair value through profit and loss	21.5	(41.0)	62.5
Transaction costs	0.6	2.2	(1.6)
Other one-off adjustments	0.8	0.2	0.6
<b>Funds from operations (FFO)</b>	<b>14.0</b>	<b>13.3</b>	<b>0.7</b>
Leasing and capex	(0.8)	(0.6)	(0.2)
<b>Adjusted Funds from operations (AFFO)</b>	<b>13.3</b>	<b>12.7</b>	<b>0.6</b>

## Net Property Income:

- Increased 22% as a result of like-for-like income growth of 3.4% in addition to Melton and Chadstone properties contributions for full 12-month period

## Property expenses:

- Increased largely as a result of contributions of Melton and Chadstone for full 12-month period

## Change in fair value:

- Fair value loss relates to impact of property valuations and other transaction costs (i.e. stamp duty and other acquisition costs)

## Finance costs:

- Increased as a result of increase in average cost of debt and increase in borrowings from FY22

## Leasing and capital expenditure:

- Minimal leasing and capex costs given the age and condition of the portfolio.
- Minimal capex costs forecast over next 12 months

### Notes:

- Represents the statutory financial performance for the period from 1 July 2022 to 30 June 2023
- Represents the statutory financial performance for the period from 1 July 2021 to 30 June 2022 with Chadstone results consolidated from IPO date of 8 December 2021



# Balance Sheet

	30 Jun 23	30 Jun 22
Total Assets	\$555.9m	\$498.1m
Investment Properties	\$541.8m	\$487.4m
Liabilities	(\$226.1m)	(\$137.7m)
Net Assets	\$329.8m	\$360.4m
Securities on issue	177.8m	181.6m
Net Tangible Asset (NTA) per security	\$1.85	\$1.98

## Investment properties

- Increase in Investment Properties value driven by acquisitions of Underwood and Preston advance payment offset by valuation decreases
- 100% of the portfolio was valued as at 30 June 2023
- 6 properties were independently valued at 30 June 2023 (65% of portfolio)
- Internal director values were adopted for the remainder of the portfolio at 30 June 2023 (35% of portfolio)
- Total impact of valuations (\$16.9m) / (3.0%) to previously adopted book values

## Liabilities

- Increase in borrowings a result of Underwood acquisition and Preston advance payment

## Other

- Securities on issue reduced as a result of the commencement of the on-market buyback on 16 August 2022
- 3.8m securities (2%) acquired during FY23
- Buyback was extended until December 2023 and currently on hold

# Capital Management

	30 Jun 23	30 Jun 22
<b>Borrowings (drawn)</b>	\$206.7m	\$130.7m
Borrowings facility limit	\$275.0m	\$215.0m
Gearing <sup>1</sup>	36.6%	25.5%
Facility maturity date	December-24	December-24
Cost of debt	4.0% <sup>2</sup>	2.8%
Interest cover ratio	2.9x <sup>3</sup>	5.3x
Hedge Cover	48.4% <sup>4</sup>	76.5%
Weighted average hedge term	1.5 years	1.9 years

Notes:

1. Gearing calculated as interest bearing liabilities less cash divided by total tangible assets less cash. Post settlement of Preston and Underwood, gearing will increase to approximately 45%
2. Weighted average cost of borrowings (drawn and undrawn) as at 30 June 2023
3. ICR for the period from 1 July 2022 to 30 June 2023
4. Hedge cover is calculated as percentage of drawn debt at 30 June 2023

## Debt facility

- Syndicated debt facility has a maturity date of December 2024
- The current financing arrangements comprise a total syndicated debt facility of \$275 million
- In compliance with ICR and LVR covenants

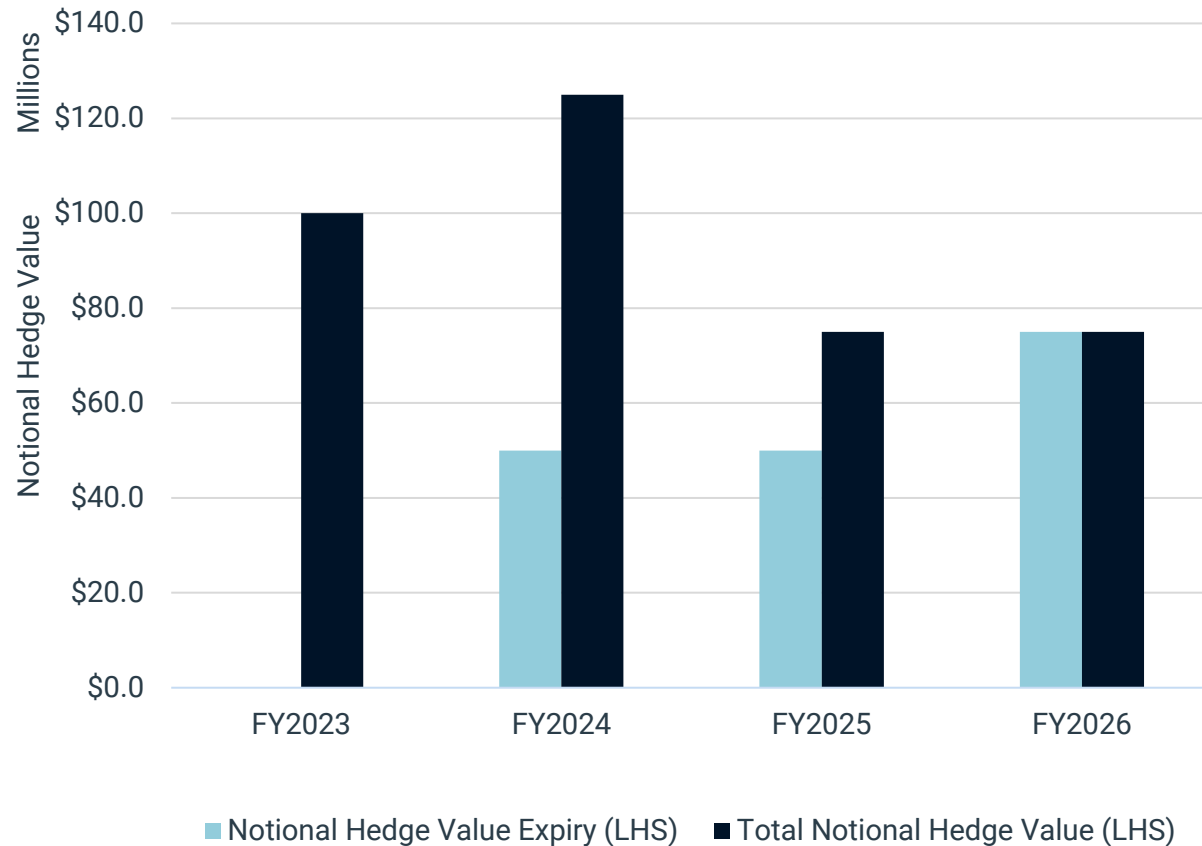
## Capital management

- Gearing of 36.6% as at 30 June 2023. Post settlement of Preston and Underwood, gearing will increase to approx. 45%
- Continuing to explore various strategies to reduce gearing

## Hedge cover

- Hedge cover in effect as at 30 June 2023 is 48.4%
- In February 2023, NPR entered into a 2-year interest rate swap for \$75.0m with commencement date of July 2023
- Hedge cover at 9 August 2023 is 67%

# Hedge Maturity Profile



## Hedge Profile

- NPR has total interest rate hedge cover of \$175.0m
  - \$100.0m as at 30 June 2023
  - A further \$75.0m 2-year interest rate swap entered into with commencement date of 3 July 2023
  - \$50m of interest rate hedges expire in FY24
  - Post settlement of Underwood, hedge cover will be approximately 65%
  - Forecast hedging profile assumes no changes to existing hedge instruments



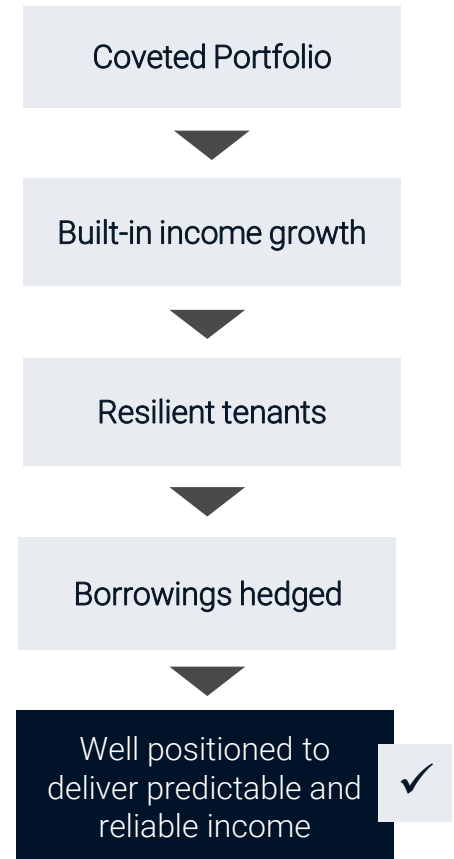
# Outlook and Recap



# Outlook

Focused on providing income security against evolving environment

1	Forecast Guidance	<ul style="list-style-type: none"> <li>FY24 earnings and distributions guidance is 7.6 CPU</li> </ul>
2	Managing Current Environment	<ul style="list-style-type: none"> <li>Continue to actively manage the portfolio to provide income security underpinned by a defensive and resilient tenancy profile with fixed income growth</li> <li>Educate investors on the intrinsic value of NPR portfolio</li> <li>Executing asset recycling strategy to reduce gearing</li> </ul>
3	Focused on long-term returns	<ul style="list-style-type: none"> <li>NPR has an aligned and motivated manager and has a unique value proposition in the market</li> <li>Fundamentals of LFR remain strong underpinned by:                             <ul style="list-style-type: none"> <li>Current health of industry</li> <li>High barriers to entry</li> <li>Sustainable long-term growth drivers</li> </ul> </li> </ul>



Notes:

1. FY24 guidance is estimated assuming an average 90-day BBSY of 4.45%, tenants comply with their existing lease obligations and is based on Newmark's assessment of current macro environment and its impact. Guidance also assumes no material unforeseen change to NPR's operating environment.



# FY23 Recap

NPR continues to provide investors with predictable and reliable income underpinned by a high-quality portfolio

>	<ul style="list-style-type: none"> <li>Delivered FY23 operating profits of 7.8 CPU<sup>1</sup></li> <li>Delivered FY23 tax-deferred (&gt;70%) distributions of 9.0 CPU<sup>1</sup> <ul style="list-style-type: none"> <li>Distributions in 1H23 of 5.0 CPU was in line with IPO PDS guidance</li> <li>Distributions in 2H23 derived from stabilised operating profits</li> </ul> </li> </ul>
>	<ul style="list-style-type: none"> <li>Portfolio continues to perform well with a highly secure and defensive tenancy base underpinned by sustainable LFR fundamentals</li> <li>Bunnings Preston opened in June 2023 and property settled on 8 August 2023</li> </ul>
>	<ul style="list-style-type: none"> <li>Total interest rate hedge cover of \$175.0m</li> <li>Continue to explore asset sales and proactively manage the portfolio to ensure balance sheet is maintained in a strong position</li> </ul>

<b>7.8 CPU<sup>1</sup></b> FY23 FFO per security	<b>100%<sup>2</sup></b> Occupancy
<b>\$1.85</b> Net Tangible Asset (NTA) per security	<b>72.9%<sup>2</sup></b> Leased to Wesfarmers
<b>36.6%</b> Gearing ratio	<b>6.2 years<sup>2</sup></b> Weighted Average Lease Expiry (WALE)

Notes:

- Relates to period from 1 July 2022 to 30 June 2023
- Weighted by gross passing income accounts for Preston on 'as-if complete' basis.



# Appendices





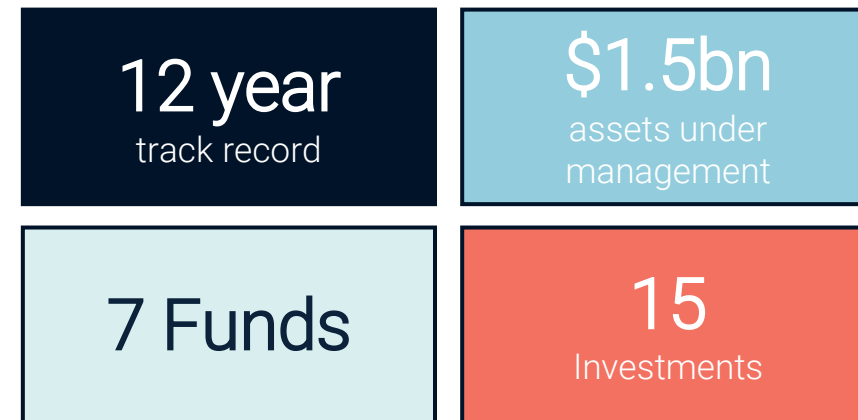
# Appendix A – About Newmark



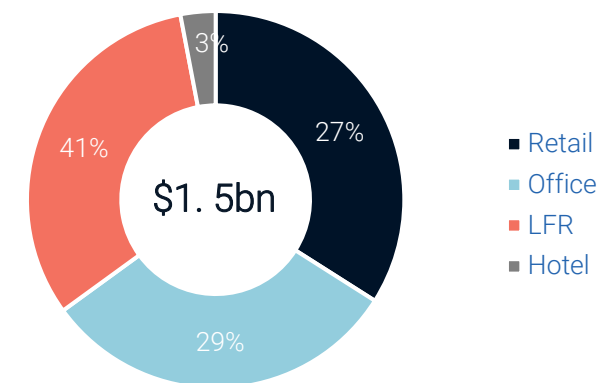
## About Newmark Group

Newmark Group is a funds management business that places strong emphasis on real estate fundamentals and hands-on strategic management

✓	Founded in 2011 to provide private investors with access to high quality commercial property investment opportunities
✓	Proven track record in delivering regular income, consistent returns and enhanced value for investors based on a strategic management philosophy
✓	Disciplined approach focused on well-managed, quality properties that attract high calibre occupiers
✓	Seek to manage and unlock the potential in premium assets through repositioning
✓	Strong performance in both defensive and value-add commercial property investments
✓	Success with office and retail properties across the eastern seaboard



AUM breakdown by sector





## About Newmark Group (continued)

Newmark applies an integrated asset management model that adds value at every stage of the investment process. We ensure all properties are constantly reviewed and well managed. Our experienced property team develops value-add asset management strategies for each property in our portfolio. Our aim is to maximise returns, mitigate risks and create enduring value.

Our skilled team of property professionals ensures each asset operates efficiently and that its potential can be unlocked and realised. Importantly, our leasing team works closely with tenants to manage and respond to their needs to achieve high occupancy levels and generate regular income for investors.



### Transaction

We actively analyse multiple property investment opportunities each year, with only a small percentage meeting our strict investment criteria



### Development

Our hands-on approach and in-depth understanding of the local market allows us to unlock and enhance a property's value through capital works



### Leasing

Our close relationship with tenants lets us meet their changing business needs and secure their commitment to our properties through lease renewals



### Asset management

By taking a strategic and long-term approach to each of our properties, we aim to deliver stable income and capital growth to our investors



### Value realisation

If compelling opportunities arise, we will always consider selling an asset to maximise return on investment

# About Newmark Group (continued)

Founded on a shared belief in the strategic selection and long-term hold of premium commercial property

2011

Newmark Capital founded by Chris Langford and Simon Morris

Acquired Homeplus+Homemaker Centre in Chadstone, VIC for \$55m



Homeplus+Homemaker Centre, VIC

2012

Acquired office building 417 St Kilda Road for \$81m and sold the asset in Jun-17, delivering a return of ~25% p.a.



417 St Kilda Rd, Melbourne, VIC

2014

Acquired Lidcombe Shopping Centre for \$52m, transformed it into a sub-regional and sold the asset in Apr-15 for \$117m (~50%+ return)

Acquired Launceston Bunnings



Lidcombe Shopping Centre, NSW

2015

Acquired the Jam Factory in South Yarra for \$165m

Acquired Maroochydore Bunnings



Jam Factory, South Yarra, VIC

2016

Acquired the Como Centre in South Yarra for \$236.5m



Como Centre South Yarra, VIC

2018

Acquired Brandon Park Shopping Centre for \$135m



Brandon Park Shopping Centre, Wheelers Hill, VIC

2019

Acquired Tooronga Village Shopping Centre for \$62.8m



Tooronga Village Shopping Centre, VIC

2020

Acquired David Jones Bourke Street Mall for \$121m



David Jones Bourke Street Mall Melbourne, VIC

2021

Acquired Bunnings Eastgardens and Bunnings Melton



Bunnings Melton VIC

2022

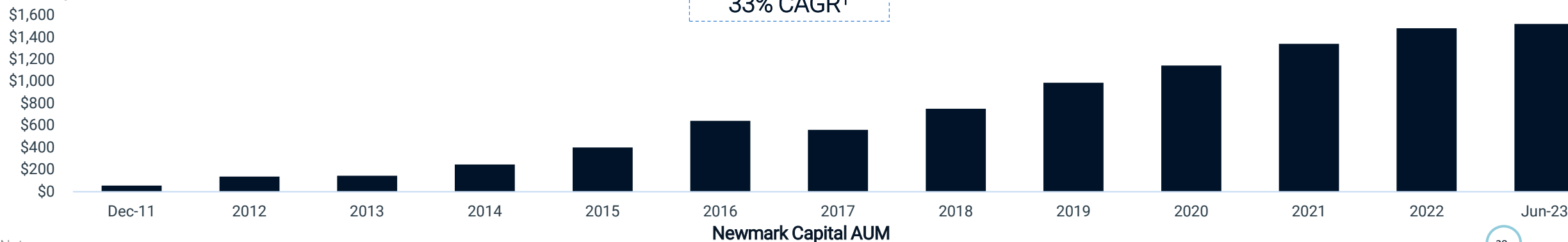
Acquired Underwood

2023

Acquired Warrnambool Gateway Plaza for \$63.2m



Warrnambool Gateway Plaza VIC



Notes:

1. Calculated from December 2011 to June 2023

# Newmark Group – Key management

Experienced investment team with a proven track record of delivering strong returns and value enhancement



**Chris Langford**  
Managing Director

- Chris has over 30 years of experience across commercial property investment, development and management
- He has previously worked at Lendlease and Mirvac



**Simon T. Morris**  
Executive Director

- Simon has over 30 years of experience across commercial property investment, development and management
- He was previously the CEO of Peninsula Development Group and is currently also a director of Virtual Communities Ltd.



**Ed Cruickshank**  
NPR Fund Manager

- Ed has over 13 years of experience across real estate transaction advisory, due diligence and portfolio optimisation
- He was previously a Director within PwC's Real Estate Advisory team where he consulted to a range of real estate owners and occupiers



**Matthew Sweeney**  
Chief Financial Officer

- Matthew has over 25 years' experience with some of Australia's leading finance and property groups including substantial time at Lend Lease and Villawood Properties.
- Involved with Newmark since 2013 as an external compliance committee member, Matthew joined Newmark Capital as Chief Financial Officer in December 2022.
- He holds a Bachelor of Commerce and Bachelor of Laws from the University of Adelaide.



**Angus MacHutchison**  
GM, Property

- Angus has over 30 years of experience across commercial property investment, development and management
- He was previously Development Director at McDonalds Australia and worked at Westfield and Vicinity in development roles



**Richard Drake**  
Head of Capital Transactions

- Richard has 30 years of experience across commercial property investment, management and valuations
- He has previously held senior roles in property management and acquisitions at Coles, Target, Officeworks and Becton



**Peter Hulbert**  
GM, Legal

- Peter has over 18 years of experience in the legal, financial services and property sectors
- He was previously the General Counsel and Company Secretary of Arena REIT and Arena Investment Management



**Mark Lumby**  
GM, Funds and Operations

- Mark has over 25 years experience in the property funds management industry.
- He is responsible for the unlisted funds management platform at Newmark, working closely with all team members to maintain trust and create value for investors, tenants, employees, partners and the community.
- Mark has previously held senior roles with Australian Unity, Investa Property Group and Stockland



# Newmark Property REIT – Board of Directors

NPR has a majority independent Board with over 30 years' experience on average



**Michael Doble**

Chairperson and Independent NED

- Michael has over 35 years of experience in the property industry in Australia
- He has previously held senior roles at Knight Frank, ANZ Funds Management and APN



**Melinda Snowden**

Independent NED

- Melinda is an experienced non-executive director with over 25 years of experience in the legal, financial services and investment banking sectors in Australia and the US
- She has previously held non-executive director roles with Kennards Self Storage Pty Ltd, Mercer Investments (Australia) Limited and MLC Limited



**Andrew Erikson**

Independent NED

- Andrew has over 40 years of experience in real estate development and investment in Australia and around the world
- He has recently retired from King & Wood Mallesons having been a Partner there for more than 35 years



**Mark Allan**

NED

- Mark has over 25 years of experience in investment management, corporate advisory and property
- He has previously held senior roles at Ernst & Young and Deloitte



**Chris Langford**

Executive Director

- Chris has 30 years of experience across commercial property investment, development and management
- He has previously worked at Lendlease and Mirvac

# Appendix B – Property Valuations



# Portfolio overview

Asset	State	Value (\$'m) June 23	Cap rate June 23	Value (\$'m) Dec 22	Cap rate Dec 22
Preston	VIC	84.0	4.50%	93.0	4.00%
Chadstone	VIC	82.0	6.50%	82.0	6.25%
Warragul	VIC	60.0	5.50%	63.0	5.25%
Melton	VIC	45.6	4.50%	50.0	4.00%
Eastgardens	NSW	74.4	4.50%	80.0	4.00%
Lake Haven	NSW	52.9	4.75%	58.0	4.25%
Maroochydore	QLD	73.5	5.00%	74.0	4.75%
Underwood	QLD	55.0	5.50%	56.0	5.25%
Launceston	TAS	68.0	5.00%	65.3	4.87%
<b>Total</b>		<b>595.4</b>	<b>5.11%<sup>1</sup></b>	<b>621.3</b>	<b>4.74%<sup>2</sup></b>

1. Weighted by value as at 30 June 2023. Accounting for Preston 'As if Complete'
2. Weighted by value as at 31 December 2022. Accounting for Preston 'As if Complete'



# Appendix C – Portfolio Summary



# Portfolio overview

Asset	State	Value (\$'m)	Cap rate	Occupancy <sup>1</sup>	WALE <sup>1</sup>	GLA	Bunnings % gross income <sup>1</sup>	Bunnings GLA	Bunnings lease expiry
Preston <sup>2</sup>	VIC	84.0	4.50%	100.0%	12.0	18,612	100.0%	18,612	Jul-35
Chadstone	VIC	82.0	6.50%	100.0%	4.1	19,964	42.3%	7,662	Nov-26
Warragul	VIC	60.0	5.50%	100.0%	6.0	25,777	37.1%	14,467	May-30
Melton	VIC	45.6	4.50%	100.0%	10.1	18,134	100.0%	18,134	Aug-33
Eastgardens	NSW	74.4	4.50%	100.0%	6.0	14,920	100.0%	14,920	Jun-29
Lake Haven	NSW	52.9	4.75%	100.0%	7.9	16,313	100.0%	16,313	May-31
Maroochydore	QLD	73.5	5.00%	100.0%	4.1	17,963	87.8%	16,629	Oct-27
Underwood	QLD	55.0	5.50%	100.0%	5.2	11,115	0.0%	-	N/A
Launceston	TAS	68.0	5.00%	100.0%	3.3	22,328	73.9%	18,231	Jun-26
<b>Total</b>		<b>595.4</b>	<b>5.11%<sup>3</sup></b>	<b>100.0%</b>	<b>6.2</b>	<b>165,126</b>	<b>66.5%</b>	<b>124,968</b>	

1. By anticipated gross passing income as at 30 June 2023. Accounts for Preston on an 'as-if complete' basis.

2. Preston value upon completion. As at 30 June 2023, Preston is accounted for 'as is'.

3. Weighted by value as at 30 June 2023



# Preston, VIC

## Asset overview

- Freestanding Bunnings opened in June 2023
- Flagship store with car parking provided undercroft
- Located 1 km from Northland Shopping Centre (Regional)
- Prominent main road frontage to Bell Street
- Located 12 kms north of the Melbourne CBD
- Zoning: Industrial 3
- Alternate uses: Distribution and logistics, convenience and other retail (incl. supermarket)

## Location



## Key statistics

Value (\$m)	84.0
Cap rate (%)	4.50%
Occupancy (%)	100.0%
WALE (years)	12.0
Gross lettable area (sqm)	18,612
Car parking	525 spaces
Total site area (sqm)	20,528
Bunnings % of Income	100.0%

## Asset photo





# Chadstone, VIC

## Asset overview

- Large format retail centre constructed over two levels with undercroft car parking that completed construction and commenced trading in 2011
- Anchored by a Bunnings with 11 other LFR tenancies that includes: e&s, The Good Guys, Freedom Furniture and Barbeques Galore
- Located less than 2 kms from Chadstone Shopping Centre (Super Regional)
- Prominent main road exposure to Warrigal Road with immediate access to the Monash Freeway
- Located 17 kms south east of the Melbourne CBD
- Zoning: Commercial 1
- Alternate uses: Retail, office, residential mixed-use

## Location



## Key statistics

Value (\$m)	82.0
Cap rate (%)	6.50%
Occupancy (%)	100.0%
WALE (years)	4.1
Gross lettable area (sqm)	19,964
Car parking	490 spaces
Total site area (sqm)	15,176
Bunnings % of Income	42.3%

## Asset photo

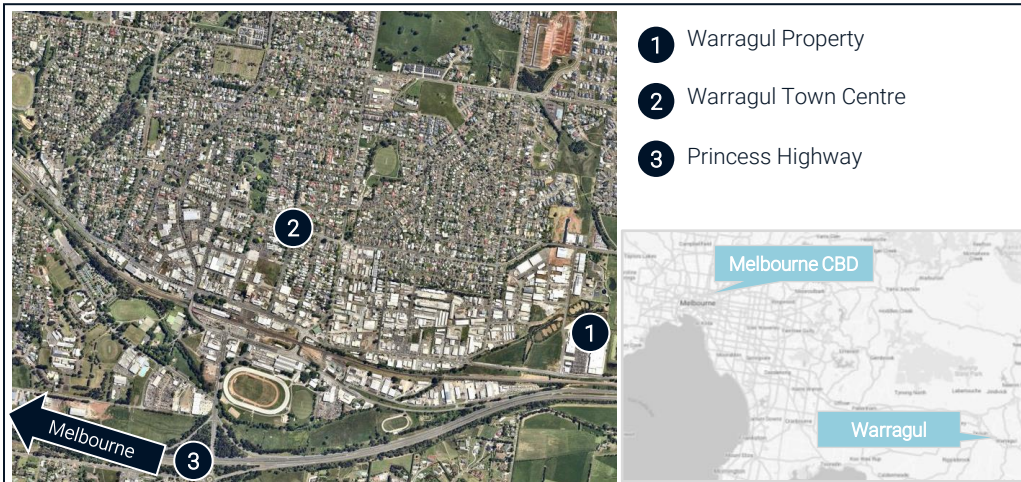


# Warragul, VIC

## Asset overview

- Large format retail centre that completed construction and commenced trading in May 2020
- The Centre comprises a freestanding Bunnings (14,467 m<sup>2</sup>) and a freestanding Kmart DDS (6,485 m<sup>2</sup>) along with 7 other LFR tenancies that include Adairs, Repco, Early Settler, The Reject Shop and MyCar
- Kmart has traded above expectations and achieved percentage rent in their initial year of trade
- Growing urban centre location with immediate access to the Princes Hwy
- Located approximately 100 kms south east of the Melbourne CBD
- Zoning: Special Use
- Alternate uses: Retail, distribution and logistics

## Location



## Key statistics

Value (\$m)	60.0
Cap rate (%)	5.50%
Occupancy (%)	100.0%
WALE (years)	6.0
Gross lettable area (sqm)	25,777
Car parking	627 spaces
Total site area (sqm)	57,230
Bunnings % of Income	37.1%

## Asset photo



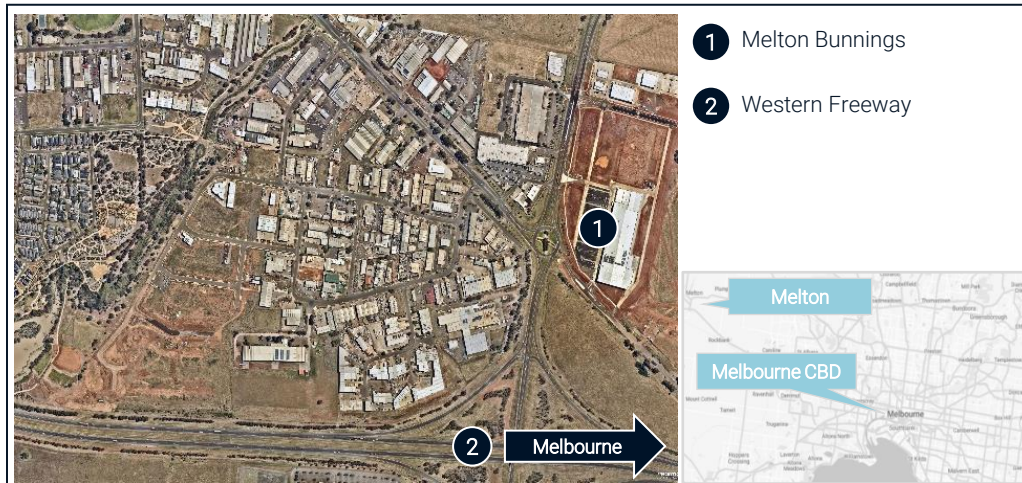


# Melton, VIC

## Asset overview

- Freestanding Bunnings that completed construction and commenced trading in February 2021
- New format store with all car parking provided at grade
- Surrounding development includes a proposed large format retail centre development immediately north of the subject property
- Prominent location at the junction of the Western Highway with Keilor-Melton Road
- Located 42 kms west of the Melbourne CBD
- Zoning: Industrial 1
- Alternate uses: Distribution and logistics, convenience retail

## Location



## Key statistics

Value (\$m)	45.6
Cap rate (%)	4.50%
Occupancy (%)	100.0%
WALE (years)	10.1
Gross lettable area (sqm)	18,134
Car parking	516 spaces
Total site area (sqm)	39,700
Bunnings % of Income	100.0%

## Asset photo





# Eastgardens, NSW

## Asset overview

- Freestanding Bunnings that completed construction and commenced trading in June 2017
- Provides a new format store with car parking provided undercroft
- The property is located less than 1 km from Westfield Eastgardens (Regional)
- Serves a large catchment in Sydney's affluent eastern suburbs
- Located 11 kilometres south of the Sydney CBD
- Zoning: B5 Business Development
- Alternate uses: Distribution and logistics, neighborhood and specialised retail, centre based childcare

## Location



## Key statistics

Value (\$m)	74.4
Cap rate (%)	4.50%
Occupancy (%)	100.0%
WALE (years)	6.0
Gross lettable area (sqm)	14,920
Car parking	418 spaces
Total site area (sqm)	22,600
Bunnings % of Income	100.0%

## Asset photo





# Lake Haven, NSW

## Asset overview

- Freestanding Bunnings that completed construction and commenced trading in May 2019
- Provides a new format store with car parking provided undercroft
- Located within the immediate proximity of the Lake Haven Centre (Sub Regional)
- Serves a wide catchment area with the nearest competing Bunnings being at Tuggerah (14 kms south) and Morisset (19 kms north)
- Located approximately 100 kms north of the Sydney CBD on the NSW Central Coast, being 33 kms north of Gosford and 54 kms south of Newcastle
- Zoning: IN2 Light Industrial
- Alternate uses: Distribution and logistics

## Location



## Key statistics

Value (\$m)	52.9
Cap rate (%)	4.75%
Occupancy (%)	100.0%
WALE (years)	7.9
Gross lettable area (sqm)	16,313
Car parking	410 spaces
Total site area (sqm)	23,970
Bunnings % of Income	100.0%

## Asset photo

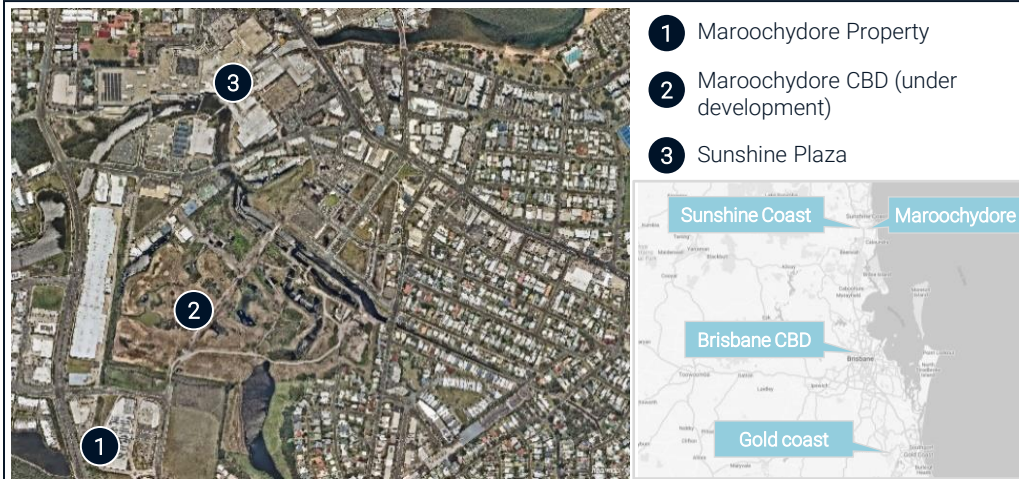


# Maroochydore, QLD

## Asset overview

- Freestanding Bunnings that completed construction and commenced trading in October 2015
- Includes an additional 5 LFR tenancies in a freestanding building
- Provides a new format store with car parking provided both at grade and undercroft
- Prominent location adjoining the Maroochydore Homemaker Centre, Sunshine Plaza (Super Regional) and the proposed Maroochydore CBD development on the former Horton Park Golf Course
- Immediate access to the Sunshine Motorway
- Located approximately 100 kms north of the Brisbane CBD
- Zoning: Principal Centre
- Alternate uses: Retail, distribution and logistics

## Location



## Key statistics

Value (\$m)	73.5
Cap rate (%)	5.00%
Occupancy (%)	100.0%
WALE (years)	4.1
Gross lettable area (sqm)	17,963
Car parking	473 spaces
Total site area (sqm)	32,580
Bunnings % of Income	87.8%

## Asset photo



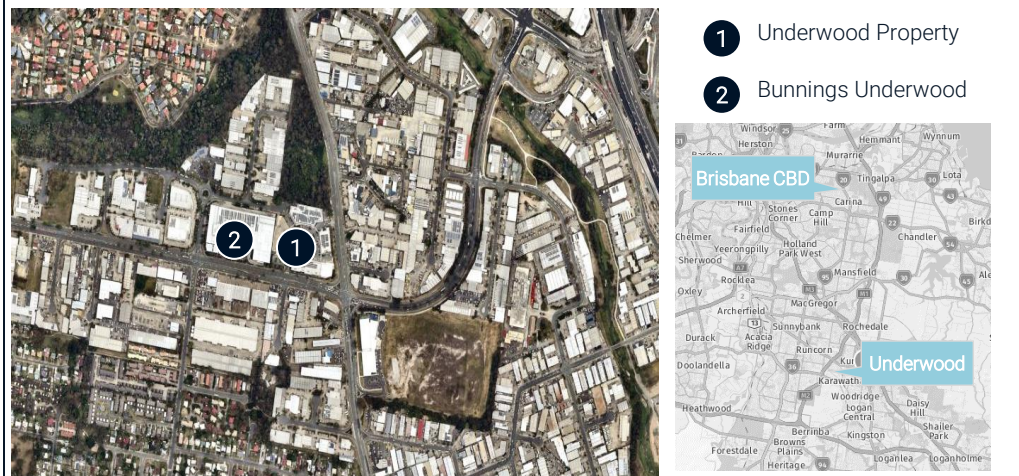


# Underwood, QLD

## Asset overview

- The property is a purpose built LFR site, located approximately 20km South-East of the Brisbane CBD in a prominent location
- The property sits adjacent to Bunnings Underwood – a recently built and strong performing Bunnings store on Compton Road
- The property comprises four buildings with a combined lettable area of 11,115 m2, featuring a strong tenant mix that includes quality national retailers such as Officeworks, Supercheap Auto and Sydney Tools.
- The tenancy mix is highly defensive with more than 80% of the lettable area leased to medical uses and leading national retailers
- Zoning: Mixed Use
- Alternate uses: Business, residential and retail mixed use

## Location



## Key statistics

Value (\$m)	55.0
Cap rate (%) <sup>1</sup>	5.50%
Occupancy (%)	100%
WALE (years)	5.2
Gross lettable area (sqm)	11,115
Car parking	276 spaces
Total site area (sqm)	28,150
Bunnings % of Income	-

## Asset photo



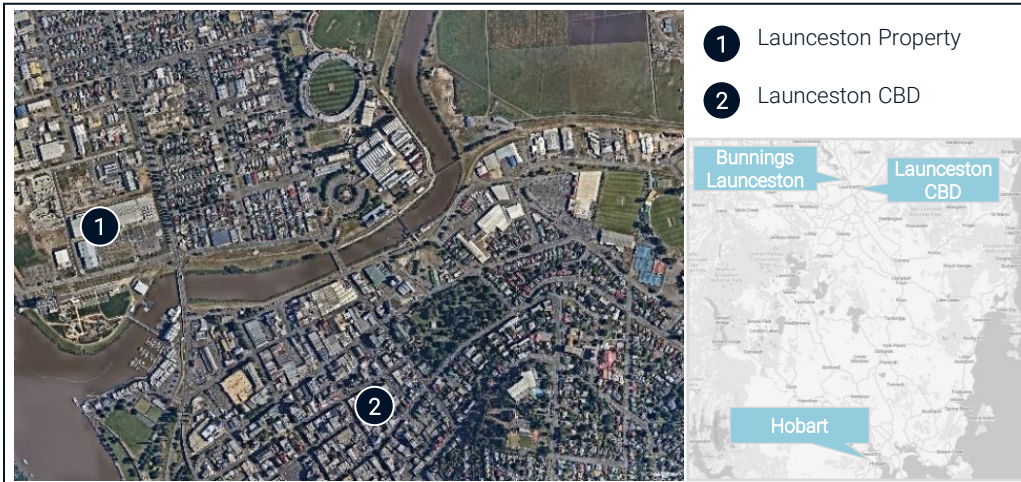


# Launceston, TAS

## Asset overview

- Freestanding Bunnings that completed construction and commenced trading in June 2014
- Includes an additional 3 LFR tenancies in a freestanding building (JB Hi Fi, Officeworks and Petstock)
- Provides a modern format store with car parking provided at grade
- Prominent main road frontage to the East Tamar Highway
- Located immediately adjacent to the Launceston CBD
- Zoning: Commercial
- Alternate uses: Retail, warehouse and showrooms

## Location



Notes:

1. Weighted average cap rate

## Key statistics

Value (\$m)	68.0
Cap rate (%) <sup>1</sup>	5.00%
Occupancy (%)	100.0%
WALE (years)	3.3
Gross lettable area (sqm)	22,329
Car parking	498 spaces
Total site area (sqm)	50,749
Bunnings % of Income	73.9%

## Asset photo



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