



Newmark Property REIT (ASX CODE: NPR)

ASX RELEASE

8 February 2024

Communication to NPR Securityholders

Newmark REIT Management Limited (**NRML**) as responsible entity of Newmark Property REIT (**NPR**) refers to the off-market takeover bid by BWP Management Limited (ACN 082 856 424) as responsible entity for the BWP Trust (ARSN 088 581 097) for all the stapled securities in NPR.

The attached communication has been dispatched today by email to NPR Securityholders. The communication contains details on where the Bidder's Statement and Target's Statement can be viewed and downloaded, as well as instructions on how to lodge an acceptance. A letter containing similar information will be dispatched tomorrow to those NPR Securityholders who have elected to receive hard copy communications or have not provided an email address.

For further information regarding the takeover bid by BWP Management Limited as responsible entity for the BWP Trust contact:

Investors, analysts and media

Ed Cruickshank

Fund Manager

Tel: +61 3 9066 3966

Email: investor@newmarkcapital.com.au

NPR Securityholder offer information line

1300 255 218 (callers in Australia)

+ 61 2 9066 4084 (callers outside Australia)

Monday to Friday between 9.00am and 5.00pm (Melbourne time) (excluding national public holidays)

This document has been authorised for release by the Company Secretary

Newmark Property REIT

Stapled Group comprising:

Newmark Hardware Trust (ARSN 161 274 111)

Newmark Capital (Chadstone) Property Trust (ARSN 648 280 219)

Responsible Entity: Newmark REIT Management Limited
(ACN 644 715 382) (AFSL 526 690)

Level 17, 644 Chapel Street
South Yarra Vic 3141
Australia

+61 3 9820 3344
newmarkcapital.com.au



BWP offer to merge with Newmark Property REIT

Dear NPR Securityholder

We refer to the off-market takeover bid by BWP Management Limited (ACN 082 856 424) as responsible entity of the BWP Trust ARSN 088 581 097 (ASX: BWP) (**BWP**) under Chapter 6 of the *Corporations Act 2001* (Cth) (**Corporations Act**) for 100% of the issued securities in Newmark Property REIT (ASX: NPR), comprising Newmark Hardware Trust ARSN 161 274 111 and Newmark Capital (Chadstone) Property Trust ARSN 648 280 219 (**NPR**) (**Offer**).

Subject to the terms of the Offer, the consideration being offered to NPR Securityholders is 0.4 BWP Units for every 1.0 NPR Security.

The Independent Directors of NPR **recommend that you accept the Offer**, in the absence of a superior proposal.

Bidder's Statement and Target's Statement

Available for viewing and download are the following booklets of information that were lodged with the Australian Securities and Investments Commission, by BWP and NPR (as applicable) on 7 February 2024:

1. BWP's Bidder's Statement dated 7 February 2024 containing the terms of the Offer which is provided pursuant to section 633(1) item 6 of the Corporations Act; and
2. NPR's Target's Statement dated 7 February 2024 which is provided pursuant to section 633(1) item 12 of the Corporations Act.

To access the documents, please click on the links below:

[Click here to view the Bidder's Statement and submit your Acceptance online](#)

[Click here to view the Target's Statement](#)

The Offer closes at **7:00pm (Sydney time) on 21 March 2024**, unless extended or withdrawn as permitted by the Corporations Act.

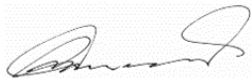
To **ACCEPT** the Offer, you should follow the instructions set out in section 15.6 of BWP's Bidder's Statement and on the Acceptance Form that accompanies the Bidder's Statement. You are able to accept the Offer online by logging into the Offer website www.bwpoffer.com.au and following the instructions.

Enquiries

If you have any queries in relation to BWP's takeover offer, please contact either the:

- BWP Offer Information Line on 1300 262 147 (within Australia) or +61 3 9415 4285 (outside Australia) between 8.30am and 5.00pm (Sydney time), Monday to Friday; or
- NPR Securityholder Information Line on 1300 255 218 (within Australia) or + 61 2 9066 4084 (outside Australia) between 9.00am and 5.00pm (Sydney time), Monday to Friday (excluding national public holidays).

Yours sincerely



Tony Howarth AO
Chairman
BWP Management Limited ACN 082 856 424
as responsible entity for the BWP Trust ARSN 088 581 097



Michael Doble
Chairman and Independent Non-Executive Director
Newmark REIT Management Limited ACN 644 715 382
as responsible entity for each of Newmark Capital (Chadstone) Property Trust ARSN 648 280 219
and Newmark Hardware Trust ARSN 161 274 111