## Form 603

## Corporations Act 2001 Section 671B Notice of initial substantial holder

To: Company Name/Scheme:		rk REIT Management Limited as responsible entity for Newmark Property REIT, a stapled group comprising Newmark Hardware Trust 161 274 111) and Newmark Capital (Chadstone) Property Trust (ARSN 648 280 219)
ACN/ARSN:	644 715	382
1. Details of substantial holder		
Name	Mitsubis	hi UFJ Financial Group, Inc.
The holder became a substantial hold	er on:	8 February 2024
The holder became aware on:		13 February 2024
2. Details of 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 had a relevant interest in on the date the substantial holder became a substantial holder are as follows:

Class of securities Number of securities		Person's votes	Voting power (%)	
Stapled Securities	10,862,387	10,862,387	6.11%	

### 3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest	Class and number of securities	
Mitsubishi UFJ Financial Group, Inc.	Relevant interest in securities that Morgan Stanley has a relevant interest in under section 608(3) of the Corporations Act as Mitsubishi UFJ Financial Group, Inc. has voting power of over 20% in Morgan Stanley.	1 Stapled Security	
Mitsubishi UFJ Financial Group, Inc.	Relevant interest in securities that Morgan Stanley has a relevant interest in under section 608(3) of the Corporations Act as Mitsubishi UFJ Financial Group, Inc. has voting power of over 20% in Morgan Stanley.	10,862,386 Stapled Securities	

## 4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	- <b>S</b>	Person entitled to be registered as holder	Class and number of securities
Mitsubishi UFJ Financial Group, Inc.	HSBC Custody Nominees (Australia) Limited	Not applicable	1 Stapled Security
Mitsubishi UFJ Financial Group, Inc.	Morgan Stanley Australia Securities (Nominee) Pty Limited	Not applicable	10,862,386 Stapled Securities

#### 5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration		Class and number of securities
-		Cash	Non-cash	
See annexure B to this notice				

#### 6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

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

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See annexure A to this notice	Each company referred to is an associate of Mitsubishi UFJ Financial Group, Inc. under section 12 of the Corporations Act
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## 7. Addresses

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

Name	Address
Mitsubishi UFJ Financial Group, Inc.	2-7-1, Marunouchi, Chiyoda-ku, Tokyo 100-8330, Japan

8. Signature

R. Sakuma

Ryuichiro Sakuma

Authorised signatory

Dated 13 February 2024

Annexure A

This is annexure A of 4 pages referred to in Form 603, Notice of initial substantial holder dated 13 February 2024

R. Sakuma

Ryuichiro Sakuma Authorised signatory

Dated 13 February 2024

### SCHEDULE

Mitsubishi UFJ Financial Group, Inc. MUFG Bank, Ltd. Mitsubishi UFJ Trust and Banking Corporation Mitsubishi UFJ Securities Holdings Co., Ltd. The Mitsubishi UFJ Factors Limited Mitsubishi UFJ Jinji Service Co., Ltd. MU Techno-service Co., Ltd. Tokyo Credit Service, Ltd. MU Business Service Co., Ltd. Mitsubishi UFJ Loan Business Co.,Ltd. Mitsubishi UFJ Information Technology, Ltd. MU Center Service Tokyo Co., Ltd. MU Center Service Nagoya Co., Ltd. MU Center Service Osaka Co., Ltd. Mitsubishi UFJ Business Partner Co., Ltd. MU Property Research Company Limited Mitsubishi UFJ Home Loan CREDIT CO., LTD. The Diamond Home Credit Company Limited Mitsubishi UFJ Research & Consulting Co., Ltd. MU Frontier Servicer Co., Ltd. Otemachi Guarantee Co., Ltd. GD Holdings Company Limited MU Loan Administration Support Co., Ltd. MU Communications Co.,Ltd. Japan Electronic Monetary Claim Organization MUT Business Outsourcing Co., Ltd. Mezzanine Solution III Limited Partnership Mezzanine Solution IV Limited Partnership Matsuri LLC BusinessTech Co.,Ltd Tokumei-Kumiai (KAIDAN) MUFG Trading, Ltd. Mitsubishi UFJ Capital Co., Ltd. Mitsubishi UFJ Capital IV, Limited Partnership Mitsubishi UFJ Capital V, Limited Partnership Mitsubishi UFJ Capital VI, Limited Partnership Mitsubishi UFJ Capital VII, Limited Partnership Mitsubishi UFJ Capital WI,Limited Partnership Mitsubishi UFJ Life Science 2, Limited Partnership Mitsubishi UFJ Life Science 3, Limited Partnership Tohoku Senary Industry Support, Limited Partnership OiDE Fund Investment Limited Partnership Mitsubishi UFJ Personal Financial Advisers Co., Ltd. Mitsubishi UFJ Financial Partners Co., Ltd. The Mitsubishi Asset Brains Company, Limited BOT Lease Co., Ltd. Nippon Mutual Housing Loan Co., Ltd. JM Real Estate Co., Ltd. au Jibun Bank Corporation JACCS CO.,LTD. JALCARD Inc. Yume Shokei Fund No.2 Yume Shokei Fund No.3 Recruit MUFG Business Co., Ltd. Cotra Ltd. Biz Forward, Inc. Kanmu, Inc. M·U·Trust Sougou Kanri Co., Ltd Mitsubishi UFJ Trust Business Co., Ltd. Ryoshin Data Co., Ltd. Mitsubishi UFJ Trust Systems Co., Ltd. Mitsubishi UFJ Trust Investment Technology Institute Co., Ltd. Mitsubishi UFJ Trust Hosyo Co., Ltd.

M·U·Trust·Apple Planning Company, Ltd. Mitsubishi UFJ Real Estate Services Co., Ltd. Mitsubishi UFJ Daiko Business Co., Ltd. The Master Trust Bank of Japan, Ltd. Mitsubishi UFJ Real Estate Asset Management Co., Ltd. Japan Shareholder Services Ltd. Mitsubishi UFJ Asset Management Co., Ltd. Tokumei-Kumiai (CPI) Tokumei-Kumiai (GII) Tokumei-Kumiai (GII2) Tokumei-Kumiai (Gate Bridge 1) Tokumei-Kumiai (CM2) Tokumei-Kumiai (CM3) Tokumei-Kumiai (FIELD) Tokumei-Kumiai (HORSE) Tokumei-Kumiai (BRIDGE) Tokumei-Kumiai (FST) Tokumei-Kumiai (YUTORI) Tokumei-Kumiai (SUNSHINE2) Tokumei-Kumiai (FLEUR) Tokumei-Kumiai (HAWK) Tokumei-Kumiai (FLAG) Tokumei-Kumiai (SUNSHINE3) Tokumei-Kumiai (STONE) Tokumei-Kumiai (HERBS) Tokumei-Kumiai (SUNSHINE4) Tokumei-Kumiai (PALACE) Tokumei-Kumiai (SILVER LEAF) Tokumei-Kumiai (SILVER CHATEAU) Human Resources Governance Leaders Co., Ltd. Mitsubishi UFJ Alternative Investments Co., Ltd. MU Trust Property Management Co., Ltd. Tokumei-Kumiai (RICE) MM Partnership MUS Information Systems Co., Ltd. MUS Business Service Co., Ltd. Mitsubishi UFJ Morgan Stanley Securities Co., Ltd. au kabu.com Securities Co., Ltd. Morgan Stanley MUFG Securities Co., Ltd. Mitsubishi UFJ NICOS Co., Ltd. Card Business Service Co.,Ltd. Ryoshin DC Card Company Ltd. JMS Co., Ltd. Paygent Co., Ltd. JA Card Co., Ltd ACOM CO., LTD. IR Loan Servicing, Inc. MU Credit Guarantee Co., Ltd. GeNiE Inc. Japan Digital Design, Inc. Global Open Network, Inc. Global Open Network Japan, Inc. MUFG Innovation Partners Co., Ltd. MUFG Innovation Partners No.1 Investment Partnership MUFG Innovation Partners No.2 Investment Partnership MUFG Innovation Partners Garuda No. 1 Investment limited partnership MUFG Innovation Partners Garuda No. 1 Investment partnership Mitsubishi Research Institute DCS Co., Ltd. Mitsubishi HC Capital Inc. Solution Design Co., Itd. Nippon Record Keeping Network Co., Ltd. Mitsubishi UFJ Financial Partners Co.,Ltd. Mitsubishi UFJ Life Science 1, Limited Partnership Banco MUFG Brasil S.A. BTMU (Curacao) Holdings N.V. MUFG Bank (Europe) N.V. MUFG Funding (UK) Limited MUFG Europe Lease (Deutschland) GmbH i.L. MUFG Bank (Malaysia) Berhad MUFG North America International, Inc. MUFG Bank Mexico, S.A. MUFG Nominees (HK) Limited MUFG Nominees (UK) Limited MUFG Americas Holdings Corporation Shiloh IV Wind Project, LLC Shiloh IV Holdings Lessor Trust Green Union I Trust Green Union II Trust Green Union III Trust MUFG Americas Funding Corporation MUFG Americas Leasing Corporation

MUFG Americas Leasing (Canada) Corporation MUFG Americas Leasing & Finance, Inc. MUFG Americas Capital Leasing & Finance, LLC MUFG Americas LF Capital LLC MUFG Americas Capital Company MUFG Fund Services (USA) LLC MUFG Securities Americas Inc. MUFG Capital Analytics LLC MUFG Investor Services (US), LLC Intrepid Investment Bankers LLC Catalina Solar Holdings Lessor Trust Catalina Solar, LLC Morgan Stanley MUFG Loan Partners, LLC PT. MU Research and Consulting Indonesia MU Research and Consulting (Thailand) Co., Ltd. MUFG Participation (Thailand) Co., Ltd. AO MUFG Bank (Eurasia) MUFG Bank (China), Ltd. BTMU Liquidity Reserve Investment Limited MUFG Bank Turkey Anonim Sirketi Bank of Ayudhya Public Company Limited Krungsri Ayudhya AMC Limited Krungsri Nimble Company Limited Ayudhya Development Leasing Company Limited Ayudhya Capital Auto Lease Public Company Limited Krungsriayudhya Card Company Limited General Card Services Limited Ayudhya Capital Services Company Limited Krungsri General Insurance Broker Limited Krungsri Genesis Company Limited Krungsri Asset Management Company Limited Total Services Solutions Public Company Limited Ngern Tid Lor Public Company Limited Krungsri Securities Public Company Limited Siam Realty and Services Security Co.,Ltd. Krungsri Leasing Services Co., Ltd. HATTHA Bank Plc. Krungsri Finnovate Co., Ltd. Hattha Services Co., LTD. Krungsri Non-deposit Taking Microfinance Institution Co., Ltd Krungsri Capital Securities Public Company Limited Lotus' s Money Services Finnoventure Private Equity Trust I BTMU Liquidity Reserve Investment 2 Limited BTMU Liquidity Reserve Investment 3 Limited PT Guna Dharma PT Bank Danamon Indonesia, Tbk. PT Adira Quantum Multifinance PT Adira Dinamika Multi Finance Tbk PT Zurich Asuransi Indonesia Tbk MUFG Enterprise Solutions India Private Limited MUFG Holding (Thailand) Co., Ltd. Bangkok MUFG Limited GOLDEN ASIA FUND VENTURES LTD. Lakefield Wind Project OP Trust Lakefield Wind Project, LLC Pacwind Holdings Lessor Trust Pacific Wind, LLC Vietnam Joint Stock Commercial Bank for Industry and Trade GOLDEN ASIA FUND II, L.P. Security Bank Corporation GOLDEN ASIA FUND III, L.P. Mars Growth Capital Pte. Ltd. Mars Growth Capital Fund1, LP SB Finance Company, Inc. Mars Growth Capital Pre-Unicorn Fund, LP Mars Equity M.C. Pte. Ltd. Drakefield Holdco S.àr.l. Mitsubishi UFJ Trust International Limited Mitsubishi UFJ Baillie Gifford Asset Management Limited Mitsubishi UFJ Investor Services & Banking (Luxembourg) S.A. MUFG Lux Management Company S.A. Mitsubishi UFJ Asset Management (UK) Ltd. LUX J1 FUND MUFG Investor Services Holdings Limited MUFG Fund Services (Bermuda) Limited MUFG Fund Services (Cayman) Limited MUFG Fund Services (Cayman) Group Limited MUFG Fund Services (Ireland) Limited Fund Secretaries Limited

MUFG Fund Services Limited

Annexure A

MUFG Fund Services (Hong Kong) Limited MUFG Alternative Fund Services (Cayman) Limited Firtown International Holdings Ltd. General Secretaries Ltd. AFS Controlled Subsidiary 1 Ltd. AFS Controlled Subsidiary 2 Ltd. AFS Controlled Subsidiary 3 Ltd. MUFG Alternative Fund Services (Ireland) Limited MUFG Jersey Limited MUFG Jersey Management Company Limited MUFG Controlled Subsidiary 1 (Cayman) Limited MUFG Fund Services (Cayman)2 Limited MUFG Fund Services (Halifax)2 Limited MUFG Fund Services (Cyprus) Limited MUFG Investor Services FinTech Limited MCC Asset Management (Cayman) Ltd. SWS MU FUND MANAGEMENT CO., LTD. SWSMU (SHANGHAI) ASSETS MANAGEMENT COMPANY LIMITED MUFG Securities EMÉA plc MUFG Securities (Europe) N.V. MUFG Securities Asia Limited MUFG Securities (Canada), Ltd. EASY BUY Public Company Limited ACOM CONSUMER FINANCE CORPORATION ACOM (M) SDN. BHD. Morgan Stanley FIRST SENTIER INVESTORS (LUXEMBOURG) EDIF II GP S.Á.R.L (COMPANY NO. B204413) FIRST SENTIER INVESTORS (AUSTRALIA) IM LTD (ACN 114 194 311) FIRST SENTIER INVESTORS (AUSTRALIA) INFRASTRUCTURE HOLDINGS LTD (ACN 085 313 926) FIRST SENTIER INVESTORS (AUSTRALIA) INFRASTRUCTURE MANAGERS PTY LTD (ACN 101 384 294) FIRST SENTIER INVESTORS (AUSTRALIA) IP HOLDINGS PTY LIMITED (ACN 625 765 399) FIRST SENTIER INVESTORS (AUSTRALIA) RE LTD (ACN 006 464 428) FIRST SENTIER INVESTORS (AUSTRALIA) SERVICES PTY LIMITED (ACN 624 305 595) FIRST SENTIER INVESTORS (HONG KONG) NOMINEES LIMITED (CR NO. 0206615) FIRST SENTIER INVESTORS (HONG KONG) AMC LIMITED (CR NO. 0580652) FIRST SENTIER INVESTORS (HONG KONG) LIMITED (CR NO. 0206616) FIRST SENTIER INVESTORS ASIA HOLDINGS LIMITED (ACN 054 571 701) FIRST SENTIER INVESTORS EUROPE HOLDINGS LIMITED (COMPANY NO. 03904310) FIRST SENTIER INVESTORS REALINDEX PTY LTD (ACN 133 312 017) FIRST SENTIER INVESTORS (LUXEMBOURG) EDIF I FEEDERS MC S.A.R.L (COMPANY NO. B134314) FIRST SENTIER INFRASTRUCTURE MANAGERS (INTERNATIONAL) LIMITED (COMPANY NO. 298444) FIRST SENTIER INVESTORS (UK) IM LIMITED (COMPANY NO. SC047708) FIRST SENTIER INVESTORS (UK) SERVICES LIMITED (COMPANY NO. 03904320) FIRST SENTIER INVESTORS (IRELAND) LIMITED (COMPANY NO. 629188) FIRST SENTIER INVESTORS (JAPAN) LIMITED (COMPANY NUMBER 0104-01-093090) FIRST SENTIER INVESTORS (SINGAPORE) (REGISTRATION NO. 196900420D) FIRST SENTIER INVESTORS (UK) FUNDS LIMITED (COMPANY NO. 02294743) FIRST SENTIER INVESTORS (US) LLC (FILE NUMBER 546 9442) FIRST SENTIER INVESTORS (LUXEMBOURG) EDIF I MC S.A.R.L (COMPANY NO. B128117) FIRST SENTIER INVESTORS (SINGAPORE) HOLDINGS LIMITED (REGISTRATION NO. 199901706Z) FIRST SENTIER INVESTORS INTERNATIONAL IM LIMITED (COMPANY NO. SC079063) First Sentier Investors EU Holdings Limited (Company No.727873) FSIB LTD (REGISTRATION NO. 26193) SI HOLDINGS LIMITED (COMPANY NO. SC109439) AlbaCore Capital Group Limited (Company No.727871) AlbaCore Capital Limited (Company No. 581750) AlbaCore Capital (UK) Limited (Company No. 10220978)

AlbaCore Capital LLP (Company No. OC412196)

MUFG Fund Services (Canada) Limited MUFG Fund Services (UK) Limited MUFG Fund Services (Halifax) Limited MUFG Fund Services (Singapore) Pte. Ltd.

# Annexure B

This is annexure B of 3 pages referred to in Form 603, Notice of initial substantial holder dated 13 February 2024

R. Sakuma

Ryuichiro Sakuma

Authorised signatory

Dated 13 February 2024

Holder of relevant interest	Date of acquisition	Consideration cash	Consideration non-cash	Class and r securities a	
Mitsubishi UFJ Financial Group, Inc.	9/10/2023	8,690.40	N/A	8,520	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	10/10/2023	269.66	N/A	278	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	10/10/2023	7,427.55	N/A	7,618	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	11/10/2023	8,726.90	N/A	8,905	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	1/11/2023	1,248.00	N/A	1,300	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	7/11/2023	531.00	N/A	531	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	9/11/2023	3,501.00	N/A	3,501	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	14/11/2023	2,041.00	N/A	2,041	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	15/11/2023	254.72	N/A	256	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	15/11/2023	0.99	N/A	1	Stapled Security
Mitsubishi UFJ Financial Group, Inc.	20/11/2023	6,090.00	N/A	6,000	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	21/11/2023	3,540.32	N/A	3,488	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	23/11/2023	14,595.00	N/A	14,595	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	24/11/2023	9,503.01	N/A	9,599	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	7/12/2023	242.31	N/A	246	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	8/12/2023	218.67	N/A	222	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	8/12/2023	1,703.23	N/A	1,765	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	11/12/2023	700.80	N/A	730	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	15/12/2023	337.00	N/A	337	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	20/12/2023	1,356.43	N/A	1,343	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	21/12/2023	701.00	N/A	701	Stapled Securities

Mitsubishi UFJ Financial Group, Inc.	21/12/2023	1,695.05	N/A	1,670	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	27/12/2023	309.92	N/A	298	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	4/01/2024	758.34	N/A	766	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	9/01/2024	700.70	N/A	715	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	9/01/2024	866.80	N/A	880	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	10/01/2024	2,404.35	N/A	2,466	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	11/01/2024	873.18	N/A	891	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	12/01/2024	1,126.16	N/A	1,167	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	12/01/2024	700.05	N/A	718	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	18/01/2024	6,874.66	N/A	7,124	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	18/01/2024	2,015.89	N/A	2,089	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	23/01/2024	2,778.93	N/A	2,807	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	23/01/2024	3,977.97	N/A	4,101	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	24/01/2024	2,083,260.18	N/A	1,561,470	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	24/01/2024	46,200.00	N/A	35,000	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	24/01/2024	533,840.00	N/A	400,000	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	25/01/2024	11,444.45	N/A	8,703	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	25/01/2024	7,192.68	N/A	5,449	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	25/01/2024	64,350.00	N/A	49,500	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	25/01/2024	221,703.09	N/A	169,239	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	25/01/2024	445,884.26	N/A	338,530	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	25/01/2024	119,764.92	N/A	90,731	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	25/01/2024	8,354.13	N/A	6,305	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	25/01/2024	88,276.80	N/A	66,624	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	25/01/2024	13,250.00	N/A	10,000	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	25/01/2024	4,309.20	N/A	3,240	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	25/01/2024	134,215.48	N/A	102,065	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	30/01/2024	971,748.53	N/A	740,369	Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	31/01/2024	533,880.00	N/A	400,000	Stapled Securities

Mitsubishi UFJ Financial Group, Inc.	31/01/2024	1,346,840.13	N/A	1,026,808 Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	1/02/2024	681,269.23	N/A	517,622 Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	2/02/2024	635,124.15	N/A	482,378 Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	5/02/2024	2,155,179.27	N/A	1,643,801 Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	8/02/2024 (for 7/02/2024)	2,699,357.60	N/A	2,000,000 Stapled Securities
Mitsubishi UFJ Financial Group, Inc.	8/02/2024	1,768,599.55	N/A	1,286,185 Stapled Securities