

# Form 603

Corporations Act 2001  
Section 671B

## Notice of initial 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) (NPR) ACN/ARSN ACN 644 715 382

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

Namee Euree Asset Management Pty Ltd, 45 Whitehorse Road, Deepdene Vic 3103 AFSL 546248

ACN/ARSN (if applicable) .ACN 664 390 241

The holder became a substantial holder on 19 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 (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Fully paid ordinary stapled securities in Newmark Property REIT (Ord Fully Paid)	8,920,961	8,920,961	5.02%

### 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 (7)	Class and number of securities
Euree Asset Management Pty Ltd	Having a relevant interest by controlling the exercise of voting rights attached to the securities in calling an EGM	Fully paid ordinary 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	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
	SEE ANNEXURE "A"		

### 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 (9)		Class and number of securities
		Cash	Non-cash	
NON_CASH CONSIDERATION	NON_CASH CONSIDERATION		NON-CASH	

**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
Euree Asset Management Pty Ltd CAN 664 390 241	Controlling the exercise of voting rights attached to the securities in calling an EGM

**7. Addresses**

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

Name	Address
	SEE ANNEXURE "B"


**Signature**

print name **Winston Sammut** capacity **Property Director- Euree Asset Management P/L**

Date 19/February/2024

**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 7 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 total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
  - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. 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.
- (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) 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.

# ANNEXURE "A"

Holder Of Relevant Interest	Registered Holder of Securities	Person entitled to be registered as holder	Class and Number of Securities
Euree AssetManagement	Adept Australia Pty Ltd	Adept Australia Pty Ltd	15,700Ord
Euree AssetManagement	Anzone Pty Ltd	Anzone Pty Ltd	339213Ord
Euree AssetManagement	BKW George Street Fitzroy	BKW George Street Fitzroy	404568Ord
Euree AssetManagement	BRH Securities	BRH Securities	50000Ord
Euree AssetManagement	Clayville Pty Ltd	Clayville Pty Ltd	326408Ord
Euree AssetManagement	David Stephens & Mrs Piroska Stephens	David Stephens & Mrs Piroska Stephens	59800Ord
Euree AssetManagement	Euree A-REIT Securities Fund	Euree A-REIT Securities Fund	135000Ord
Euree AssetManagement	Gold Tiger Investments Pty Ltd	Gold Tiger Investments Pty Ltd	1500000Ord
Euree AssetManagement	Gold Tiger Investments Pty Ltd	Gold Tiger Investments Pty Ltd	424016Ord
Euree AssetManagement	Graham & Cosette Canning	Graham & Cosette Canning	119000Ord
Euree AssetManagement	Hamada Nominees Pty Ltd	Hamada Nominees Pty Ltd	400000Ord
Euree AssetManagement	Jetan Pty Limited	Jetan Pty Limited	200000Ord
Euree AssetManagement	Jiguma Pty Ltd	Jiguma Pty Ltd	50000Ord
Euree AssetManagement	John and Norma Oakes	John and Norma Oakes	50000Ord
Euree AssetManagement	L Roth Cohen Superannuation	L Roth Cohen Superannuation	37082Ord
Euree AssetManagement	Lampace Pty Ltd <SRF>	Lampace Pty Ltd <SRF>	425000Ord
Euree AssetManagement	Lampace Pty Ltd SFT>	Lampace Pty Ltd SFT>	5000Ord
Euree AssetManagement	Maranmar Pty Ltd	Maranmar Pty Ltd	250000Ord
Euree AssetManagement	Mihan Holdings Pty Ltd	Mihan Holdings Pty Ltd	205750Ord
Euree AssetManagement	Mihan Nominees Pty Ltd	Mihan Nominees Pty Ltd	348918Ord
Euree AssetManagement	Mircorp Properties Pty Ltd	Mircorp Properties Pty Ltd	215050Ord
Euree AssetManagement	Mr Anthony John Badawy	Mr Anthony John Badawy	1980Ord
Euree AssetManagement	Mr Colin Blackhall	Mr Colin Blackhall	24262Ord
Euree AssetManagement	Mr Geoffrey John Pedersen &	Mr Geoffrey John Pedersen &	107546Ord
Euree AssetManagement	Mr Grant Loveridge	Mr Grant Loveridge	206498Ord
Euree AssetManagement	Mr Keith Albert Cattach &	Mr Keith Albert Cattach &	140598Ord
Euree AssetManagement	Mr Robert John Prout	Mr Robert John Prout	34600Ord
Euree AssetManagement	Neja Pty Ltd	Neja Pty Ltd	2000000Ord
Euree AssetManagement	Page FundsPty Ltd	Page FundsPty Ltd	150000Ord
Euree AssetManagement	Pirotta Super Pty Ltd	Pirotta Super Pty Ltd	139376Ord
Euree AssetManagement	Satchmo E Pty Ltd	Satchmo E Pty Ltd	250000Ord
Euree AssetManagement	Tufile Pty Ltd	Tufile Pty Ltd	200000Ord
Euree AssetManagement	Walter & Elizabeth Gibian	Walter & Elizabeth Gibian	50000Ord
Euree AssetManagement	WJR Retirement Pty Ltd	WJR Retirement Pty Ltd	15596Ord
Euree AssetManagement	Woolly 1 Pty Ltd	Woolly 1 Pty Ltd	40000Ord

ANNEXURE "B"		
Adept Australia Pty Ltd	4 Cardinal Crescent	NEWPORT QLD 4020
Anzone Pty Ltd	70A Cook Road	CENTENNIAL PARK NSW 2021
BKW George Street Fitzroy	U 4 369 Drummond Street	CARLTON VIC 3053
BRH Securities	23A Paradise Avenue	CLAREVILLE NSW 2107
Clayville Pty Ltd	Unit 607 370 St Kilda Rd	MELBOURNE VIC 3004
Euree A-REIT Securities Fund	Level 7, 7 Macquarie Place,	Sydney NSW 2000
Gold Tiger Investments Pty Ltd	PO Box 1242	NORTH SYDNEY NSW 2059
Gold Tiger Investments Pty Ltd	PO Box 1242	NORTH SYDNEY NSW 2059
Graham & Cosette Canning	Gold Coast	QLD
Hamada Nominees Pty Ltd	Apt 4, 25 Wallace Avenue	TOORAK VIC 3142
Jetan Pty Limited	44 Drumalbyn Road	BELLEVUE HILL NSW 2023
L Roth Cohen Superannuation	Unit 607 370 St Kilda Rd	MELBOURNE VIC 3004
Lampace Pty Ltd <SRF>	30 Empire Street	HABERFIELD NSW 2045
Lampace Pty Ltd SFT>	31 Empire Street	HABERFIELD NSW 2046
Maranmar Pty Ltd	PO Box 445	NORTH SYDNEY NSW 2059
Mihan Holdings Pty Ltd	Unit 607 370 St Kilda Rd	MELBOURNE VIC 3004
Mihan Nominees Pty Ltd	Unit 607 370 St Kilda Rd	MELBOURNE VIC 3004
Mircorp Properties Pty Ltd	Unit 607 370 St Kilda Rd	MELBOURNE VIC 3004
Mr Anthony John Badawy	23 Ishmael Road	CAMIRA QLD 4300
Mr Colin Blackhall	406/2 Springfield Avenue	POTTS POINT NSW 2011
Mr Geoffrey John Pedersen &	GPO Box 1215	ADELAIDE SA 5001
Mr Grant Loveridge	31 Elanora Rd	ELANORA HEIGHTS NSW 2101
Mr Keith Albert Cattach &	12 Lempriere Close	TEMPLESTOWE VIC 3106
Mr Robert John Prout	4 Cardinal Crescent	NEWPORT QLD 4020
Neja Pty Ltd	44 Drumalbyn Rd	BELLEVUE HILL NSW 2023
Pirotta Super Pty Ltd	26 Fortescue Street	CHISWICK NSW 2046
Walter & Elizabeth Gibian	2/176 Sydney Road	FAIRLIGHT NSW 2094
WJR Retirement Pty Ltd	PO Box 56	SUMMER HILL NSW 2130
Woolly 1 Pty Ltd	16 Jetty Street	GRANGE SA 5022