

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity	NPR Management Limited as responsible entity for Newmark Property REIT, comprising the Newmark Hardware Trust ARSN 161 274 111 and the Newmark Capital (Chadstone) Property Trust ARSN 648 280 219
ABN	31 644 715 382

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Michael Frederick Doble
Date of last notice	9 December 2021

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Indirect
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	28,265 stapled securities held through Doble Family Pty Ltd (as trustee of Doble Family Investment Trust) 28,265 stapled securities held through Doble Family Super Pty Ltd (as trustee of Doble Family Super Fund)
Date of change	21 March 2024
No. of securities held prior to change	56,530
Class	Stapled ordinary securities
Number acquired	N/A
Number disposed	56,530

+ See chapter 19 for defined terms.

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Value/Consideration <small>Note: If consideration is non-cash, provide details and estimated valuation</small>	Non-cash – 22,612 fully paid units in BWP Trust ARSN 088 581 097 pursuant to BWP's off-market takeover offer for all of the issued securities in Newmark Property REIT (comprising the Newmark Hardware Trust ARSN 161 274 111 and the Newmark Capital (Chadstone) Property Trust ARSN 648 280 219) which commenced 8 February 2024.
No. of securities held after change	Nil.
Nature of change <small>Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</small>	Participation in BWP's off-market takeover offer for all of the issued securities in Newmark Property REIT (comprising the Newmark Hardware Trust ARSN 161 274 111 and the Newmark Capital (Chadstone) Property Trust ARSN 648 280 219) which commenced 8 February 2024.

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	N/A
Nature of interest	N/A
Name of registered holder (if issued securities)	N/A
Date of change	N/A
No. and class of securities to which interest related prior to change <small>Note: Details are only required for a contract in relation to which the interest has changed</small>	N/A
Interest acquired	N/A
Interest disposed	N/A
Value/Consideration <small>Note: If consideration is non-cash, provide details and an estimated valuation</small>	N/A
Interest after change	N/A

Part 3 – ⁺Closed period

⁺ See chapter 19 for defined terms.

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Were the interests in the securities or contracts detailed above traded during a ⁺closed period where prior written clearance was required?	N/A
If so, was prior written clearance provided to allow the trade to proceed during this period?	N/A
If prior written clearance was provided, on what date was this provided?	N/A

⁺ See chapter 19 for defined terms.