

Continuous Disclosure Notice

NEWMARK HARDWARE TRUST (ARSN 161 274 111)

14 April 2021

NEWMARK HARDWARE TRUST PROPERTY ACQUISITIONS

Eastgardens

Newmark Hardware Trust ('Trust') has acquired Bunnings Eastgardens located at 140-148 Denison Street, Hillsdale NSW, located approximately 11 kilometres south of the Sydney Central Business District.

Commencing trade in June 2017, this modern, freestanding, purpose-built Bunnings Warehouse has a lettable area of approximately 14,920 square metres and 418 undercroft car parking spaces. The property serves a large catchment in Sydney's eastern suburbs that includes surrounding suburbs Maroubra, Pagewood and Botany.

The Trust purchased the property for \$75.0 million and settled on 14 April 2021.

Preston

The Eastgardens acquisition follows the recent purchase by the Trust of a 2.05 hectare site at 64-74 Bell Street, Preston Victoria ('Preston land') that is currently being developed with new a Bunnings Warehouse that on completion in 2022, will comprise a lettable area of approximately 18,612 square metres with 525 onsite carparks.

The Trust acquired the Preston land and entered into an Agreement for Lease for the development of the Bunnings Warehouse by Bunnings Group Limited on 1 February 2021. The purchase price paid for the land was \$15.0 million, with Bunnings Group Limited funding and managing the construction works through to completion. The Trust will make a final construction cost payment to Bunnings Group Limited and a final payment to the vendor of the Preston land upon satisfactory completion and commencement of the Bunnings lease.

The acquisition of these two flagship Bunnings Warehouse properties in key metropolitan locations is consistent with the Trust's objectives of providing unitholders with exposure to a geographically diverse portfolio of high-quality real estate underpinned by secure lease covenants to leading national retailers that supports consistent and growing distributions.

Contact us

If you have any questions about the Trust or your unitholding, please contact us on **03 9066 3966** or email investor@newmarkcapital.com.au.

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