



Continuous Disclosure Notice

NEWMARK HARDWARE TRUST (ARSN 161 274 111)

2 June 2021

Asset valuation update

Newmark REIT Management Limited is pleased to advise that new independent valuations have been completed for all assets in the Newmark Hardware Trust ('Trust'), resulting in a 2.6% increase in the Trust's portfolio value to \$320.75 million.

	Property	Valuer	Capitalisation rate	Valuation at 1 June 2021	% of portfolio at 1 June 2021
Properties					
1	Launceston, Tas	Savills	5.66%	\$55.75m	17.4%
2	Maroochydore, Qld	Savills	5.00%	\$68.50m	21.4%
3	Lake Haven, NSW	Savills	4.75%	\$50.00m	15.6%
4	Warragul, Vic	Savills	5.75%	\$56.50m	17.6%
5	Eastgardens, NSW	CBRE	4.125%	\$75.00m	23.4%
Properties under development					
6	Preston, Vic	Savills	n/a	\$15.00m ¹	4.7%
Total				\$320.75m	100.0%

¹ 'As-is' valuation at 1 June 2021.

The increased portfolio valuation is attributable to a combination of contracted rent reviews and a firming of valuation parameters in response to increased investment demand from purchasers for assets in the Hardware and Large-Format Retail sector as evidenced by recent market transactions. The valuations have been adopted as the book value for each property and are reflected in the unit price from 31 May 2021.

Contact us

If you have any questions about the Trust or your unitholding, please contact us on **+61 3 9066 3966** or email investor@newmarkcapital.com.au.



Important information

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