

Newmark Hardware Trust

Continuous disclosure notice

Friday, 13 March, 2020

Asset valuation update

Newmark Capital is pleased to advise that new valuations of the Maroochydore and Launceston properties held by the Newmark Hardware Trust have resulted in the following changes:

- Maroochydore property increases by 12.9% to \$63.5 million, up from \$56.25 million (unchanged since November 2018). The increase in valuation is underpinned by a lower capitalisation rate and rental increases since the previous valuation.
- Launceston property increases by 12.6% to \$52.9 million, up from \$47.0 million (unchanged since November 2018). The increase in valuation is underpinned by a lower capitalisation rate and rental increases since the previous valuation.
- Unit price increases by 10.6% to \$1.6056 per unit from \$1.4514 as at 12 March 2020. This price will now be adopted as the issue and withdrawal price for units in the Trust.
- Income yield decreases from 5.9%¹ as at 31 December 2019 to 5.3%.²

If you have any questions or would like to know more about the Newmark Hardware Trust, please visit <https://www.newmarkcapital.com.au/funds/newmark-hardware-trust> or contact Newmark Capital's Investor Services Team on (03) 9066 3966.

Important notice

This continuous disclosure notice has been prepared by Newmark Capital Limited ABN 12 126 526 690 AFSL No. 319372 ("Newmark Capital") as responsible entity and issuer of units in the Newmark Hardware Trust ARSN 161 274 111 ("Trust") as at the date stated herein, in accordance with Regulatory Guide 198 (Unlisted disclosing entities: Continuous disclosure obligations) issued by the Australian Securities and Investments Commission. The notice is for information purposes only and is not personal financial product advice. Newmark Capital has not considered the investment objectives, financial circumstances or particular needs of any particular recipient. You should consider your own financial situation, objectives and needs and if necessary obtain professional advice in relation to this update. Past performance is not a reliable indicator of future performance. You should read the Product Disclosure Statement dated 15 February 2019 (as updated or replaced) before making an investment decision relating to the Trust.

No representation or warranty, express or implied, is made as to the accuracy, completeness or correctness of this update or as to the reasonableness of any assumption, contained in this update. Any investment, including an investment in the Trust, is subject to risk. If a risk eventuates, it may result in reduced distributions and/or a loss of some or all of the capital value of your investment. See the PDS for examples of key risks. This document may contain certain forward-looking statements which involve known and unknown risks, uncertainties and assumptions which are beyond the control of Newmark Capital and its directors, and are not guarantees of future performance. Actual results may differ materially from the anticipated results and neither Newmark Capital nor any other person gives any representation, assurance or guarantee (express or implied) that the occurrence of these results will actually occur.

¹ Calculated by dividing the annualised distribution by the unit price as at 31 December 2019

² Calculated by dividing the annualised distribution by the unit price as at 13 March 2020