

Disclosure notice - Newmark Como Property Trust

3 October 2023

Como Centre Revaluation

Newmark Capital Limited as responsible entity of the Newmark Como Property Trust (**Trust**), advises that it has adopted an updated independent valuation of the Como Centre of \$360,800,000 as at 1 August 2023. This is down 5.05% from the previous valuation of \$380,000,000 as independently assessed in March 2022. The updated valuation has been adopted for financial reporting and first mortgage purposes as at 30 June 2023.

The revaluation has resulted in a reduction in the net tangible asset value per unit to \$1.56 as at 30 June 2023, down 17 cents per unit from \$1.73 as most recently reported to unitholders. The Trust's loan to value ratio has increased to 49.1% as at the date of this notice against the financial covenant with the borrower of 55%.

The 5.05% reduction in the valuation of the property is predominantly due to some expansion in the property's capitalisation rate, which has been driven by the 400 bps of increases to the official cash rate handed down by the RBA since the prior valuation in March 2022. This has resulted in a re-rating of all asset values across the commercial property sector.

Mutually exclusive to the revaluation, the Trust recently entered into an interest rate swap agreement capping half of the Trust's debt at an interest rate of 1.5% for 12 months until October 2024. This should improve the Trust's interest cover ratio over time which is currently 1.80x as at the date of this notice against a covenant of 1.50x.

At an asset level, the property has continued to perform strongly and has a weighted average occupancy of 99% (by income) and WALE (weighted average lease expiry) of 3.34 years as at the date of this notice. The responsible entity continues to be very focused on enhancing the value of the property in order to optimise returns to investors.

Newmark Capital will soon release an updated RG46 disclosure guide based on the Trust's most recent audited financial statements for the year ended 30 June 2023.

For more information, please contact:

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Newmark Capital Limited

responsible entity of the Newmark Como Property Trust ARSN 616 371 665

Legal notice

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