

Newmark Como Property Trust

Disclosure Guide: ASIC Regulatory Guide 46
As at 30 June 2025



Newmark Capital Limited
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Scope of this Disclosure Guide

This guide contains disclosure about the six benchmarks and eight disclosure principles described in Regulatory Guide 46 (**RG 46**) issued by the Australian Securities and Investments Commission (**ASIC**). RG 46 aims to improve disclosure to retail investors to help them compare risks and returns across investments in the unlisted property sector. As with all investment types, the business model of unlisted property funds can create risks for investors. There are a number of common risks associated with investments in unlisted property funds, and disclosure relating to them can help investors make informed decisions, including comparing the risks and returns across investments in the sector.

The information in this guide is as at 30 June 2025 unless stated otherwise.



1.0 Borrowings

1.1 Disclosure Principle 1 – Gearing ratio

The Trust's gearing ratio was approximately 53.2% based on the Trust's audited financial statements as at 30 June 2025. The gearing ratio is calculated using the following formula:

$$\text{Gearing ratio} = \frac{\text{Total interest - bearing liabilities}}{\text{Total assets}}$$

Explanation to investors

The gearing ratio demonstrates the extent to which the Trust's total assets are funded by interest-bearing liabilities and gives an indication of the potential risks investors face in terms of external liabilities that rank ahead of them. A higher gearing ratio means the Trust has a higher amount of debt to service, and leads to greater magnification of gains and losses for investors compared to a lower gearing ratio.

The Trust holds all assets and liabilities directly therefore the gearing ratio and the 'look-through' gearing ratio are the same.

1.2 Benchmark 1 – Gearing policy

Benchmark	The Responsible Entity maintains and complies with a written policy that governs the level of gearing at an individual credit facility level.
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Met or not met	The Trust met the benchmark.
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Newmark Capital Policy

Newmark Capital has a Gearing Policy under which it seeks to limit the Trust's gearing ratio to no greater than 55% on a Trust level and on an individual credit facility level.

1.3 Disclosure Principle 2 – Interest cover ratio

The Trust's interest cover ratio ('ICR') was 1.64 times based on the Trust's audited financial statements as at 30 June 2025. The ICR is calculated using the following formula:

$$\text{ICR} = \frac{\text{EBITDA} - \text{unrealised gains} + \text{unrealised losses}}{\text{Interest expense}}$$

where EBITDA means earnings before interest, tax, depreciation and amortisation.

Explanation to investors

The ICR measures the ability of a trust to service interest on debt from earnings. The lower the interest cover ratio, the higher the risk that a trust will not be able to meet its interest expense. Failure to make an interest payment when due can lead to a requirement to repay debt, sell assets and/or pay additional fees and penalties that can result in losses for investors in unlisted property funds.



The Trust's interest cover ratio of 1.64 times means that the level of earnings from the Trust is 1.64 times greater than the level of interest expense on debt, meaning that there are surplus earnings after interest payments which can be used to pay other Trust expenses and distributions to investors.

1.4 Benchmark 2 – Interest cover policy

Benchmark	The Responsible Entity maintains and complies with a written policy that governs the level of interest cover at an individual credit facility level.
Met or not met	The Trust partially met the benchmark.

Newmark Capital Policy

The purpose of this benchmark is to encourage responsible entities to maintain and comply with a policy that addresses the risks associated with borrowings and interest cover. Newmark Capital maintains a written interest cover policy that governs the level of interest cover at an individual credit facility level, and therefore partially met this benchmark.

Under this policy, Newmark Capital targets the interest cover ratio to be no less than 2.0 times on an individual credit facility level. The Trust's ICR was 1.64 times, which is lower than 2.0 times required under the policy. As such the Trust's ICR fell outside the target set out in the interest cover policy and the Trust therefore did not meet that element of the benchmark as at 30 June 2025. However, more importantly, the Trust's ICR was higher than the minimum 1.5 times ICR covenant required under the Trust's debt facility.

On 29 November 2024, the Trust entered into a 2 year interest rate swap for no cost at an interest rate of 3.95% against 90 day BBSY over a notional amount of \$138.8m, commencing on 29 November 2024 and ending on 16 October 2026. On 4 June 2025, the interest rate swap was restructured to extend the term to 30 June 2027 at an interest rate of 3.73% over the same notional amount for no cost.

1.5 Benchmark 3 – Interest capitalisation

Benchmark	The interest expense of the Trust is not capitalised.
Met or not met	The Trust met the benchmark.

Explanation to investors

The Trust's interest expense is not capitalised but paid monthly to the Trust's lender.



1.6 Disclosure Principle 3 – Scheme borrowing

Facility as at 30 June 2025	
Term	2 –years, expiring June 2027
Aggregate amount owing	\$178.5 million
Aggregate undrawn amount	\$6.5 million
Assets to which the facility relates	Como Centre
Maturity profile in 12-month increments	100% - 30 June 2027
Interest rate	Average cost of drawn debt is approximately 5.30%
Interest Cover Ratio ('ICR') covenant	1.5 times
Loan to Valuation Ratio ('LVR') covenant	55%
Is the facility hedged?	Yes, \$138.75m of the facility is hedged
Amount (expressed as a %) by which the property values will need to fall by before the LVR covenant is breached (based on audited financial statements as at 30 June 2025)	1.6%

Explanation to investors

Most property schemes use a combination of borrowings and investors' funds to acquire properties. Borrowings enhance distributions when the cost of the borrowings is less than the property's underlying return and capital gain potential when property values are rising. However, they can also lead to reduced distributions when the cost of borrowings is greater than the underlying return from the property or a larger capital loss when property values are falling. The key disclosures for scheme borrowing are set out in the table above.

Amounts owing to lenders and other creditors of the Trust rank before an investor's interest in the Trust. This means that if a lender enforces its security over the assets of the Trust then the lender will be repaid before investors in the Trust receive any capital return.



2.0 Assets of the Trust

2.1 Disclosure Principle 4 – Portfolio diversification

This disclosure principle addresses a trust's investment practices and portfolio risk. Generally, the more diversified a portfolio, the lower the risk that an adverse event affecting one property or one lease will put the overall Trust at risk.

The Trust invests in one property, the Como Centre, a landmark office, hotel and retail centre prominently positioned on the corner of two of Melbourne's best-known streets – Chapel Street and Toorak Road in South Yarra, Victoria.

The Trust's investment strategy including the intention to undertake various initiatives to add value and develop a plan for future expansion opportunities of the Como Centre was outlined in the PDS, and the Trust's current assets conform to that strategy.

Should Newmark Capital propose any development or expansion works, it will keep investors informed and outline the risk and return profile and advise of any financial return. Newmark Capital is continuing to evaluate the redevelopment opportunities at the Como Centre.

2.1.1 Portfolio & tenant information

As at 30 June 2025 the Trust's investment portfolio comprised the following:

Como Centre	Area	Major tenants	Occupancy	% of gross income as at 30 June 2025
Office	NLA: 25,546m ²	Network Ten Clemenger Omnicom Media VBS Investment	96%	68%
Retail & cinema	NLA: 6,602m ²	Palace Cinema	89%	13%
Hotel	111 rooms	Accor	100%	7%
Car park	520 spaces	Secure Parking	100%	12%

NLA means Net Lettable Area

Top 5 tenants	Tenant	% of gross income as at 30 June 2025	Area
1	Network Ten	10.9%	3,874m ²
2	Clemenger	10.4%	3,995m ²
3	Secure Parking	10.2%	520 spaces
4	Accor	6.6%	111 rooms
5	Village Roadshow Group	6.4%	2,426m ²

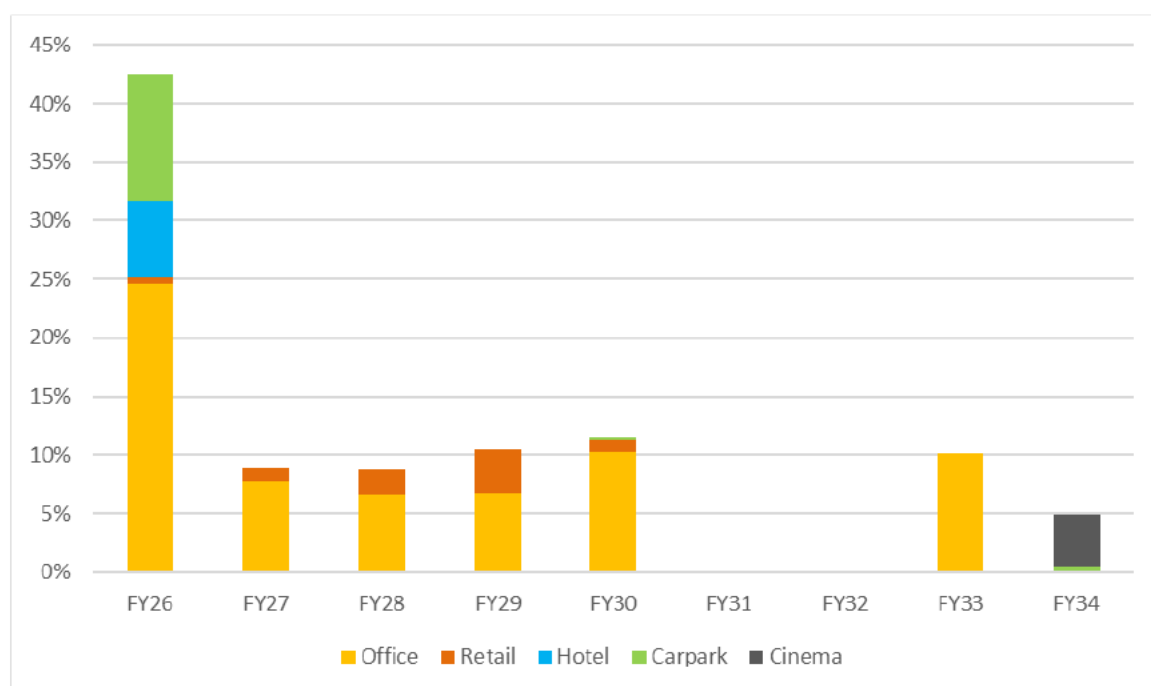
The weighted average lease expiry ('WALE') for the Trust's sole property is listed below by income and by area as at 30 June 2025:

	Office & Carpark	Retail & Cinema	Hotel
WALE – Income	2.2 years	4.7 years	7 months ¹
WALE – Area	2.4 years	4.7 years	7 months ¹

¹ The hotel lease is structured as a rolling one year term, renewing annually at the election of both parties. As at 30 June 2025 the current term was due to expire January 2026. This has subsequently been extended to January 2027.

The WALE is an indicator of the risk of lease expiries. It is weighted by income or area allowing for differing tenant sizes and rental rates. The higher the WALE the lower the risk of immediate lease expiries and potential vacancy and re-leasing costs.

The portfolio lease expiry profile in yearly periods based on income as at 30 June 2025 is set out in the chart below:



2.1.2 Valuation information

Property	Como Centre
Valuation	\$330.0 million
Date	30 June 2025
Valuer	Internal directors' valuation
Capitalisation rate	Office & Car park: 6.18% Retail: 6.50% Hotel: 6.00%
Book value as at 30 June 2025 ¹	\$330.0 million
% of portfolio ²	100%

¹ An internal directors' valuation was conducted as at 30 June 2025.

² By value



2.2 Benchmark 4 – Valuation policy

Benchmark	The Responsible Entity maintains and complies with a written valuation policy.
Met or not met	Newmark Capital met the benchmark.

Newmark Capital Policy

Newmark Capital's Valuation Policy requires properties to be independently valued by a registered valuer in the relevant state:

- before acquisition of a property on an as-if-complete basis for development property and an as-is basis for all other property;
- within two months of the Board of Newmark Capital forming the view that there is a likelihood that there has been a material change in the value of a property; and
- at least every two years in accordance with the Trust's compliance plan.

The policy meets all of the requirements of RG 46, including relating to dealing with conflicts of interest, rotation and diversity of valuers and timetable. A copy of the Valuation Policy can be obtained by calling us on 03 9066 3966.



3.0 Related party transactions

3.1 Disclosure Principle 5 – Related party transactions

Related party transactions can carry a risk that they could be assessed and monitored less rigorously than arm's length third party transactions. It is important for investors to be able to assess whether responsible entities take an appropriate approach to related party transactions. A significant number and value of such transactions may mean that investors should consider the financial position of the related group as a whole and the risk of potential conflicts of interest.

Newmark Capital's directors, shareholders and associates may hold units in the Trust, along with other investors.

Newmark Property Funds Management Pty Ltd (**'Manager'**) has been appointed as the manager of the Trust by Newmark Capital under an Investment Management Agreement. The Manager is a wholly owned subsidiary of Newmark Property Group Pty Ltd (Newmark Property Group Pty Ltd also wholly owns the Responsible Entity).

Other related parties of Newmark provide various services to the Trust:

- Newmark Operations Pty Ltd provides various services to the Manager and is a tenant of the Como Centre.
- Newmark Asset Management Pty Ltd provides leasing, property management and tenancy co-ordination services.
- Newmark Developments Pty Ltd provides project management and development services.

All related party transactions are on arm's length terms and comply with Newmark Capital's Conflicts of Interest and Related Party Transactions Policy (refer to section 3.2). All related party transaction arrangements are monitored by Newmark Capital's Compliance Committee. Related party transactions are disclosed in the Trust's annual and half-year financial statements. The most recent disclosure and financial statements are included in the FY25 audited financial statements have been made available to Unitholders directly. Unitholders can also obtain a copy of the financial statements by calling us on 03 9066 3966.

3.2 Benchmark 5 – Related party transactions

Benchmark	The Responsible Entity maintains and complies with a written policy on related party transactions, including the assessment and approval processes for such transactions and arrangements to manage conflicts of interest.
Met or not met	Newmark Capital met the benchmark.

Newmark Capital Policy

The key elements of the policy are that related party transactions must be approved by the Newmark Capital Board (with detailed information provided on the arm's length basis of the transaction), Newmark Capital must act in the best interests of investors, the transaction must be fair and reasonable and be properly documented. The policy sets out when independent reports may be appropriate, and how disclosure should be made to investors.

Detailed approval and assessment processes are set out in the policy, including ongoing monitoring by the compliance officer and Compliance Committee.



4.0 Trust distributions and withdrawal rights

4.1 Disclosure Principle 6 – Distribution practices

The distribution for the June 2025 quarter was 0.6833 cents per unit resulting in 2.7 cents per unit for the June 2025 financial year, sourced from cash from operations. The responsible entity considers this rate to be sustainable for FY26 assuming no material unforeseen departures from the Trust's FY26 budget and business plan, including changes to Trust's operating environment, tenants complying with their existing lease obligations, timing of capital requirements to fund tenant incentives and the Trust's key budget assumptions being achieved. Should circumstances arise where income assumptions or funding requirements are materially different to the current forecast or the long term fund strategy, the Trust may reduce distributions.

4.2 Benchmark 6 – Distribution practices

Benchmark	The Trust will only pay distributions from its cash from operations (excluding borrowings) available for distribution.
Met or not met	The Trust met the benchmark.

There are risks associated with paying distributions from sources other than cash from operations (excluding borrowings). This practice may not be commercially sustainable over the longer term, particularly where property values are not increasing.

Where part of the distribution is paid from borrowings, this reduces Unitholders' equity and the net tangible assets per unit. It will also increase the gearing ratio and gearing related risks. Where the Trust is close to its loan-to-valuation ratio covenant, the risk of breaching these covenants is increased.

Newmark Capital Policy

Distributions are intended to be calculated and paid quarterly to Unitholders and are based on the number of units held during the distribution period and the number of days that an investor held the units in the distribution period.

Distributions are generally to be paid only from cash from operations (excluding borrowings). However, the Trust may pay distributions from other sources if it is considered to be in the best interests of Unitholders (for example if rental income is reduced due to reconfiguration) and where payment from that source is expected to be sustainable in the relevant circumstances. Other sources may include borrowings or a deferral of management fees.

4.3 Disclosure Principle 7 – Withdrawal arrangements

As the underlying asset of the Trust is illiquid, Unitholders will generally not be able to withdraw from the Trust during the remainder of the Trust Term¹.

In 2022, Newmark Capital undertook a review of the Trust ('Trust Review') which included its debt, capital structure and term. As part of this Trust Review, Newmark Capital offered Unitholders the opportunity to withdraw some of their investment in the Trust.

Newmark Capital will continue to review strategic opportunities for the Trust and Unitholders prior to the expiry date of the Trust's term.

4.4 Disclosure Principle 8 – Net tangible assets

The Trust's **net tangible assets ('NTA') on a per unit basis** was **\$1.28** as at **30 June 2025** based on the Trust's audited financial statements. The NTA is calculated using the following formula:

$$\text{NTA} = \frac{\text{Net assets} - \text{intangible assets} +/- \text{any other adjustments}^*}{\text{Number of units in the scheme on issue}}$$

* There were no intangible assets or adjustments included in the calculation above.

Explanation to investors

The NTA calculation should be based on the Trust's latest financial statements. The latest financial statements would usually be the latest audited or reviewed financial statements, except where Newmark Capital is aware of material changes since those statements were issued.

An NTA calculation helps unitholders understand the value of the assets upon which the value of their unit is determined. Changes in the NTA provide unitholders information on the performance of the Trust and therefore the performance of their investment. The NTA is also an indication of what value will be returned to them at the end of the term of the Trust, however past performance is not a reliable indicator of future performance.

¹ The term of the Trust, which is to be approximately 10 years from 28 June 2016.

Important Notice and Disclaimer

As responsible entity for and the issuer of units in the Newmark Como Property Trust ARSN 616 371 665 ('Trust'), Newmark Capital Limited ABN 12 126 526 690, AFSL 319 372 ('Newmark Capital' or 'Responsible Entity') is the issuer of this document, and any additional disclosure or updated information available from <https://www.newmarkcapital.com.au/funds/newmark-como-property-trust>.

Newmark Capital may update this document from time to time. Newmark Capital recommends investors refer to the Newmark Capital website at www.newmarkcapital.com.au/funds/newmark-como-property-trust for these updates.

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