

# Newmark Property Income Fund

For more than 25 years, the Property Income Fund (Fund) has blended direct properties and unlisted property trusts with listed property investments (A-REITs) and cash to provide investors with regular income.

## Direct Property Assets

\$74.3m total asset value  
(36.7% of the Fund)



**223-227 Governor Road, Braeside, VIC**

Book Value	\$28.0m
Cap Rate	5.63%
WALE	15.7 years
Occupancy	100%
Sector	Industrial
PIF Fund Exposure	13.8%



**70 Light Square, Adelaide, SA**

Book Value	\$15.5m
Cap Rate	6.50%
WALE	1.7 years
Occupancy	87%
Sector	Office
PIF Fund Exposure	7.7%

**An actively managed, diverse portfolio of direct, unlisted and listed property assets.**



**296 St. Vincent Street, Port Adelaide SA**

Book Value	\$15.0m
Cap Rate	6.50%
WALE	3.4 years
Occupancy	100%
Sector	Office
PIF Fund Exposure	7.4%



**86-88 Learmonth Road, Wendouree, VIC**

Book Value	\$9.32m
Cap Rate	7.00%
WALE	4.3 years
Occupancy	100%
Sector	Social Infra
PIF Fund Exposure	4.6%



**134 King Street, Newcastle, NSW**

Book Value	\$6.4m
Cap Rate	7.00%
WALE	1.5 years
Occupancy	100%
Sector	Office
PIF Fund Exposure	3.2%



## Keep your money accessible

- Daily liquidity<sup>1</sup>
- More accessible than most direct property investment funds



## Regular consistent income

- Monthly income payments made to your bank account



## Access commercial properties, hassle-free

- Access to property investments without the obligations of direct property ownership
- Opportunity to invest in properties which may not otherwise be available to individuals



## Peace of mind

- A consistent and solid performer for more than 25 years
- Zero balance sheet debt<sup>2</sup>
- Diversified portfolio of quality assets helps to mitigate the risks of market volatility

## Unlisted Property Investments

\$38.9m total asset value  
(19.2% of the Fund)



### Australian Unity Student Accommodation Fund

No. Underlying Assets	1
Sector	Social Infrastructure
PIF Fund Exposure	7.0%



### Planum Footscray Fund

No. Underlying Assets	1
Sector	Office
PIF Fund Exposure	3.0%



### Australian Unity Disability Accommodation Fund

No. Underlying Assets	177
Sector	Social Infrastructure
PIF Fund Exposure	2.1%



### Australian Unity Childcare Property Fund

No. Underlying Assets	14
Sector	Social Infrastructure
PIF Fund Exposure	2.1%



### Trilogy Caboolture Property Fund

No. Underlying Assets	2
Sector	Retail
PIF Fund Exposure	1.9%



### Elanor Warrarong Plaza Property Fund

No. Underlying Assets	1
Sector	Retail
PIF Fund Exposure	1.7%



### ASA Diversified Property Fund

No. Underlying Assets	6
Sector	Diversified
PIF Fund Exposure	1.3%



### Australian Unity Healthcare Property Trust

No. Underlying Assets	82
Sector	Social Infrastructure
PIF Fund Exposure	0.1%



### Elanor Waverley Gardens Property Fund

No. Underlying Assets	1
Sector	Retail
PIF Fund Exposure	0.1%

## A-REIT Listed Property Investments

\$81.3m total asset value  
(40.2% of the Fund)

## Cash and Other

\$7.9m total asset value  
(3.9% of the Fund)

**1. Liquidity.** The Fund is open for daily withdrawals, which will normally be paid within five business days. In times of abnormal operating or market conditions, or periods of excessive withdrawals, the Fund may take up to 180 days to pay withdrawals. During these times AUPL may offer alternative withdrawal arrangements if these are deemed to be in the best interest of investors. Refer to the PDS for more information regarding withdrawals.

**2. Gearing.** The Fund's underlying investments (e.g. listed and unlisted property investments) may borrow to finance new and existing assets, to develop and maintain those assets, and to provide liquidity for operating purposes and managing working capital. Refer to the PDS for more information regarding the costs involved with Fund's underlying investments' borrowings.

Units in the Newmark Property Income Fund (Fund) ARSN 094 220 498 Units are issued by Newmark RE Limited ABN 18 658 761 561, AFS Licence No. 554640.

Information provided here is general information only and current at the time of publication. It does not take into account your objectives, financial situation or needs. Accordingly, you should consider the appropriateness of such information having regard to your objectives, financial situation and needs. In deciding whether to acquire, hold or dispose of Fund units you should obtain a copy of the Product Disclosure Statement (PDS) and Supplementary PDS (SPDS) and seek appropriate professional financial and taxation advice before making any such decision. Copies of the PDS, SPDS and Target Market Determination for the Fund is available at <http://newmarkcapital.com.au/property-income-fund/> or by calling our Investor Services team on +61 (03) 9820 3344. Investment decisions should not be made upon the basis of its past performance or distribution rate since each of these can vary. This information is intended for recipients in Australia only.

\*Fund Exposure based on Gross Asset Values as at 31 December 2025