



# Newmark Property Income Fund

# 6.1% p.a.

## Current Income Yield

Current income yield net of fees. Based on unit price as at 07/04/2026 and annual distribution of 5 cents per unit. Distribution yield will adjust higher or lower based on entry price at the time of investment and risk factors, and is not guaranteed. Past performance is not a reliable indicator of future performance.

## Looking for reliable income?

## This is the answer you've been looking for.

### About the Fund

For over 25 years, the Fund has invested in quality properties and delivered stable, consistent income to investors, backed by secure leases to strong tenants.

### Fund Objective

To provide investors with regular monthly income through a diversified portfolio of directly owned commercial property, and a suite of listed and unlisted property securities.

- ✓ Portfolio of quality property investments
- ✓ Attractive tax-effective returns
- ✓ Reliable monthly income
- ✓ Peace of mind



### 25 Year Track Record

A consistent and solid performer for more than 25 years.



### Regular Stable Income

Monthly income payments made to your bank account.



### Diversified Asset Exposure

Comprehensive property exposure across direct property, property funds and listed A-REITs.



# Newmark

## Key Information

|                                   |   |
|-----------------------------------|---|
| <b>APIR Code</b>                  | YOC0100AU   |
| <b>Applications / Withdrawals</b> | Applications and withdrawals can be made daily.*  |
| <b>Distribution Frequency</b>     | We pay income directly to your bank account every month.  |
| <b>Minimum Investment</b>         | The minimum investment is \$5,000, with additional investments starting from \$1,000.   |
| <b>Management Fees and Costs</b>  | Management fees of 0.99% p.a. apply, together with indirect costs. Transaction costs apply on application and withdrawal via buy and sell spreads. Fees and costs reduce returns. For full details refer to the Product Disclosure Statement. |

## Invest in commercial properties with reliable income

### Important Notice

Units in the Newmark Property Income Fund (Fund) ARSN 094 220 498 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. This product is only available to investors within the target market as set out in the Fund's Target Market Determination, and advisers must ensure that any distribution of the product is consistent with the TMD. 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. All investments involve risk, including the potential loss of capital and prospective investors should consider the risks outlined in the relevant Product Disclosure Statement before making any investment decision. Forward-looking statements are based on current expectations and assumptions and are subject to risks and uncertainties. Actual outcomes may differ materially. No assurance is given that any forecast will be achieved. Past performance is not a reliable indicator of future performance.

\*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 the responsible entity 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.

Photo: Australian Unity Student Accommodation Fund, Lady Lamington Building, Herston QLD (Photo Credit: Scott Burrows)

## Who the Fund is For

This Fund is designed for investors who are seeking income distributions and/or capital growth as part of a satellite (up to 10%) investment in their portfolio. It suits those with a minimum investment timeframe of five years and a high to very high risk tolerance for this portion of their portfolio. Investors should also be comfortable with the possibility that withdrawals may be delayed in abnormal market conditions.

## Before You Consider Investing

The Fund is not suitable for investors who are seeking capital preservation, guaranteed income, or a core or standalone investment solution.

## Key Risks

### Liquidity Risk:

*Withdrawals normally processed within five business days but may take up to 180 days in certain conditions.*

### Market and Valuation Risk:

*Property and listed securities values may fluctuate.*


### Tenant and Leasing Risk:

*Income depends on tenant occupancy and lease terms.*

### No Guarantee:

*Income and capital value are not guaranteed.*

**Contact us today for more information or to start your application!**

 (03) 9820 3344

 [info@newmarkcapital.com.au](mailto:info@newmarkcapital.com.au)

 <https://newmarkcapital.com.au/property-income-fund/>

