

Continuous Disclosure Notice

NEWMARK HARDWARE TRUST (ARSN 161 274 111)

1 November 2021

NEWMARK HARDWARE TRUST: UPDATE ON RESTRUCTURE PROPOSAL, TEMPORARY SUSPENSION OF APPLICATIONS FROM 12 NOVEMBER 2021 AND TEMPORARY SUSPENSION OF WITHDRAWALS FROM 29 OCTOBER 2021

Further to the previous Continuous Disclosure Notices outlining the possible merger of the Newmark Hardware Trust (Hardware Trust) with the Newmark Capital (Chadstone) Property Trust (Chadstone Trust), and listing of the merged group on the Australian Securities Exchange (ASX) (Restructure Proposal), we now provide the following update to the unitholders of the Hardware Trust.

In November 2020, unitholders voted overwhelmingly in favour of a resolution to amend the Trust's constitution to make possible a range of restructuring options. In December 2020, unitholders of the Chadstone Trust also overwhelmingly supported the Restructure Proposal at general meeting. Since then, Newmark has been assessing whether the Restructure Proposal is in unitholders' best interests and if so, the best timing for such a transaction. Since February 2021, the Trust has settled three high-quality acquisitions in Bunnings Eastgardens (April 2021), Bunnings Melton (August 2021) and the Bunnings Preston land (February 2021). Further to these quality portfolio additions - for the 12 month period from September 2020 to September 2021, the total return to investors has been 19%. Now that these properties have settled, Newmark considers that the Trust is well positioned to pursue the Restructure Proposal and has re-engaged with our financial advisors, consultants and broader investor groups to continue exploring the merits of the Restructure Proposal.

Restructure Proposal next steps

In order for the Restructure Proposal to be fully considered, it is necessary to temporarily suspend the limited monthly withdrawal facility from Friday, 29 October 2021. Applications for investment in the Trust will remain open until 12 November 2021 at which time they also will be temporarily suspended.

If we determine the Restructure Proposal to be in unitholders' best interests, we will advise unitholders and provide further information, including a Product Disclosure Statement. Should the Restructure Proposal not proceed, there will be no impact to the normal operation of the Trust and the limited, monthly withdrawal facility will re-open at our discretion and applications will resume.

We expect to finalise our assessment and to reach a decision on the Restructure Proposal next month.

Contact us

If you have any questions about the Trust or your unitholding, please contact us on **03 9066 3966** or investor@newmarkcapital.com.au.

Important information

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