

BlackWall Property Trust
ARSN 109 684 773

This Appendix 4E should be read in conjunction with the consolidated financial report of BlackWall Property Trust for the year ended 30 June 2020 (previous corresponding period: year ended 30 June 2019).

| Results for announcement to the market | 2020 | 2019 | Movement |
|---|---------------|---------------|------------------|
| | \$'000 | \$'000 | Up/(Down) |
| Revenue | | | |
| Operating income | 24,668 | 25,518 | (3%) |
| Asset revaluations | 19,313 | 10,816 | 79% |
| Total revenue from continuing operations | 43,981 | 36,334 | 21% |
| Profit from continuing operations attributable to unitholders | 7,397 | 4,393 | 68% |
| Net profit attributable to unitholders | 7,397 | 4,393 | 68% |

| Distributions | 2020 | 2019 |
|-----------------------------|-------------|-------------|
| | cpu | cpu |
| Interim distribution | 3.5 | 5.0 |
| Final distribution declared | 3.5 | 3.5 |
| | 7.0 | 8.5 |

Record date: 04 September 2020
 Payment date: 25 September 2020

| | 2020 | 2019 |
|--------------|-------------|-------------|
| NTA per unit | \$1.47 | \$1.48 |

Control gained or lost over entities during the period

| Name of entity over which control was gained or lost | Date control was changed | Profit / (loss) for the current period from date of change of control |
|--|--------------------------|---|
| n/a | n/a | n/a |

This report should be read in conjunction with the financial statements, which have been audited by ESV Business Advice and Accounting. The accounts have been audited with an unqualified audit opinion.



Tim Brown
 Director
 Sydney, 26 August 2020



Jessie Glew
 Director
 Sydney, 26 August 2020

BLACKWALL PROPERTY TRUST ARSN 109 684 773

BLACKWALL FUND SERVICES LIMITED (Responsible Entity) ABN 39 079 608 825 (AFSL No. 220242)

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