

**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 2018 (previous corresponding period: year ended 30 June 2017).

<b>Results for announcement to the market</b>	<b>2018</b>	<b>2017</b>	<b>Movement</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>Up/(Down)</b>
Revenue			
Operating income	19,098	11,007	74%
Asset revaluations	20,457	15,658	31%
Total revenue from continuing operations	39,555	26,665	48%
Profit from continuing operations attributable to unitholders	17,985	16,846	7%
Net profit attributable to unitholders	17,985	16,846	7%

<b>Distributions</b>	<b>2018</b>	<b>2017</b>
	<b>cpu</b>	<b>cpu</b>
Interim distributions	5.0	4.5
Final distributions declared	5.0	6.5
	10.0	11.0

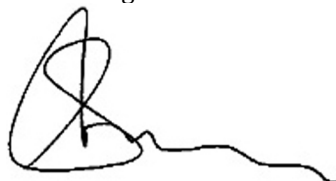
Record date: 26 September 2018  
 Payment date: 17 October 2018

	<b>2018</b>	<b>2017</b>
NTA per unit	\$1.55	\$1.39

**Control gained or lost over entities during the period**

<b>Name of entity over which control was gained or lost</b>	<b>Date control was changed</b>
Pymont Bridge Property Pty Ltd (Gained Control)	31 December 2017
Pymont Bridge Trust (Gained Control)	31 December 2017

This report should be read in conjunction with the financial statements, which have been audited by ESV Accounting and Business Advisors.



Stuart Brown  
 Director  
 Sydney, 31 August 2018