



ASX Release

26 February 2019

BWF Half Year Results December 2018

BlackWall's operating businesses have produced a pleasing result for the first half of the 2019 financial year with WOTSO Turnover up 53% to \$6.1 million* and recurring fee income up 52% in BlackWall Asset Management (\$3.2 million). Following this, the **interim dividend has increased 5% to 2 cents per share fully franked, to be paid on 10 April 2019.**

"April will be a big month for our businesses with settlement due for the sale of our largest project, the Bakehouse Quarter," said BlackWall's COO Jess Glew. "BlackWall and its predecessors have managed the Bakehouse Quarter for over 20 years so we are all sad to see it go. That said, settlement will take our operating businesses to a new level," said Miss Glew.

BlackWall negotiated the \$380 million sale of the property to YUHU Group in June 2017 on behalf of the ownership syndicate known as the Kirela Development Unit Trust. Kirela is owned by BlackWall directors, a group of high net worth individuals, the BlackWall Property Trust (ASX Code: BWR) and an unlisted retail investment trust known as the Bakehouse Quarter Trust.

"Bakehouse Quarter investors have earned an IRR of well over 15% per annum since the site was bought in 1997, so the sale brings to a close a very successful investment," said BlackWall CFO Tim Brown, "the problem for the investors is that many of them wanted a means to continue investing with us. In response, we have structured a proposal that will see a large portion of the Bakehouse sale value rolled into our listed trust, BWR," said Mr Brown.

Documentation for the proposal will be released in the coming weeks and a meeting of both BWR and BWF investors will be held in mid April ahead of the 18 April Bakehouse settlement date.

The proposal, if approved, will see around \$110 million of cash flow into the group's operations. Most of that capital will go into BWR but around \$10 million will go into BWF to fund the expansion of WOTSO.

For further information please contact:

Stuart Brown (CEO) on 0413 921 570 or sbrown@blackwall.com.au

Tim Brown (CFO) on 0416 925 376 or tbrown@blackwall.com.au

** Normalised for discontinued operations. See page 7 of the BWF Interim Financial Report for more details.*