

24 May 2019

The Manager, Company Announcements Office
Australian Securities Exchange
Level 4, 20 Bridge Street
Sydney NSW 2000

Attention: Mr George Tharian
Adviser, Listings Compliance

Dear Mr Tharian

BlackWall Property Trust (ASX: BWR)
Notice under Section 1012DA(5)(e) Corporations Act 2001

This notice is given by BlackWall Fund Services Limited (ACN 079 608 625), in its capacity as responsible entity ("Responsible Entity") of the managed investment scheme BlackWall Property Trust (ARSN 109 684 773) ("BWR") under section 1012DA(5)(e) Corporations Act 2001 (Cth) ("Act").

The Responsible Entity advises that:

- a) it has completed the issue and allotment to investors of 81,880,677 fully paid BWR Securities ("New Securities") at a price of \$1.48 per security pursuant to transactions approved at a General Meeting of unitholders held on 10 May 2019;
- b) the New Securities were issued without a Product Disclosure Statement for the New Securities being prepared;
- c) this notice is being given under section 1012DA(5)(e) of the Act;
- d) as a disclosing entity, the Responsible Entity, in its capacity as responsible entity of BWR, and issuer of the New Securities, is subject to regular reporting and disclosure obligations;
- e) as at the date of this notice, the Responsible Entity has complied with:
 - a. the provisions of Chapter 2M of the Act as they apply to BWR; and
 - b. section 674 of the Act as it applies to BWR; and
- f) as at the date of this notice, there is no excluded information of the type referred to in sections 1012DA(7) and 1012DA(8) of the Act.

Yours sincerely,



Sophie Gowland
Company Secretary