

Rule 3.8A

Appendix 3E

Daily share buy-back notice (*except* minimum holding buy-back and selective buy-back)

Information and documents given to ASX become ASX's property and may be made public.

Introduced 1/9/99. Origin: rule 3.6, Appendix 7C. Amended 30/9/2001, 11/01/10

Name of entity	ABN/ARSN
BLACKWALL PROPERTY TRUST	109 684 773

We (the entity) give ASX the following information.

Information about buy-back

1	Type of buy-back	ON-MARKET
2	Date Appendix 3C was given to ASX	7 JULY 2015

Total of all shares/units bought back, or in relation to which acceptances have been received, before, and on, previous day

	Before previous day	Previous day
3	Number of shares/units bought back or if buy-back is an equal access scheme, in relation to which acceptances have been received	
	348,735	2,500
4	Total consideration paid or payable for the shares/units	
	\$438,728.81	\$3,300.00
	Before previous day	Previous day

+ See chapter 19 for defined terms.

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5	If buy-back is an on-market buy-back	highest price paid: \$1.34 date: 04 Jan 2016	highest price paid: \$1.32
		lowest price paid: \$1.195 date: 9 July 2015	lowest price paid: \$1.32 highest price allowed under rule 7.33: \$1.34

Participation by directors

6 Deleted 30/9/2001.

How many shares/units may still be bought back?

7 If the company/trust has disclosed an intention to buy back a maximum number of shares/units – the remaining number of shares/units to be bought back

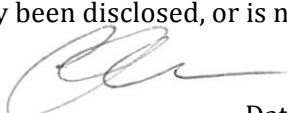
4,318,098

Compliance statement

1. ~~The company is in compliance with all Corporations Act requirements relevant to this buy-back.~~

or, for trusts only:

1. The trust is in compliance with all requirements of the Corporations Act as modified by Class Order 07/422, and of the trust's constitution, relevant to this buy-back.
2. There is no information that the listing rules require to be disclosed that has not already been disclosed, or is not contained in, or attached to, this form.

Sign here:  Date: 26 February 2016.....
(Director/Company secretary)

Print name:CAROLINE RAW.....
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+ See chapter 19 for defined terms.