

ASX Release

26 August 2019

Full Year Financial Statements – 30 June 2019

2019 has been a big year for BlackWall highlighted by the sale of the Bakehouse Quarter and a doubling of the size of the BlackWall Property Trust (BWR).

BWR now has over \$300 million in assets and gearing of just 18%. Importantly BWR's property portfolio has a running yield of 6.5% pa and fully let yield over 7.0%, well above the yields that now seem to prevail in the commercial property market. We believe that this gives us a defensive portfolio position and significant capacity to respond to future opportunities.

We have continued to expand our WOTSO Workspace business to a level where we think it is time for WOTSO to separate from the group and look to expand with an independent and focussed management team. WOTSO has an opportunity to grow well beyond the property portfolio controlled by our group and an independent structure will create an opportunity for this potential to be realised.

As previously announced the separation of WOTSO is subject to shareholder and ATO approval but we have already implemented the key management changes necessary for the transformation to occur. Tim Brown and Jess Glew have been appointed as joint Managing Directors of BlackWall and previous CEO Stuart Brown has taken up the role of WOTSO Managing Director.

Richard Hill has been BlackWall's non-executive Chairman since listing in 2011. My fellow board members and I thank him for his considerable contribution in this role and are delighted that Richard will continue with the company as a non-executive director.

Further information on the demerger and WOTSO's board will be announced in preparation for the relevant meeting of BWF shareholders.

BWF will pay a final fully franked dividend of 2.1 cents per share on 9 October 2019 and BWR will pay a final distribution of 3.5 cents per unit (100% tax deferred) on 8 October 2019.



Seph Glew
Chairman

For more information

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Joint Managing Directors

WOTSO:

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