

Form 605

Corporations Act 2001
Section 671B

Notice of ceasing to be a substantial holder

To: **Company Name/Scheme:** Newmark REIT Management Limited as responsible entity for Newmark Property REIT, a stapled group comprising Newmark Hardware Trust (ARSN 161 274 111) and Newmark Capital (Chadstone) Property Trust (ARSN 648 280 219)

ACN/ARSN: 644 715 382

1. Details of substantial holder

Name: Mitsubishi UFJ Financial Group, Inc.

The holder ceased to be a substantial holder on: 28 March 2024

The previous notice was given to the company on: 20 February 2024

The previous notice was dated: 19 February 2024

The holder became aware on: 1 April 2024

2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
See annexure A to this notice					

3. Changes in association

The persons who have become associates of, ceased to be associates of, or have changed the nature of their association with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association

4. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Mitsubishi UFJ Financial Group, Inc.	2-7-1, Marunouchi, Chiyoda-ku, Tokyo 100-8330, Japan

5. Signature

Dated 2 April 2024

Authorised signatory

Kenji Takase

This is annexure A of 1 page referred to in Form 605, Notice of ceasing to be a substantial holder dated 2 April 2024

Authorised signatory

Dated 2 April 2024

Kenji Takase

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change	Class and number of securities affected		Person's votes affected
16/02/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	379,400.75	275,928	Stapled Securities	275,928
19/02/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	96,580.25	71,874	Stapled Securities	71,874
19/02/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	1.35	1	Stapled Security	1
19/02/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	247.48	184	Stapled Securities	184
20/02/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	143,829.49	106,430	Stapled Securities	106,430
21/02/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	6,755.40	5,000	Stapled Securities	5,000
22/02/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	55,280.75	40,768	Stapled Securities	40,768
27/02/2024	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	3,246.58	2,396	Stapled Securities	2,396
27/02/2024	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	57.96	42	Stapled Securities	42
27/02/2024	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	7,627.79	5,619	Stapled Securities	5,619
28/02/2024	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	970.18	716	Stapled Securities	716
28/02/2024	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	6,292.65	4,610	Stapled Securities	4,610
28/02/2024	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	7,105.62	5,244	Stapled Securities	5,244
28/02/2024	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	252.50	186	Stapled Securities	186
28/02/2024	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	5,355.99	3,931	Stapled Securities	3,931
29/02/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	14,747.82	10,884	Stapled Securities	10,884
29/02/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	23,918.46	17,652	Stapled Securities	17,652
1/03/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	91,773.36	67,283	Stapled Securities	67,283
1/03/2024	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	4.05	3	Stapled Securities	3
1/03/2024	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	338.94	252	Stapled Securities	252
4/03/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	375,006.97	272,000	Stapled Securities	272,000
4/03/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	8,702.38	6,329	Stapled Securities	6,329
4/03/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	2,760.00	2,000	Stapled Securities	2,000
15/03/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	54,301.46	38,500	Stapled Securities	38,500
18/03/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	12,263.10	8,696	Stapled Securities	8,696
18/03/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	78,922.29	56,000	Stapled Securities	56,000
19/03/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	224,057.02	158,835	Stapled Securities	158,835
20/03/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	231,727.99	164,987	Stapled Securities	164,987
21/03/2024	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	3,938.22	2,803	Stapled Securities	2,803
21/03/2024	Mitsubishi UFJ Financial Group, Inc.	Sale of securities by an entity controlled by Morgan Stanley	91.33	65	Stapled Securities	65
26/03/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	1,258.50	877	Stapled Securities	877
28/03/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	2,748.46	1,922	Stapled Securities	1,922
28/03/2024	Mitsubishi UFJ Financial Group, Inc.	Tender offer (Negative) by an entity controlled by Morgan Stanley	N/A	499,221	Stapled Securities	499,221
28/03/2024	Mitsubishi UFJ Financial Group, Inc.	Tender offer (Negative) by an entity controlled by Morgan Stanley	N/A	12,656,623	Stapled Securities	12,656,623
28/03/2024	Mitsubishi UFJ Financial Group, Inc.	Purchase of securities by an entity controlled by Morgan Stanley	1,684.35	1,182	Stapled Securities	1,182