

BlackWall Property Trust
ARSN 109 684 773

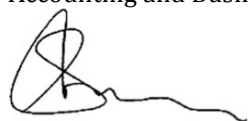
This Appendix 4E should be read in conjunction with the consolidated financial report of BlackWall Property Trust for the year ended 30 June 2016 (previous corresponding period: year ended 30 June 2015).

Results for announcement to the market	2016	2015	Movement
	\$'000	\$'000	Up/(Down)
Revenue			
Operating income	14,995	10,439	43.64%
Asset revaluations	4,387	3,673	19.44%
Total revenue from continuing operations	19,382	14,112	37.34%
Profit from continuing operations attributable to unitholders	10,956	6,183	77.20%
Net profit attributable to unitholders	10,909	6,336	72.17%
Distributions (100% tax deferred)	2016	2015	
	cpu	cpu	
Interim distributions	6.0	5.5	
In-specie distributions	16.0	-	
Final distributions declared	4.0	6.0	
Record date: 19 October 2016	26.0	11.5	
Payment date: 9 November 2016			
	2016	2015	
NTA per unit	\$1.27	\$1.40	

Control gained or lost over entities during the period

Name of entity over which control was gained or lost	Date control was changed	Loss for the current period to/from date of change of control	Profit for the previous corresponding period
Bald Rock Fund (Lost Control)	31 October 2015	(\$121,000)	\$393,000
BlackWall Telstra House Trust (Gained Control)	30 June 2016	-	N/A

This report should be read in conjunction with the financial statements, which have been audited by ESV Accounting and Business Advisors.



Stuart Brown
 Director
 Sydney, 24 August 2016