

ASX Release BWF

BlackWall Completes \$80 million Debt Acquisition

BlackWall announces that it has completed an \$80 million debt acquisition with National Australia Bank (NAB). The Pymont Bridge Trust now controls an office/media and technology hub on the Sydney CBD's Western fringe known as 55 Pymont Bridge Road, Pymont.

To assist with the acquisition BlackWall has completed a \$15.5 million wholesale and sophisticated investor capital raising in the Pymont Bridge Trust. BlackWall has invested \$500,000 in the Trust.

Leasing of the building's vacant space has progressed with the lease for a new 2,000 sqm childcare centre now executed. We are close to signing up an office/data centre for an international broadcast service provider, which will upgrade and reuse the substantial technical plant and equipment installed by previous tenants. A further 125 sqm has been committed for a small office/data centre on Level 3.

The building has over 14,000 sqm of net lettable area. About 8,000 sqm is already leased to tenants including Verizon, Fairfax Media and Data Processors. Once the above leasing deals are complete, BlackWall will have just over 3,000 sqm of vacant hi-tech office/media space. This space includes some of the former Fox Sports broadcast premises. When Fox Sports vacated the building, BlackWall negotiated with Fox Sports to retain most of its technical fit-out which is now available for lease to new tenants.

Please contact (02) 9033 8611 for any leasing enquiries.

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