

Form 603Corporations Act 2001
Section 671B**Notice of initial substantial holder**To Company Name/Scheme Healthco Healthcare and Wellness Reit

ACN/ARSN ARSN 652 057 639

1. Details of substantial holder (1)

Dexus Asset Management Limited CAN 080 674 479 (DXAM) in its capacity as responsible entity for the following managed investment schemes:

Name

- APN AREIT Fund ARSN 134 361 229 (APN AREIT)
- APN Property For Income Fund ARSN 090 467 208 (APN PFIF)
- APN Property For Income Fund No.2 ARSN 113 296 110 (APN PFIF No.2)
- DXAM as manager appointed by Colonial First State to manage APN CFS AREIT Fund (APN CFS AREIT)

ACN/ARSN (if applicable) As above

The holder became a substantial holder on 13/10/2022**2. Details of voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary Fully Paid Units	17,154,386	17,154,386	5.27

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
See Annexure A		

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
See Annexure A			

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
See Annexure B				

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

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

7. Addresses

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

Name	Address
See Annexure C	

Signature

print name Chantal Churchill capacity Company Secretary

sign here *Ch Churchill* date 13/10/2022

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".

- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

Dexus Asset Management Limited (DXAM)
Level 5, 80 Collins St Melbourne VIC 3000
CAN 080 674 479

Annexures to Form 603
Healthco Healthcare and Wellness Reit
ARSN 652 057 639

Annexure A

Holder of relevant interest	Registered holder of securities	Person Entitled to be Registered as Holder	Nature of Relevant Interest	Class and number of Securities
DXAM as responsible entity of APN Property for Income Fund	NAB Asset Servicing	NAB Asset Servicing	Responsible Entity with power to exercise control over voting rights	1,144,116 Ordinary Fully Paid Units
DXAM as responsible entity of APN Property for Income Fund No.2	NAB Asset Servicing	NAB Asset Servicing	Responsible Entity with power to exercise control over voting rights	337,747 Ordinary Fully Paid Units
DXAM as responsible entity of APN AREIT Fund	NAB Asset Servicing	NAB Asset Servicing	Responsible Entity with power to exercise control over voting rights	13,707,032 Ordinary Fully Paid Units
DXAM as Investment Manager of the APN CFS AREIT mandate	Northern Trust (SG)	Northern Trust (SG)	Investment Manager with power to exercise control over voting rights	1,748,292 Ordinary Fully Paid Units
DXAM as responsible entity of APN GREIT Fund	NAB Asset Servicing	NAB Asset Servicing	Responsible Entity with power to exercise control over voting rights	217,199 Ordinary Fully Paid Units

Annexure B

Holder of relevant Interest	Date	Nature of Acquisition	Consideration (Cash)	Number of Units
DXAM as responsible entity of APN Property for Income Fund	12-Aug-21	Initial Public Offering	\$896,690	448,345
DXAM as responsible entity of APN Property for Income Fund	6-Oct-21	On Market Acquisition	\$66,171.00	30,000
DXAM as responsible entity of APN Property for Income Fund	7-Oct-21	On Market Acquisition	\$66,031.54	29,756
DXAM as responsible entity of APN Property for Income Fund	14-Oct-21	On Market Acquisition	\$6,489.30	2,910

DXAM as responsible entity of APN Property for Income Fund	18-Oct-21	On Market Acquisition	\$156,800.00	70,000
DXAM as responsible entity of APN Property for Income Fund	20-Oct-21	On Market Acquisition	\$5,249.43	2,397
DXAM as responsible entity of APN Property for Income Fund	21-Oct-21	On Market Acquisition	\$22,170.89	10,217
DXAM as responsible entity of APN Property for Income Fund	25-Oct-21	On Market Acquisition	\$25,749.60	12,000
DXAM as responsible entity of APN Property for Income Fund	26-Oct-21	On Market Acquisition	\$23,969.52	11,097
DXAM as responsible entity of APN Property for Income Fund	27-Oct-21	On Market Acquisition	\$10,850.00	5,000
DXAM as responsible entity of APN Property for Income Fund	28-Oct-21	On Market Acquisition	\$69,279.15	32,753
DXAM as responsible entity of APN Property for Income Fund	29-Oct-21	On Market Acquisition	\$102,438.09	48,093
DXAM as responsible entity of APN Property for Income Fund	9-Nov-21	On Market Acquisition	\$12,156.08	5,734
DXAM as responsible entity of APN Property for Income Fund	11-Nov-21	On Market Acquisition	\$5,347.00	2,500
DXAM as responsible entity of APN Property for Income Fund	18-Nov-21	On Market Acquisition	\$108,750.00	50,000
DXAM as responsible entity of APN Property for Income Fund	19-Nov-21	On Market Acquisition	\$108,250.00	50,000
DXAM as responsible entity of APN Property for Income Fund	21-Dec-21	On Market Acquisition	\$176,280.00	78,000
DXAM as responsible entity of APN Property for Income Fund	7-Jan-22	On Market Acquisition	\$88,000.00	40,000
DXAM as responsible entity of APN Property for Income Fund	1-Feb-22	On Market Acquisition	\$58,200.00	30,000
DXAM as responsible entity of APN Property for Income Fund	3-Feb-22	On Market Acquisition	\$86,769.36	42,534
DXAM as responsible entity of APN Property for Income Fund	8-Feb-22	On Market Acquisition	\$20,707.24	10,185
DXAM as responsible entity of APN Property for Income Fund	23-Feb-22	On Market Acquisition	\$59,250.00	30,000

DXAM as responsible entity of APN Property for Income Fund	25-Feb-22	On Market Acquisition	\$57,825.00	30,000
DXAM as responsible entity of APN Property for Income Fund	1-Mar-22	On Market Acquisition	\$47,500.00	25,000
DXAM as responsible entity of APN Property for Income Fund	5-Apr-22	On Market Acquisition	\$12,863.76	6,609
DXAM as responsible entity of APN Property for Income Fund	15-Jun-22	On Market Acquisition	\$74,590.00	50,000
DXAM as responsible entity of APN Property for Income Fund	7-Sep-22	On Market Sale	\$60,963.00	35,000
DXAM as responsible entity of APN Property for Income Fund	29-Sep-22	On Market Acquisition	\$36,739.01	25,986
DXAM as responsible entity of APN Property for Income Fund No.2	12-Aug-21	Initial Public Offering	\$275,702.00	137,851
DXAM as responsible entity of APN Property for Income Fund No.2	6-Oct-21	On Market Acquisition	\$22,057.00	10,000
DXAM as responsible entity of APN Property for Income Fund No.2	7-Oct-21	On Market Acquisition	\$17,608.56	7,935
DXAM as responsible entity of APN Property for Income Fund No.2	13-Oct-21	On Market Acquisition	\$17,097.33	7,807
DXAM as responsible entity of APN Property for Income Fund No.2	14-Oct-21	On Market Acquisition	\$2,595.72	1,164
DXAM as responsible entity of APN Property for Income Fund No.2	18-Oct-21	On Market Acquisition	\$29,120.00	13,000
DXAM as responsible entity of APN Property for Income Fund No.2	20-Oct-21	On Market Acquisition	\$1,574.61	719
DXAM as responsible entity of APN Property for Income Fund No.2	21-Oct-21	On Market Acquisition	\$7,388.85	3,405
DXAM as responsible entity of APN Property for Income Fund No.2	25-Oct-21	On Market Acquisition	\$6,437.40	3,000
DXAM as responsible entity of APN Property for Income Fund No.2	26-Oct-21	On Market Acquisition	\$ 5,991.84	2,774
DXAM as responsible entity of APN Property for Income Fund No.2	27-Oct-21	On Market Acquisition	\$4,340.00	2,000

DXAM as responsible entity of APN Property for Income Fund No.2	29-Oct-21	On Market Acquisition	\$20,783.96	9,826
DXAM as responsible entity of APN Property for Income Fund No.2	9-Nov-21	On Market Acquisition	\$9,724.44	4,587
DXAM as responsible entity of APN Property for Income Fund No.2	10-Nov-21	On Market Acquisition	\$6,734.25	3,152
DXAM as responsible entity of APN Property for Income Fund No.2	11-Nov-21	On Market Acquisition	\$4,906.41	2,294
DXAM as responsible entity of APN Property for Income Fund No.2	18-Nov-21	On Market Acquisition	\$65,250.00	30,000
DXAM as responsible entity of APN Property for Income Fund No.2	19-Nov-21	On Market Acquisition	\$33,429.76	15,441
DXAM as responsible entity of APN Property for Income Fund No.2	5-Jan-22	On Market Acquisition	\$55,405.00	25,000
DXAM as responsible entity of APN Property for Income Fund No.2	2-Feb-22	On Market Acquisition	\$11,640.00	6,000
DXAM as responsible entity of APN Property for Income Fund No.2	8-Feb-22	On Market Acquisition	\$17,257.05	8,488
DXAM as responsible entity of APN Property for Income Fund No.2	15-Feb-22	On Market Acquisition	\$12,300.00	6,000
DXAM as responsible entity of APN Property for Income Fund No.2	25-Feb-22	On Market Acquisition	\$19,275.00	10,000
DXAM as responsible entity of APN Property for Income Fund No.2	1-Mar-22	On Market Acquisition	\$28,500.00	15,000
DXAM as responsible entity of APN Property for Income Fund No.2	5-Apr-22	On Market Acquisition	\$6,430.91	3,304
DXAM as responsible entity of APN Property for Income Fund No.2	15-Jun-22	On Market Acquisition	\$29,836.00	20,000
DXAM as responsible entity of APN Property for Income Fund No.2	7-Sep-22	On Market Sale	\$19,159.80	11,000
DXAM as responsible entity of APN AREIT Fund	12-Aug-21	Initial Public Offering	\$10,455,028.00	5,227,514
DXAM as responsible entity of APN AREIT Fund	14-Sep-21	On Market Acquisition	\$102,540.72	45,372
DXAM as responsible entity of APN AREIT Fund	29-Sep-21	On Market Acquisition	\$502,208.91	222,236
DXAM as responsible entity of APN AREIT Fund	6-Oct-21	On Market Acquisition	\$441,140.00	200,000

DXAM as responsible entity of APN AREIT Fund	7-Oct-21	On Market Acquisition	\$110,056.26	49,595
DXAM as responsible entity of APN AREIT Fund	8-Oct-21	On Market Acquisition	\$107,265.96	48,318
DXAM as responsible entity of APN AREIT Fund	14-Oct-21	On Market Acquisition	\$129,814.99	58,213
DXAM as responsible entity of APN AREIT Fund	15-Oct-21	On Market Acquisition	\$124,344.11	55,397
DXAM as responsible entity of APN AREIT Fund	18-Oct-21	On Market Acquisition	\$2,083,200.00	930,000
DXAM as responsible entity of APN AREIT Fund	20-Oct-21	On Market Acquisition	\$52,498.68	23,972
DXAM as responsible entity of APN AREIT Fund	21-Oct-21	On Market Acquisition	\$221,721.92	102,176
DXAM as responsible entity of APN AREIT Fund	25-Oct-21	On Market Acquisition	\$214,580.00	100,000
DXAM as responsible entity of APN AREIT Fund	26-Oct-21	On Market Acquisition	\$239,703.84	110,974
DXAM as responsible entity of APN AREIT Fund	27-Oct-21	On Market Acquisition	\$201,512.71	92,863
DXAM as responsible entity of APN AREIT Fund	28-Oct-21	On Market Acquisition	\$692,808.38	327,538
DXAM as responsible entity of APN AREIT Fund	29-Oct-21	On Market Acquisition	\$213,000.00	100,000
DXAM as responsible entity of APN AREIT Fund	9-Nov-21	On Market Acquisition	\$221,247.44	104,362
DXAM as responsible entity of APN AREIT Fund	10-Nov-21	On Market Acquisition	\$281,898.36	131,944
DXAM as responsible entity of APN AREIT Fund	11-Nov-21	On Market Acquisition	\$299,432.00	140,000
DXAM as responsible entity of APN AREIT Fund	12-Nov-21	On Market Acquisition	\$961,950.60	451,620
DXAM as responsible entity of APN AREIT Fund	18-Nov-21	On Market Acquisition	\$913,500.00	420,000
DXAM as responsible entity of APN AREIT Fund	19-Nov-21	On Market Acquisition	\$649,500.00	300,000
DXAM as responsible entity of APN AREIT Fund	30-Nov-21	On Market Acquisition	\$169,141.31	77,237
DXAM as responsible entity of APN AREIT Fund	6-Jan-22	On Market Acquisition	\$1,100,000.00	500,000
DXAM as responsible entity of APN AREIT Fund	10-Jan-22	On Market Acquisition	\$1,760,000.00	800,000
DXAM as responsible entity of APN AREIT Fund	11-Jan-22	On Market Acquisition	\$433,000.00	200,000
DXAM as responsible entity of APN AREIT Fund	31-Jan-22	On Market Acquisition	\$54,207.71	28,381
DXAM as responsible entity of APN AREIT Fund	1-Feb-22	On Market Acquisition	\$318,160.00	164,000
DXAM as responsible entity of APN AREIT Fund	4-Feb-22	On Market Acquisition	\$93,069.30	46,042
DXAM as responsible entity of APN AREIT Fund	14-Feb-22	On Market Acquisition	\$165,488.28	81,646
DXAM as responsible entity of APN AREIT Fund	15-Feb-22	On Market Acquisition	\$397,700.00	194,000

DXAM as responsible entity of APN AREIT Fund	22-Feb-22	On Market Acquisition	\$603,000.00	300,000
DXAM as responsible entity of APN AREIT Fund	23-Feb-22	On Market Acquisition	\$395,000.00	200,000
DXAM as responsible entity of APN AREIT Fund	25-Feb-22	On Market Acquisition	\$578,250.00	300,000
DXAM as responsible entity of APN AREIT Fund	1-Mar-22	On Market Acquisition	\$731,500.00	385,000
DXAM as responsible entity of APN AREIT Fund	16-Mar-22	On Market Acquisition	\$287,201.10	150,000
DXAM as responsible entity of APN AREIT Fund	5-Apr-22	On Market Acquisition	\$321,628.98	165,243
DXAM as responsible entity of APN AREIT Fund	10-May-22	On Market Acquisition	\$108,352.38	65,976
DXAM as responsible entity of APN AREIT Fund	19-May-22	On Market Acquisition	\$150,680.25	90,000
DXAM as responsible entity of APN AREIT Fund	20-Jun-22	On Market Acquisition	\$67,620.27	44,752
DXAM as responsible entity of APN AREIT Fund	22-Jun-22	On Market Acquisition	\$116,390.43	78,706
DXAM as responsible entity of APN AREIT Fund	24-Jun-22	On Market Acquisition	\$727,500.00	500,000
DXAM as responsible entity of APN AREIT Fund	12-Oct-22	On Market Acquisition	\$130597.45	93,955
DXAM as Investment Manager of the APN CFS AREIT mandate	12-Aug-21	Initial Public Offering	\$1,372,580.00	686,290
DXAM as Investment Manager of the APN CFS AREIT mandate	6-Oct-21	On Market Acquisition	\$154,399.00	70,000
DXAM as Investment Manager of the APN CFS AREIT mandate	7-Oct-21	On Market Acquisition	\$117,584.00	52,900
DXAM as Investment Manager of the APN CFS AREIT mandate	8-Oct-21	On Market Acquisition	\$53,632.98	24,159
DXAM as Investment Manager of the APN CFS AREIT mandate	14-Oct-21	On Market Acquisition	\$7,787.16	3,492
DXAM as Investment Manager of the APN CFS AREIT mandate	18-Oct-21	On Market Acquisition	\$150,080.00	67,000
DXAM as Investment Manager of the APN CFS AREIT mandate	20-Oct-21	On Market Acquisition	\$7,875.24	3,596
DXAM as Investment Manager of the APN CFS AREIT mandate	21-Oct-21	On Market Acquisition	\$29,561.91	13,623
DXAM as Investment Manager of the APN CFS AREIT mandate	25-Oct-21	On Market Acquisition	\$42,916.00	20,000

DXAM as Investment Manager of the APN CFS AREIT mandate	26-Oct-21	On Market Acquisition	\$35,953.20	16,645
DXAM as Investment Manager of the APN CFS AREIT mandate	27-Oct-21	On Market Acquisition	\$10,850.00	5,000
DXAM as Investment Manager of the APN CFS AREIT mandate	28-Oct-21	On Market Acquisition	\$103,919.78	49,130
DXAM as Investment Manager of the APN CFS AREIT mandate	29-Oct-21	On Market Acquisition	\$159,750.00	75,000
DXAM as Investment Manager of the APN CFS AREIT mandate	10-Nov-21	On Market Acquisition	\$15,566.54	7,286
DXAM as Investment Manager of the APN CFS AREIT mandate	11-Nov-21	On Market Acquisition	\$5,355.82	2,500
DXAM as Investment Manager of the APN CFS AREIT mandate	12-Nov-21	On Market Acquisition	\$106,500.00	50,000
DXAM as Investment Manager of the APN CFS AREIT mandate	19-Nov-21	On Market Acquisition	\$192,685.00	89,000
DXAM as Investment Manager of the APN CFS AREIT mandate	30-Nov-21	On Market Acquisition	\$109,495.00	50,000
DXAM as Investment Manager of the APN CFS AREIT mandate	6-Jan-22	On Market Acquisition	\$165,000.00	75,000
DXAM as Investment Manager of the APN CFS AREIT mandate	7-Jan-22	On Market Acquisition	\$101,200.00	46,000
DXAM as Investment Manager of the APN CFS AREIT mandate	1-Feb-22	On Market Acquisition	\$97,000.00	50,000
DXAM as Investment Manager of the APN CFS AREIT mandate	8-Feb-22	On Market Acquisition	\$75,932.63	37,348
DXAM as Investment Manager of the APN CFS AREIT mandate	14-Feb-22	On Market Acquisition	\$70,941.50	35,000
DXAM as Investment Manager of the APN CFS AREIT mandate	1-Mar-22	On Market Acquisition	\$142,500.00	75,000
DXAM as Investment Manager of the APN CFS AREIT mandate	16-Mar-22	On Market Acquisition	\$67,013.59	35,000
DXAM as Investment Manager of the APN CFS AREIT mandate	29-Mar-22	On Market Acquisition	\$73,269.30	37,574
DXAM as Investment Manager of the APN CFS AREIT mandate	5-Apr-22	On Market Acquisition	\$12,863.76	6,609

DXAM as Investment Manager of the APN CFS AREIT mandate	23-May-22	On Market Acquisition	\$110,041.00	65,140
DXAM as responsible entity of APN GREIT Fund	15-Oct-21	On Market Acquisition	\$33,900	15,000
DXAM as responsible entity of APN GREIT Fund	18-Oct-21	On Market Acquisition	\$77,350	35,000
DXAM as responsible entity of APN GREIT Fund	29-Oct-21	On Market Acquisition	\$23,430	11,000
DXAM as responsible entity of APN GREIT Fund	16-Nov-21	On Market Acquisition	\$21,600	10,000
DXAM as responsible entity of APN GREIT Fund	23-Dec-21	On Market Acquisition	\$44,484	19,668
DXAM as responsible entity of APN GREIT Fund	13-Jan-22	On Market Acquisition	\$45,320	22,000
DXAM as responsible entity of APN GREIT Fund	4-Feb-22	On Market Acquisition	\$40,200	20,000
DXAM as responsible entity of APN GREIT Fund	24-Feb-22	On Market Acquisition	\$19,292	10,026
DXAM as responsible entity of APN GREIT Fund	4-Mar-22	On Market Acquisition	\$23,231	12,005
DXAM as responsible entity of APN GREIT Fund	4-Apr-22	On Market Acquisition	\$43,763	22,500
DXAM as responsible entity of APN GREIT Fund	14-Jun-22	On Market Acquisition	\$31,200	20,000
DXAM as responsible entity of APN GREIT Fund	29-Jun-22	On Market Acquisition	\$29,500	20,000

Annexure C

Name	Address
Dexus Asset Management Limited	Level 5, 80 Collins St, Melbourne VIC 3000
NAB Asset Servicing	Level 12, 500 Bourke Street, Melbourne VIC 3000
Colonial First State Investment Services	11 Harbour Street, Sydney NSW 2000
Northern trust (SG)	One George Street #12-06 Singapore 049145