

---

## Form 603

Corporations Act 2001  
Section 671B

### Notice of initial substantial holder

---

To Company Name/Scheme AURORA PROPERTY BUY-WRITE INCOME TRUST (AUP)

ACN/ARSN ARSN 125 153 648

#### 1. Details of substantial holder(1)

Name WESTPAC BANKING CORPORATION (WBC) and its associated entities listed in Annexure 'B'

ACN/ARSN (if applicable) ACN 007 457 141

The holder became a substantial holder on 13/04/2017

#### 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 Shares         | 129,000              | 129,000            |                  |
| Total                   | 129,000              | 129,000            | 5.34%            |

#### 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)   | Number of securities | Class of securities |
|-----------------------------|---|----------------------|---------------------|
| BT Funds Management Limited | BT Funds Management Limited is the manager of various superannuation funds, institutional investor portfolios and unit trusts and, in that capacity, can exercise the power to vote or dispose of the shares. | 51,000               | Ordinary            |
| Westpac RE Limited          | Westpac RE Limited is the manager of various superannuation funds, institutional investor portfolios and unit trusts and, in that capacity, can exercise the power to vote or dispose of the shares.          | 78,000               | Ordinary            |

#### 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            | Persons entitled to be registered as holder (8) | Class and number of securities |
|-----------------------------|--|---|--------------------------------|
| BT Funds Management Limited | BT Portfolio Services Limited              | See Annexure 'A'                                | 51,000 Ordinary                |
| Westpac RE Limited          | HSBC Custody Nominees (Australia) Limited. | See Annexure 'A'                                | 78,000 Ordinary                |

#### 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 |                                |
| WBC & associates            | See Annexure 'A'    | See Annexure 'A'  |          | See Annexure 'A'               |

#### 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 |
|-----------------------------------|-----------------------|
|                                   |                       |

#### 7. Addresses

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

| Name   | Address   |
|--|---|
| Westpac Banking Corporation (WBC)            | Level 20, Westpac Place, 275 Kent Street, Sydney NSW 2000   |
| BT Funds Management Limited                  | Level 20, Westpac Place, 275 Kent Street, Sydney NSW 2000   |
| Westpac RE Limited                           | Level 20, Westpac Place, 275 Kent Street, Sydney NSW 2000   |
| AURORA PROPERTY BUY-WRITE INCOME TRUST (AUP) | The Company Secretary<br>AURORA PROPERTY BUY-WRITE INCOME TRUST (AUP)<br>Level 6, 370 St Kilda Road<br>Melbourne VIC 3004<br><br>Tel No: 1300 553 431 |

#### Signature

Print name Tim Hartin Capacity Company Secretary

Sign here \_\_\_\_\_ Date 19/04/2017

## **DIRECTIONS**

- (1) If there are a number of substantial holders with similar or related relevant interests (e.g. 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 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 with 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 (e.g. 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.

## ANNEXURE A

This is annexure 'A' referred to in Form 603, Notice of initial substantial holder, lodged for Westpac Banking Corporation ACN 007 457 141 and its associated entities.

Tim Hartin – Company Secretary, Westpac Banking Corporation - 19/04/2017

Sales & Purchases for the period : 13/12/2016 to 13/04/2017

SECURITY: AUP

---

### Westpac RE Limited

---

| Date       | Registered Company                         | Quantity      | Consideration     | Class of Securities |
|------------|--|---------------|-------------------|---------------------|
| 13/04/2017 | HSBC Custody Nominees (Australia) Limited. | 20,000        | 100,000.00        | Ordinary            |
|            | <b>Total</b>                               | <b>20,000</b> | <b>100,000.00</b> | <b>Ordinary</b>     |
|            | <b>Westpac RE Limited Total :</b>          | <b>20,000</b> | <b>100,000.00</b> |                     |

## ANNEXURE B

This is the annexure 'B' (being 3 pages) referred to in Form 603, Notice of initial substantial holder, lodged for Westpac Banking Corporation ACN 007 457 141 and its associated entities

Tim Hartin – Company Secretary, Westpac Banking Corporation – 19/04/2017

|   |                       |   |                  |
|---|-----------------------|---|------------------|
| <b>Westpac Banking Corporation</b>                  | Australia             | Series 2011-3 WST Trust                   | Australia        |
| 1925 (Commercial) Pty Limited                       | Australia             | Series 2012-1 WST Trust                   | Australia        |
| 1925 (Industrial) Pty Limited                       | Australia             | Series 2013-1 WST Trust                   | Australia        |
| 1925 Advances Pty Limited                           | Australia             | Series 2013-2 WST Trust                   | Australia        |
| A.G.C. (Pacific) Limited                            | Papua New Guinea      | Series 2014-1 WST Trust                   | Australia        |
| Advance Asset Management Limited                    | Australia             | Series 2014-2 WST Trust                   | Australia        |
| Altitude Administration Pty Limited                 | Australia             | Series 2015-1 WST Trust                   | Australia        |
| Altitude Rewards Pty Limited                        | Australia             | SIE-Lease (Australia) Pty Limited         | Australia        |
| Aotearoa Financial Services Limited                 | New Zealand           | SIE-Lease (New Zealand) Pty Limited       | New Zealand      |
| Ascalon Capital Managers (Asia) Limited             | Hong Kong             | Sixty Martin Place (Holdings) Pty Limited | Australia        |
| Ascalon Capital Managers Limited                    | Australia             | St.George Business Finance Pty Limited    | Australia        |
| Ascalon Funds Seed Pool Trust                       | Australia             | St.George Custodial Pty Limited           | Australia        |
| Asgard Capital Management Limited                   | Australia             | St.George Equity Finance Limited          | Australia        |
| Asgard Wealth Solutions Limited                     | Australia             | St.George Finance Holdings Limited        | Australia        |
| Australian Loan Processing Security Company Pty Ltd | Australia             | St.George Finance Limited                 | Australia        |
| Australian Loan Processing Security Trust           | Australia             | St.George Life Limited                    | Australia        |
| Belliston Pty Limited                               | Australia             | St.George Motor Finance Limited           | Australia        |
| Bill Acceptance Corporation Pty Limited             | Australia             | St.George Security Holdings Pty Limited   | Australia        |
| BT (Queensland) Pty Limited                         | Australia             | Sydney Capital Corp Inc.                  | USA              |
| BT Australia Pty Limited                            | Australia             | The Home Mortgage Company Limited         | New Zealand      |
| BT Financial Group (NZ) Limited                     | New Zealand           | The Mortgage Company Pty Limited          | Australia        |
| BT Financial Group Pty Limited                      | Australia             | Value Nominees Pty Limited                | Australia        |
| BT Funds Management (NZ) Limited                    | New Zealand           | W2 Investments Pty Limited                | Australia        |
| BT Funds Management Limited                         | Australia             | Waratah Receivables Corp Pty Limited      | Australia        |
| BT Funds Management No.2 Limited                    | Australia             | Waratah Securities Australia Limited      | Australia        |
| BT Long Term Income Fund                            | Australia             | Westpac (NZ) Investments Limited          | New Zealand      |
| BT Portfolio Services Limited                       | Australia             | Westpac Administration Pty Limited        | Australia        |
| BT Private Nominees Pty Limited                     | Australia             | Westpac Administration 2 Limited          | Australia        |
| BT Securities Limited                               | Australia             | Westpac Administration 3 Limited          | Australia        |
| BT Short Term Income Fund                           | Australia             | Westpac Administration 4 Limited          | Australia        |
| Capital Corporate Finance Limited                   | Australia             | Westpac Altitude Rewards Trust            | Australia        |
| Capital Finance (NZ) Limited                        | Australia             | Westpac Americas Inc.                     | USA              |
| Capital Finance Australia Limited                   | Australia             | Westpac Asian Lending Pty Limited         | Australia        |
| Capital Finance New Zealand Limited                 | Australia             | Westpac Bank-PNG-Limited                  | Papua New Guinea |
| Capital Fleetlease Limited                          | Australia             | Westpac Capital Holdings Inc.             | USA              |
| Capital Motor Finance Limited                       | Australia             | Westpac Capital Markets Holding Corp.     | USA              |
| Capital Rent Group Limited                          | New Zealand           | Westpac Capital Markets LLC               | USA              |
| CBA Limited   | Australia             | Westpac Capital-NZ-Limited                | New Zealand      |
| Challenge Limited                                   | Australia             | Westpac Cash PIE Fund                     | Australia        |
| Core Infrastructure Income Feeder 1 LP 2016         | Partnership(Scotland) | Westpac Cook Cove Trust I                 | Australia        |

|  |                       |  |             |
|--|-----------------------|--|-------------|
| Core Infrastructure Income Feeder 2 LP 2016                      | Partnership(Scotland) | Westpac Cook Cove Trust II   | Australia   |
| Core Infrastructure Income Master LP 2016                        | Partnership(England)  | Westpac Covered Bond Trust   | Australia   |
| Core Infrastructure Income Holdings Limited 2016                 | Partnership(England)  | Westpac Custodian Nominees Pty Limited                             | Australia   |
| Crusade ABS Series 2012 - 1 Trust                                | Australia             | Westpac Databank Pty Limited                                       | Australia   |
| Crusade ABS Series 2013 - 1 Trust                                | Australia             | Westpac Debt Securities Pty Limited                                | Australia   |
| Crusade ABS Series 2015 - 1 Trust                                | Australia             | Westpac Delta LLC  | USA         |
| Crusade ABS Series 2016 - 1 Trust                                | Australia             | Westpac Direct Equity Investments Pty Limited                      | Australia   |
| Crusade ABS Series 2017 - 1 Trust                                | Australia             | Westpac Equipment Finance Limited                                  | Australia   |
| Crusade CP Management Pty Limited                                | Australia             | Westpac Equity Holdings Pty Limited                                | Australia   |
| Crusade CP No.1 Pty Limited                                      | Australia             | Westpac Equity Investments NZ Limited                              | New Zealand |
| Crusade Euro Trust 1E of 2007                                    | Australia             | Westpac Equity Pty Limited   | Australia   |
| Crusade Global Trust 1 of 2007                                   | Australia             | Westpac Europe Limited   | UK          |
| Crusade Management Limited                                       | Australia             | Westpac Finance (HK) Limited                                       | Hong Kong   |
| Crusade 2P Trust of 2008   | Australia             | Westpac Financial Consultants Limited                              | Australia   |
| Danaby Pty Limited   | Australia             | Westpac Financial Holdings Pty Limited                             | Australia   |
| eQR Securities Pty. Limited                                      | Australia             | Westpac Financial Services Group Limited                           | Australia   |
| Europe Infrastructure Debt LP                                    | UK                    | Westpac Financial Services Group-NZ-Limited                        | New Zealand |
| General Credits Pty Limited                                      | Australia             | Westpac Financial Services Limited                                 | Australia   |
| Halcyon Securities Pty Limited                                   | Australia             | Westpac Funding Holdings Pty Limited                               | Australia   |
| Hastings Advisers LLC  | USA                   | Westpac Funds Financing Holdco Pty Limited                         | Australia   |
| Hastings Forestry Investments Limited                            | New Zealand           | Westpac Funds Financing Pty Limited                                | Australia   |
| Hastings Forests Australia Pty Limited                           | Australia             | Westpac General Insurance Limited                                  | Australia   |
| Hastings Funds Management (UK) Limited                           | Singapore             | Westpac General Insurance Services Limited                         | Australia   |
| Hastings Funds Management (USA) Inc.                             | UK                    | Westpac Global Capital Markets Pty Limited                         | Australia   |
| Hastings Funds Management Asia Pty. Limited                      | USA                   | Westpac Group Investment-NZ-Limited                                | New Zealand |
| Hastings Funds Management Limited                                | Australia             | Westpac Holdings-NZ-Limited  | New Zealand |
| Hastings Infrastructure 1 Limited                                | UK                    | Westpac Investment Capital Corporation                             | USA         |
| Hastings Infrastructure 2 Limited                                | UK                    | Westpac Investment Vehicle No.2 Pty Limited                        | Australia   |
| Hastings Infrastructure 3 Limited                                | UK                    | Westpac Investment Vehicle No.3 Pty Limited                        | Australia   |
| Hastings Infrastructure 4 Limited                                | UK                    | Westpac Investment Vehicle Pty Limited                             | Australia   |
| Hastings Investment Capital LP                                   | USA                   | Westpac Leasing Nominees-Vic.-Pty Limited                          | Australia   |
| Hastings Investment Management Pty Ltd                           | UK                    | Westpac Lenders Mortgage Insurance Limited                         | Australia   |
| Hastings Investments GP LLC                                      | Australia             | Westpac Life Insurance Services Limited                            | Australia   |
| Hastings Korea Company Limited                                   | Korea                 | Westpac Life-NZ-Limited  | New Zealand |
| Hastings Management Pty Limited                                  | Australia             | Westpac New Zealand Group Limited                                  | New Zealand |
| Hastings Private Equity Fund IIA Pty Limited                     | Australia             | Westpac New Zealand Limited  | New Zealand |
| Hitton Pty Limited   | Australia             | Westpac New Zealand Staff Superannuation Scheme<br>Trustee Limited | New Zealand |
| Infrastructure GP LLP  | UK                    | Westpac Nominees-NZ-Limited  | New Zealand |
| Infrastructure GP 2 LLP  | UK                    | Westpac Notice Saver PIE Fund                                      | Australia   |
| Infrastructure Research and Advisory Services<br>Private Limited | India                 | Westpac NZ Covered Bond Holdings Limited                           | New Zealand |
| Magnitude Group Pty Limited                                      | Australia             | Westpac NZ Covered Bond Limited                                    | New Zealand |
| Mortgage Management Pty Limited                                  | Australia             | Westpac NZ Operations Limited                                      | New Zealand |
| Neo Investment GP Limited  | UK                    | Westpac NZ Securitisation Holdings Limited                         | New Zealand |
| Net Nominees Limited   | Australia             | Westpac NZ Securitisation Limited                                  | New Zealand |
| Number 120 Limited   | New Zealand           | Westpac NZ Securitisation No. 2 Limited                            | New Zealand |

|  |           |   |             |
|--|-----------|---|-------------|
| Oniston Pty Limited                        | Australia | Westpac Overseas Holdings No. 2 Pty Limited   | Australia   |
| Partnership Pacific Pty Limited            | Australia | Westpac Overseas Holdings Pty Limited         | Australia   |
| Partnership Pacific Securities Pty Limited | Australia | Westpac Properties Limited                    | Australia   |
| Pashley Investments Pty Limited            | Australia | Westpac RE Limited                            | Australia   |
| Planwise AU Pty Limited                    | Australia | Westpac Securities Administration Limited     | Australia   |
| Qvalent Pty Limited                        | Australia | Westpac Securities Limited                    | Australia   |
| RAMS Financial Group Pty Limited           | Australia | Westpac Securities NZ Limited                 | New Zealand |
| Reinventure Fund ILP                       | Australia | Westpac Securitisation Holdings Pty Limited   | Australia   |
| Reinventure Fund II ILP                    | Australia | Westpac Securitisation Management Pty Limited | Australia   |
| RMS Warehouse Trust 2007-1                 | Australia | Westpac Singapore Limited                     | Singapore   |
| Sallmoor Pty Limited                       | Australia | Westpac Structured Products Limited           | Australia   |
| Securitor Financial Group Limited          | Australia | Westpac Superannuation Nominees-NZ-Limited    | New Zealand |
| Series 2009-1 WST Trust                    | Australia | Westpac Syndications Management Pty Limited   | Australia   |
| Series 2011-1 WST Trust                    | Australia | Westpac Term PIE Fund                         | New Zealand |
| Series 2011-2 WST Trust                    | Australia | Westpac TPS Trust                             | Australia   |
| Seed Pool Trust No. 2                      | Australia | Westpac Unit Trust                            | Australia   |
| Series 2008-1M WST Trust                   | Australia | Westpac USA Inc.                              | USA         |

Note: Westpac retains 29.3% ownership of BT Investment Management Limited who lodges separate notices under ASX code 'BTT'

|   |           |
|---|-----------|
| BT Investment Management Limited (29.3%)  | Australia |
| BT Investment Management (Institutional) Limited (Subsidiary of BT Investment Management Limited) | Australia |
| BT Investment Management (Fund Services) Limited (Subsidiary of BT Investment Management Limited) | Australia |
| JO Hambro Capital Management Limited (Subsidiary of BT Investment Management Limited)             | UK        |