

Form 604Corporations Act 2001
Section 671B**Notice of change of interests of substantial holder**To Company Name/Scheme **APN PROPERTY GROUP (APD)**ACN/ARSN **109 846 068****1. Details of substantial holder (1)**Name **Clime Investment Management Limited (CIW)
Clime Asset Management Pty Limited (CAMPL)
CBG Asset Management Limited (CBGAM)**ACN/ARSN (if applicable) **067 185 899
098 420 770
098 327 809**There was a change in the interests of the substantial holder on **31/03/2021**The previous notice was given to the company on **05/02/2020**The previous notice was dated **05/02/2020****2. Previous and present 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 when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary	16,860,081	5.30%	21,151,467	6.42%

3. 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 (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
4/02/2020 to 31/03/2021	CIW as parent company of CAMPL and CBGAM	Purchase and sale on market	Between \$0.46 and \$0.74	Net movement ORD 4,291,386	1.12%
4/02/2020 to 31/03/2021	CAMPL as investment manager	Purchase and sale on market	Between \$0.46 and \$0.74	Net movement ORD 4,883,554	1.34%
4/02/2020 to 31/03/2021	CBGAM as investment manager	Purchase and sale on market	Between \$0.47 and \$0.73	Net movement ORD (592,168)	(0.22%)

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes

CIW	JP Morgan Nominees Australia Pty Limited	Various mandates and managed funds with CAMPL and CBGAM as investment managers, see details below	Recognition of relevant interest in APD held by CAMPL and CBGAM, (fully owned subsidiaries of CIW), in various mandates and managed funds, see details below	ORD 21,151,467	6.42%
CAMPL	JP Morgan Nominees Australia Pty Limited	Individually Managed Accounts (8,535,787 shares), Clime Capital Limited (6,303,441 shares) and Clime Smaller Companies Fund (3,419,958 shares)	Recognition of relevant interest in APD held by CAMPL's wholesale Individually Managed Accounts and managed funds, where CAMPL as a manager, has the power to vote or dispose of the shares.	ORD 18,259,186	5.54%
CBGAM	JP Morgan Nominees Australia Pty Limited	Clime All Cap Australian Equities Fund (Wholesale)- 2,892,281 shares)	Recognition of relevant interest in APD held by CBGAM's managed fund, where CBGAM as a manager, has the power to vote or dispose of the shares.	ORD 2,892,281	0.88%

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) 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
N/A	N/A

6. Addresses

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

Name	Address
See Annexure A	

Signature

print name	Biju Vikraman	capacity	Company Secretary
sign here		date	06/04/2021

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 6 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 person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. 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.
- (7) 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.
- (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) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

ANNEXURE A**Addresses**

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

Name	Address
Clime Investment Management Limited	Level 12, 20 Hunter Street, Sydney, NSW 2000
Clime Asset Management Pty Limited	Level 12, 20 Hunter Street, Sydney, NSW 2000
CBG Asset Management Limited	Level 12, 20 Hunter Street, Sydney, NSW 2000
Clime Capital Limited	Level 12, 20 Hunter Street, Sydney, NSW 2000
Clime Smaller Companies Fund	Level 12, 20 Hunter Street, Sydney, NSW 2000
Clime All Cap Australian Equities Fund (Wholesale)	Level 12, 20 Hunter Street, Sydney, NSW 2000