

Form 603

Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme APN Property Group Ltd

ACN/ARSN ACN 109 846 068

1. Details of substantial holder (1) Samson Rock Capital LLP

Name

ACN/ARSN (if applicable)

The holder became a substantial holder on 18 /05/2021

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	17,234,209	17,234,209	5.23%

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
Samson Rock Capital LLP	Purchase	Ordinary Shares 17,234,209

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
Samson Rock Capital LLP	Samson Rock Capital LLP	Samson Rock Capital LLP	17,234,209
			Ordinary Shares

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	
Please 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

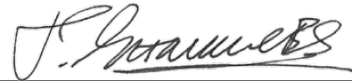
The addresses of persons named in this form are as follows:

Name	Address

Signature

print name George Yanakiev capacity COO/CRO, Partner

sign here



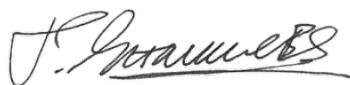
date 18/ 05/ 2021

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:

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change (7)	Class of securities	Number of securities	Person's votes affected
12/05/2021	Samson Rock Capital LLP	Purchase	AUD 1,216,858	Ordinary Shares	1,352,064	1,352,064
13/05/2021	Samson Rock Capital LLP	Purchase	AUD 1,483,142	Ordinary Shares	1,647,936	1,647,936
14/05/2021	Samson Rock Capital LLP	Purchase	AUD 1,800,000	Ordinary Shares	2,000,000	2,000,000
17/05/2021	Samson Rock Capital LLP	Purchase	AUD 203,680	Ordinary Shares	226,311	226,311
18/05/2021	Samson Rock Capital LLP	Purchase	AUD 2,496,320	Ordinary Shares	2,773,689	2,773,689
18/05/2021	Samson Rock Capital LLP	Purchase	AUD 1,800,000	Ordinary Shares	2,000,000	2,000,000
18/05/2021	Samson Rock Capital LLP	Purchase	AUD 450,000	Ordinary Shares	500,000	500,000
18/05/2021	Samson Rock Capital LLP	Purchase	AUD 6,060,788	Ordinary Shares	6,734,209	6,734,209

This is annexure "A" as mentioned in form 603 Notice of Initial Substantial Holder



George Yanakiev
COO/CRO, Partner
Date: 18/05/2021