

Form 603
Corporations Act 2001
Section 671B
Notice of initial substantial holder

To Company Name/Scheme Arena REIT Limited

ACN/ARSN 602 365 186

1. Details of substantial holder (1)

Name UniSuper Limited as trustee for UniSuper and UniSuper Management Pty Limited

ACN/ARSN (if applicable) 006 027 121

The holder became a substantial holder on 29/07/2024

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/Stapled securities	17,849,825	17,849,825	5.04%

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
Refer to Appendix B		

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 securities	Person entitled to be registered as holder (8)	Class and number of securities
Refer to Appendix B			

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	
Refer to Appendix 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
N/A	N/A

7. Addresses

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

Name	Address
UniSuper Limited	Level 1, 385 Bourke Street, Melbourne VIC 3000
UniSuper Management Pty Limited	Level 1, 385 Bourke Street, Melbourne VIC 3000

Signature

Harry Kavadias

Acting Head of Portfolio Analysis and Implementation

sign here



date 05/08/2024

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.

APPENDIX A (BNP PARIBAS)						
Date of Change	Persons whose relevant interest changed	Nature of Change	Consideration given in relation to change	Class of securities	Number of securities	Persons votes affected
4/04/2024	UniSuper	UniSuper Opening Balance	N/A	Fully Paid Ordinary/units Stapled Securities	14,767,162	14,767,162
5/04/2024	UniSuper	On-Market Purchase	44,256	Fully Paid Ordinary/units Stapled Securities	11,710	11,710
30/04/2024	UniSuper	On-Market Purchase	173,458	Fully Paid Ordinary/units Stapled Securities	47,000	47,000
9/05/2024	UniSuper	Off-Market Purchase	459,699	Fully Paid Ordinary/units Stapled Securities	125,590	125,590
9/05/2024	UniSuper	Off-Market Purchase	26,720	Fully Paid Ordinary/units Stapled Securities	7,300	7,300
9/05/2024	UniSuper	Off-Market Purchase	38,621	Fully Paid Ordinary/units Stapled Securities	10,551	10,551
9/05/2024	UniSuper	Off-Market Purchase	108,549	Fully Paid Ordinary/units Stapled Securities	29,655	29,655
14/05/2024	UniSuper	On-Market Purchase	5,439	Fully Paid Ordinary/units Stapled Securities	1,450	1,450
17/05/2024	UniSuper	On-Market Sale	-92,503	Fully Paid Ordinary/units Stapled Securities	-24,000	-24,000
22/05/2024	UniSuper	On-Market Sale	-140,169	Fully Paid Ordinary/units Stapled Securities	-36,764	-36,764
14/06/2024	UniSuper	On-Market Purchase	531,441	Fully Paid Ordinary/units Stapled Securities	143,043	143,043
21/06/2024	UniSuper	On-Market Purchase	269,238	Fully Paid Ordinary/units Stapled Securities	67,852	67,852
24/06/2024	UniSuper	On-Market Purchase	82,759	Fully Paid Ordinary/units Stapled Securities	20,590	20,590
25/06/2024	UniSuper	On-Market Purchase	139,550	Fully Paid Ordinary/units Stapled Securities	34,588	34,588
26/06/2024	UniSuper	On-Market Purchase	145,425	Fully Paid Ordinary/units Stapled Securities	36,497	36,497
27/06/2024	UniSuper	On-Market Purchase	148,724	Fully Paid Ordinary/units Stapled Securities	38,096	38,096
12/07/2024	UniSuper	On-Market Purchase	17,957	Fully Paid Ordinary/units Stapled Securities	4,519	4,519
15/07/2024	UniSuper	On-Market Purchase	17,992	Fully Paid Ordinary/units Stapled Securities	4,520	4,520
29/07/2024	UniSuper	Off-Market Purchase	8,000,003	Fully Paid Ordinary/units Stapled Securities	2,116,403	2,116,403
29/07/2024	UniSuper	Off-Market Purchase	458,276	Fully Paid Ordinary/units Stapled Securities	121,237	121,237
29/07/2024	UniSuper	Off-Market Purchase	90,535	Fully Paid Ordinary/units Stapled Securities	23,951	23,951
29/07/2024	UniSuper	Off-Market Purchase	35,169	Fully Paid Ordinary/units Stapled Securities	9,304	9,304
TOTAL					17,560,254	

APPENDIX A (REGAL AUSTRALIAN SMALL COMPANIES TRUST)						
Date of Change	Persons whose relevant interest changed	Nature of Change	Consideration given in relation to change	Class of securities	Number of securities	Persons votes affected
1/08/2024	UniSuper	On-Market Purchase	Not Available (Indirect Holding)	Fully Paid Ordinary/units Stapled Securities	289,571	289,571

Opening number of units **14,767,162**
Closing number of units **17,849,825**

APPENDIX B (BNP PARIBAS)						
Holder of relevant interest	Registered Holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class of securities	Number of securities	Person's Votes
UniSuper Ltd	BNP Paribas Nominees Pty Limited	BNP Paribas Nominees Pty Limited	Relevant Interest under Section 608(1) of the Corporations Act as UniSuper Limited has the power to control voting and disposal of securities	Fully paid ordinary shares	17,560,254	17,560,254
Closing number of units					17,560,254	17,560,254

APPENDIX B (REGAL AUSTRALIAN SMALL COMPANIES TRUST)						
Holder of relevant interest	Registered Holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class of securities	Number of securities	Person's Votes
UniSuper Ltd	Regal Funds Management Pty Limited	Regal Funds Management Pty Limited	Relevant Interest under Section 608(3)(a) of the Corporations Act as a result of holdings over 20% of the units in the Regal Australian Small Companies Trust	Fully paid ordinary shares	289,571	289,571
Closing number of units					289,571	289,571