



21 October 2015

The Manager
Company Announcements Office
Australian Securities Exchange Limited
Level 4, Exchange Centre
20 Bridge Street
Sydney NSW 2000

APN Property Group Limited – ASX Code APD Substantial Holder Notices

Please find attached Substantial Holder Notices from entities associated with Christopher John Aylward, chairman and major shareholder of APD, which were provided to APD.

- Notice of change of interests of substantial holder – Holus Nominees Pty Limited
- Notice of initial substantial holder – Lauren Investments Pty Limited as trustee of The Aylward Superannuation Fund

We are informed that Lauren Investments Pty Limited has replaced Christopher John Aylward and Gail Mona Aylward as the trustee of The Aylward Superannuation Fund.

These notices are prepared to comply with the requirements of the Corporations Act, but it should be noted that there is no material change in the overall holding of Mr Aylward's associates.

When all interests are aggregated, the holdings of entities associated with Mr Aylward following the changes described in the Substantial Holder Notices are as follows:

Registered Holder	Previous notice		Present notice	
	Person's votes	Voting power	Person's votes	Voting power
Holus Nominees Pty Limited	75,538,761	25.01%	55,106,941	18.24%
Lauren Investments Pty Limited as trustee of the Aylward Superannuation Fund	-	-	20,632,650	6.83%
Total	75,538,761	25.01%	75,739,591	25.07%

Yours sincerely

A handwritten signature in black ink, appearing to be 'John Freemantle', written over a light blue horizontal line.

John Freemantle
Company Secretary

Form 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme APN Property Group Limited

ACN/ARSN 109 846 068

1. Details of substantial holder (1)

Name Holus Nominees Proprietary Limited
ACN/ARSN (if applicable) 005 707 620

There was a change in the interests of the
substantial holder on 16/10/15
The previous notice was given to the company on 28/5/15
The previous notice was dated 28/5/15

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 securities	75,538,761	25.01%	75,739,591	25.07%

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
27/5/2015	Holus Nominees Proprietary Limited	Sold to an associate	\$7,208,272.75	20,431,820	Decreased relevant interest to 18.24%
27/5/2015	Lauren Investments Pty Limited as trustee of the Aylward Superannuation Fund	Relevant interest under section 608(1) of the Corporations Act 2001 (Cth), being a relevant interest arising from being the holder of securities.	\$7,277,637.17	20,632,650	New relevant interest of 6.83%

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
Holus Nominees Proprietary Limited	Holus Nominees Proprietary Limited	Holus Nominees Proprietary Limited	Relevant interest under section 608(1)(a) of the Corporations Act 2001 (Cth), being a relevant interest arising from being the holder of securities.	55,106,941 ordinary shares	55,106,941

Lauren Investments Pty Limited as trustee of the Aylward Superannuation Fund	Lauren Investments Pty Limited as trustee of the Aylward Superannuation Fund	Lauren Investments Pty Limited as trustee of the Aylward Superannuation Fund	Relevant interest under section 608(1)(a) of the Corporations Act 2001 (Cth), being a relevant interest arising from being the holder of securities.	20,632,650 ordinary shares	20,632,650
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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
Lauren Investments Pty Limited	This entity has become an 'associate' since the last Substantial Holder Notice was lodged

6. Addresses

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

Name	Address
Holus Nominees Proprietary Limited	271 Tucks Road, Shoreham, Victoria 3916
Lauren Investments Pty Limited	271 Tucks Road, Shoreham, Victoria 3916

Signature

print name Chris Aylward

capacity Director

sign here



date 21 October 2015

Form 603
Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme APN Property Group Limited

ACN/ARSN 30 109 846 068

1. Details of substantial holder (1)

Name Lauren Investments Pty Limited

ACN/ARSN (if applicable) 064 144 109

The holder became a substantial holder on 16/10/2015

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 shares	75,739,591	75,739,591	25.07%

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
Lauren Investments Pty Limited as trustee of the Aylward Superannuation Fund	Relevant interest under section 608(1)(a) of the Corporations Act 2001 (Cth) as the holder of the shares	20,632,650
Holus Nominees Pty Limited	Relevant interest under section 608(1)(a) of the Corporations Act 2001 (Cth) as the holder of the shares	55,106,941

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
Lauren Investments Pty Limited as trustee of the Aylward Superannuation Fund	Lauren Investments Pty Limited as trustee of the Aylward Superannuation Fund	Lauren Investments Pty Limited as trustee of the Aylward Superannuation Fund	20,632,650
Holus Nominees Pty Limited	Holus Nominees Pty Limited	Holus Nominees Pty Limited	55,106,941

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	
Lauren Investments Pty Limited as trustee of the Aylward Superannuation Fund	1 Oct 2015	\$17,012.82		51,254
	6 Oct 2015	\$52,061.10		148,746
	9 Oct 2015	\$290.50		830
	16 Oct 2015	\$7,208,272.75		20,431,820
Holus Nominees Pty Limited	16 Oct 2015	(\$7,208,272.75)		(20,431,820)

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
Lauren Investments Pty Limited ACN 064 144 109 as trustee of the Aylward Superannuation Fund	'Associates' under section 9 of the Corporations Act 2001 (Cth)

7. Addresses

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

Name	Address
Lauren Investments Pty Limited	271 Tucks Road, Shoreham, Victoria 3916
Holus Nominees Pty Limited	271 Tucks Road, Shoreham, Victoria 3916

Signature

print name Christopher John Aylward

capacity Director

sign here



date 21 October 2015

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, moneys 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.