

**Form 604**  
Corporations Act 2001  
Section 671B

## Notice of change of interests of substantial holder

To Company APN Regional Property Fund  
Name/Scheme

ACN/ARSN 110 488 821

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

Name

- APN Property Group Limited (ACN 109 846 068) (**APN PG**)
- Holus Nominees Pty Ltd (ACN 005 707 620) (**Holus**); and
- Lauren Investments Pty Ltd (ACN 064 144 109) (**Lauren**).

ACN/ARSN (if applicable) As above

There was a change in the interests of the

substantial holder on 2 May 2019 – 14 May 2019  
The previous notice was given to the company on 16 April 2019  
The previous notice was dated 16 April 2019

### 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 fully paid units | 11,110,538      | 44.30%           | 10,715,044     | 42.73%           |

### 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               |
|----------------|--|----------------------|---|---|---------------------------------------|
| 2-May-2019     | The persons named in item 1            | Off market transfer  | \$79,999.03                                   | 55,764 ordinary securities              | Decreased relevant interest to 44.08% |
| 2-May-2019     |  |                      | \$14,998.74                                   | 10,455 ordinary securities              | Decreased relevant interest to 44.04% |
| 2-May-2019     |  |                      | \$49,998.68                                   | 34,852 ordinary securities              | Decreased relevant interest to 43.90% |
| 6-May-2019     |  |                      | \$99,998.79                                   | 69,705 ordinary securities              | Decreased relevant interest to 43.62% |
| 9-May-2019     |  |                      | \$49,998.68                                   | 34,852 ordinary securities              | Decreased relevant interest to 43.48% |
| 9-May-2019     |  |                      | \$49,998.68                                   | 34,852 ordinary securities              | Decreased relevant interest to 43.34% |
| 10-May-2019    |  |                      | \$9,999.16                                    | 6,970 ordinary securities               | Decreased relevant interest to 43.32% |
| 13-May-2019    |  |                      | \$34,999.94                                   | 24,397 ordinary securities              | Decreased relevant interest to 43.22% |
| 14-May-2019    |  |                      | \$57,384.00                                   | 40,000 ordinary securities              | Decreased relevant interest to 43.06% |
| 14-May-2019    |  |                      | \$19,999.76                                   | 13,941 ordinary securities              | Decreased relevant interest to 43.00% |
| 14-May-2019    |  |                      | \$100,000.23                                  | 69,706 ordinary securities              | Decreased relevant interest to 42.73% |

#### 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 | Nature of relevant interest (6)   | Class and number of securities | Person's votes |
|-----------------------------|---------------------------------|----------------------------------|---|--------------------------------|----------------|
| APN PG                      | APN PG                          | APN PG                           | APN PG has a relevant interest under section 608(1)(a) of the Corporations Act 2001 as                                    | 10,715,044 ordinary securities | 10,715,044     |
| Holus and Lauren            | APN PG                          | APN PG                           | Relevant interest under section 608(3)(a) of the Corporations Act by virtue of having voting power of above 20% in APN PG | 10,715,044 ordinary securities | 10,715,044     |

#### 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:

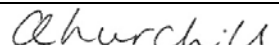
| Name and ACN/ARSN (if applicable) | Nature of association |
|-----------------------------------|-----------------------|
| N/A                               | N/A                   |

#### 6. Addresses

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

| Name   | Address  |
|--------|--|
| APN PG | Level 30, 101 Collins Street, Melbourne, Vic, 3000 |
| Holus  | 271 Tucks Road, Shoreham, Vic, 3916                |
| Lauren | 271 Tucks Road, Shoreham, Vic, 3916                |

### Signature

|            |   |          |                   |
|------------|---|----------|-------------------|
| print name | Chantal Churchill   | capacity | Company Secretary |
| sign here  |  | date     | 14 May 2019       |

#### 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 on 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.