

FAX

To:
Company:
Fax: 1300135638
Phone:

From: ERodgers@australianunity.com.au
Fax:
Phone:
E-mail: ERodgers@australianunity.com.au

NOTES:

ARF Change in Signing of Substantial holder notice

Please find attached ARF Change in Substantial Holding.

Best Regards



Emma Rodgers | General Manager | Lawyer

Business Services, Legal & Product
Wealth & Capital Markets

M0437959646

E erodgers@australianunity.com.au

Australian Unity Limited
271 Spring Street MELBOURNE VIC 3000

www.australianunity.com.au

Australian Unity acknowledges the traditional owners of the land and waters of Australia.

8 July 2020

180
YEARS



Company Announcements Platform
Australian Securities Exchange Limited
20 Bridge Street
SYDNEY NSW 2000

By fax 1300 135 638

Dear Sir/Madam

**Australian Unity
Funds Management Limited**
ABN 60 071 497 115
AFS Licence No. 234454

Australian Unity Property Limited
ABN 58 079 538 499
AFS Licence No. 234455

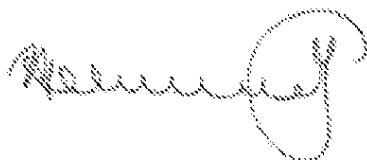
271 Spring Street
MELBOURNE VIC 3000

T 13 29 39
F 1300 856 685
E investments@australianunity.com.au
W australianunity.com.au

Notice of Change of Interests of Substantial Holder:

In accordance with section 671B of the Corporations Act (Cth), we attach a Notice of Change of Interests of Substantial Holder (Form 604) in respect of Arena REIT Limited

Yours sincerely



Melinda Honig
Company Secretary

Form 604

Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme Arena REIT Limited (ARF)

ACN/ARSN 602 365 186

1. Details of substantial holder(1)

Name Australian Unity Funds Management Limited (AUFM)

ACN/ARSN (if applicable) 071 497 115

There was a change in the interests of the
substantial holder on 06 / 07 / 20

The previous notice was given to the company on 24 / 05 / 19

The previous notice was dated 27 / 05 / 19

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	23,775,729	8.72%	25,669,831	7.58%

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
Refer Appendix A					

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
Refer Appendix B					

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 follow s:

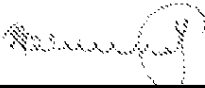
Name and ACN/ ARSN (if applicable)	Nature of association
N/A	N/A

6. Addresses

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

Name	Address
Australian Unity Funds Management Limited	Level 15, 271 Spring Street, Melbourne VIC, 2000

Signature

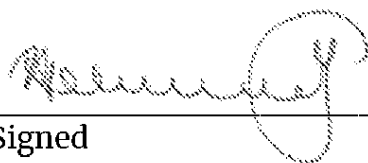
print name	Melinda Honig	capacity	Company Secretary
sign here		date	08 / 07 / 2020

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' to Form 604

This is Annexure 'A' of five pages referred to in Form 604 – Notice of change of interests of substantial holder signed by me and dated 8 July 2020.



Signed

Melinda Honig
Company Secretary

Australian Unity Funds Management Ltd as Responsible Entity for the Australian Unity A-REIT Fund

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
04-Jul-19	Sale on Market	\$36,133.44	13,138.00	13,138.00
13-Dec-19	Sale on Market	\$128,345.62	43,069.00	43,069.00
16-Dec-19	Sale on Market	\$296,370.43	99,250.00	99,250.00
12-Mar-20	Purchase on Market	\$405,993.40	167,988.00	167,988.00
13-Mar-20	Purchase on Market	\$241,449.88	103,480.00	103,480.00
19-Mar-20	Purchase on Market	\$449,887.44	299,008.00	299,008.00
17-Apr-20	Sale on Market	\$959,524.92	420,457.00	420,457.00
03-Jun-20	Rights Purchase	\$419,998.80	184,210.00	184,210.00

Australian Unity Funds Management Ltd as Responsible Entity for the Australian Unity Healthcare Property Trust

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
03-Jun-20	Rights Purchase	\$3,999,997.80	1,754,385.00	1,754,385.00

Australian Unity Funds Management Ltd as Responsible Entity for the Australian Unity Real Estate Securities Fund

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
13-Dec-19	Sale on Market	\$38,704.24	12,988.00	12,988.00
16-Dec-19	Sale on Market	\$89,370.99	29,929.00	29,929.00
12-Mar-20	Purchase on Market	\$111,690.00	46,214.00	46,214.00
13-Mar-20	Purchase on Market	\$66,293.72	28,412.00	28,412.00
19-Mar-20	Purchase on Market	\$121,771.79	80,933.00	80,933.00
23-Mar-20	Sale on Market	\$57,993.18	41,127.00	41,127.00
24-Mar-20	Sale on Market	\$7,493.25	5,150.00	5,150.00
17-Apr-20	Sale on Market	\$183,809.46	80,544.00	80,544.00
03-Jun-20	Rights Purchase	\$80,005.20	35,090.00	35,090.00
04-Jun-20	Sale on Market	\$125,524.66	45,541.00	45,541.00

Australian Unity Trustees Limited as trustee for the Common Fund No 2

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
17-Jul-19	Purchase on Market	\$19,436.54	6,975.00	6,975.00
07-Nov-19	DRP	\$247.07	87.00	87.00
03-Dec-19	Sale on Market	\$1,914.00	660.00	660.00
11-Dec-19	Sale on Market	\$403.29	136.00	136.00
17-Dec-19	Purchase on Market	\$14,832.00	4,944.00	4,944.00
17-Jan-20	Sale on Market	\$33,353.11	11,210.00	11,210.00
18-Mar-20	Purchase on Market	\$62,272.61	34,795.00	34,795.00
23-Mar-20	Purchase on Market	\$2,198.95	1,587.00	1,587.00
24-Mar-20	Purchase on Market	\$1,793.62	1,171.00	1,171.00
06-Apr-20	Purchase on Market	\$6,702.94	3,145.00	3,145.00

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
16-Apr-20	Purchase on Market	\$25,468.14	11,901.00	11,901.00
18-May-20	Sale on Market	\$61,858.92	30,323.00	30,323.00
16-Jun-20	Sale on Market	\$7,014.75	2,985.00	2,985.00
29-Jun-20	Sale on Market	\$7,279.37	3,237.00	3,237.00

Australian Unity Trustees Limited as trustee for the Common Fund No 3

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
29-Aug-19	Purchase on Market	\$802.25	285.00	6,975.00
07-Nov-19	DRP	\$8.52	3.00	87.00
03-Dec-19	Purchase on Market	\$38.03	13.00	660.00
11-Dec-19	Sale on Market	\$17.79	6.00	136.00
17-Dec-19	Purchase on Market	\$1,215.00	405.00	4,944.00
17-Jan-20	Sale on Market	\$2,083.76	700.00	11,210.00
18-Mar-20	Purchase on Market	\$6,731.06	3,761.00	34,795.00
23-Mar-20	Purchase on Market	\$209.23	151.00	1,587.00
24-Mar-20	Purchase on Market	\$139.38	91.00	1,171.00
06-Apr-20	Purchase on Market	\$658.57	309.00	3,145.00
16-Apr-20	Purchase on Market	\$2,463.14	1,151.00	11,901.00
18-May-20	Sale on Market	\$6,576.96	3,224.00	30,323.00
16-Jun-20	Sale on Market	\$188.00	80.00	2,985.00
29-Jun-20	Sale on Market	\$1,895.74	843.00	3,237.00

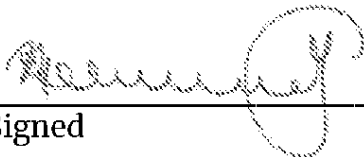
Australian Unity Funds Management Ltd as Responsible Entity for the Platypus Systematic Fund

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
27-May-19	Rights Issue	\$6,175.89	2,194.00	2,194.00
30-May-19	Sale on Market	\$165.00	60.00	60.00
17-Jun-19	Sale on Market	\$16,236.98	5,690.00	5,690.00
20-Jun-19	Sale on Market	\$168.73	59.00	59.00
01-Jul-19	Sale on Market	\$1,455.67	536.00	536.00
12-Jul-19	Sale on Market	\$74.63	27.00	27.00
16-Jul-19	Purchase on Market	\$9,979.31	3,599.00	3,599.00
17-Jul-19	Purchase on Market	\$303.70	109.00	109.00
31-Jul-19	Sale on Market	\$227.71	80.00	80.00
16-Aug-19	Sale on Market	\$19,827.15	7,091.00	7,091.00
19-Aug-19	Purchase on Market	\$427.50	151.00	151.00
22-Aug-19	Purchase on Market	\$754.93	268.00	268.00
03-Sep-19	Purchase on Market	\$188.04	65.00	65.00
09-Sep-19	Sale on Market	\$103.01	36.00	36.00
17-Sep-19	Purchase on Market	\$10,325.27	3,644.00	3,644.00
25-Sep-19	Purchase on Market	\$526.77	183.00	183.00
02-Oct-19	Purchase on Market	\$230.67	79.00	79.00
16-Oct-19	Purchase on Market	\$8,677.88	2,990.00	2,990.00
24-Oct-19	Sale on Market	\$74.16	25.00	25.00
28-Oct-19	Sale on Market	\$65.33	22.00	22.00
18-Nov-19	Sale on Market	\$89,751.72	31,451.00	31,451.00
17-Dec-19	Purchase on Market	\$61,511.96	20,554.00	20,554.00

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
20-Dec-19	Purchase on Market	\$155.18	53.00	53.00
27-Dec-19	Sale on Market	\$139.55	48.00	48.00
03-Jan-20	Sale on Market	\$221.76	77.00	77.00
16-Jan-20	Sale on Market	\$60,974.91	20,482.00	20,482.00
17-Mar-20	Purchase on Market	\$59,918.02	30,983.00	30,983.00
16-Apr-20	Purchase on Market	\$2,718.14	1,293.00	1,293.00
30-Apr-20	Sale on Market	\$691.23	309.00	309.00
05-May-20	Sale on Market	\$349.80	165.00	165.00
07-May-20	Purchase on Market	\$360.98	166.00	166.00
18-May-20	Sale on Market	\$25,840.18	12,531.00	12,531.00
09-Jun-20	Rights Issue	\$4,833.48	1,702.00	1,702.00
16-Jun-20	Sale on Market	\$50,059.27	21,139.00	21,139.00

Annexure 'B' to Form 604

This is Annexure 'B' of one page referred to in Form 604 – Notice of change of interests of substantial holder signed by me and dated 8 July 2020.



Signed _____

Melinda Honig
Company Secretary

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class and number of securities	Person's votes
Australian Unity Funds Management Ltd	BNP Paribas Nominees Pty Ltd under its appointment as Custodian	Australian Unity Funds Management Ltd	Australian Unity Funds Management Ltd as Responsible Entity for the Australian Unity Healthcare Property Trust	25,254,404	7.46%
Australian Unity Funds Management Ltd		Australian Unity Funds Management Ltd	Australian Unity Funds Management as Responsible Entity for the Australian Unity Real Estate Securities Fund	63,828	0.02%
Australian Unity Funds Management Ltd		Australian Unity Funds Management Ltd	Australian Unity Funds Management as Responsible Entity for the Australian Unity A-REIT Fund	334,229	0.10%
Australian Unity Trustees Limited		Australian Unity Trustees Limited	Australian Unity Funds Management as the Investment Manager of the AUT Common Fund 2	16,054	0.00%
Australian Unity Trustees Limited		Australian Unity Trustees Limited	Australian Unity Funds Management as the Investment Manager of the AUT Common Fund 3	1,316	0.00%