Form 604

Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme AVENTUS RETAIL PROPERTY FUND

ACN/ARSN ARSN 608 000 764

1. Details of substantial holder (1)

Name Brett Blundy and associated companies

ACN/ARSN (if applicable) N/A

There was a change in the interests of the substantial holder on 30/06/2017

The previous notice was given to the company on 14/06/2017

The previous notice was dated 14/06/2017

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 Units	142,643,925	30.39%	142,643,925	29.09%

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
14/06/2017	BB Retail Capital Pty Ltd as trustee for the Blundy Family Trust ("BB retail")	Decrease in voting power due to issue of units in the Fund	N/A	117,537,897 fully paid ordinary units	117,537,897
14/06/2017	BBRC International Pte Limited as trustee for the BB Family International Trust ("BBRC")	Decrease in voting power due to issue of units in the Fund	N/A	12,500,000 fully paid ordinary units	12,500,000
14/06/2017	Cranbourne Pty Ltd as trustee for the Cranbourne Unit Trust ("Cranbourne")	Decrease in voting power due to issue of units in the Fund	N/A	7,183,000 fully paid ordinary units	7,183,000
14/06/2017	BB Holdings (Property) Pty Ltd as trustee for the BBP Unit Trust ("BB Holdings")	Decrease in voting power due to issue of units in the Fund	N/A	5,423,028 fully paid ordinary units	5,423,028

Signature

print name	Nico van der Merwe	Capacity	Company secretary of BB Retail, Cranbourne and BB Holdings
sign here		date	4/07/2017

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.