

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

| | |
|-----------------------|---|
| Name of entity | APN Convenience Retail REIT (AQR), comprising Convenience Retail REIT No. 1 (ARSN 101 227 614), Convenience Retail REIT No. 2 (ARSN 619 527 829) and Convenience Retail REIT No. 3 (ARSN 619 527 856) (Trusts) and APN Funds Management (ACN 080 674 479) in its capacity as Responsible Entity for the Trusts. |
| ABN | As above |

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

| | |
|----------------------------|-----------------------|
| Name of Director | Howard Ewan Brenchley |
| Date of last notice | 24 March 2020 |

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

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| Direct or indirect interest | Indirect interest |
| Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest. | Holvia Investments Pty Ltd <Holvia Super Fund A/C>; and Holvia Investments Pty Ltd <Brenchley Family A/C> Mr Brenchley has the power to influence the voting rights and disposal of the equity holdings of Holvia Investments Pty Ltd. |
| Date of change | 20 July 2020 |

+ See chapter 19 for defined terms.

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|--|---|
| No. of securities held prior to change | 47,925 - Holvia Investments Pty Ltd <Holvia Super Fund A/C> 11,406 - Holvia Investments Pty Ltd <Brenchley Family A/C> |
| Class | Ordinary stapled securities |
| Number acquired | 5,583 - Holvia Investments Pty Ltd <Holvia Super Fund A/C> |
| Number disposed | Nil |
| Value/Consideration <small>Note: If consideration is non-cash, provide details and estimated valuation</small> | \$17,561.32 |
| No. of securities held after change | 53,508 - Holvia Investments Pty Ltd <Holvia Super Fund A/C> 11,406 - Holvia Investments Pty Ltd <Brenchley Family A/C> |
| Nature of change <small>Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</small> | Issue of new securities pursuant to Security Purchase Plan |

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

| | |
|---|----------------|
| Detail of contract | Not applicable |
| Nature of interest | |
| Name of registered holder (if issued securities) | |
| Date of change | |
| No. and class of securities to which interest related prior to change <small>Note: Details are only required for a contract in relation to which the interest has changed</small> | |
| Interest acquired | |
| Interest disposed | |

+ See chapter 19 for defined terms.

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| Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation | |
| Interest after change | |

Part 3 – +Closed period

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|--|---|
| Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required? | Holvia Investments Pty Ltd < Holvia Super Fund A/C> applied for the securities under the SPP prior to the commencement of the closed period. The securities were issued during the closed period in accordance with a general written clearance due to all material information being disclosed as part of the investor presentation, SPP booklet and subsequent disclosures to the market. |
| If so, was prior written clearance provided to allow the trade to proceed during this period? | As above |
| If prior written clearance was provided, on what date was this provided? | As above |

+ See chapter 19 for defined terms.