Form 604

Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme	Convenience Retail REIT No. 1 (ARSN 101 227 614) (CRR1), Convenience Retail REIT No.2 (619 527 829) (CRR2) and Convenience Retail REIT No. 3 (ARSN 619 527 856) (CRR3 and together with CRR1 and CRR2 the APN Convenience Retail REIT) **(AQR)**
ACN/ARSN	As above

1. Details of substantial holder (1)

Name	MA FINANCIAL GROUP LIMITED (**MAF**) and the entities listed in Annexure A
ACN/ARSN (if applicable)	142 008 428

There was a change in the interests of the substantial holder on 02/09/2021

The previous notice was given to the company on 11/01/2021

The previous notice was dated 11/01/2021

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 stapled securities (**Ordinary**)	8,346,927	6.86%	7,697,840	5.65%

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
See Annexure B					

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
MA Visa Fund Manager Pty Ltd ACN 142 008 482 (**MAVFM**)	J.P. Morgan Nominees Australia Pty Ltd ACN 002 899 961 (**JPM**)	MAAM	Relevant interest pursuant to section 608(1) as investment manager of MA SIV Public Investment Fund (PIF) and MA SIV REIT Fund (SRF) due to the power to exercise, or control the exercise of, a right to vote attached to the securities and	4,194,074 ordinary	4,194,074

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			the power to dispose of, or control the exercise of a power to dispose of the securities.		
MA Visa Fund Manager Pty Ltd ACN 142 008 482 **(MAVFM)**	The Trust Company (Australia) Limited ACN 000 000 993 (TCA)	MAAM	Relevant interest pursuant to section 608(1) as investment manager of MA SIV Property Fund (SPF) due to the power to exercise, or control the exercise of, a right to vote attached to the securities and the power to dispose of, or control the exercise of a power to dispose ofthe securities.	3,326,204 ordinary	3,326,204
MA Investment Management Pty Ltd ACN 621 552 896 **(MAIM)**	JPM	MAAM	Relevant interest pursuant to section 608(1) as investment manager of MA Equity Opportunities Fund (EOF)due to the power to exercise, or control the exercise of, a right to vote attached to the securities and the power to dispose of, or control the exercise of a power to dispose ofthe securities	177,562 ordinary	177,562
MA Asset Management Ltd ACN 142 008 535 **(MAAM)**		MAAM	Relevant interest pursuant to section 608(1) as trustee of PIF, SRF, SPF and EOF due to the power to exercise, or control the exercise of, a right to vote attached to the securities and the power to dispose of, or control the exercise of a power to dispose of the securities	7,697,840 ordinary	7,697,840
MAL		MAAM	Relevant interest pursuant to section 608(3) due to holding voting power of above 20% in MAVFM, MAIM and MAAM	7,697,840 ordinary	7,697,840

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
Not applicable	

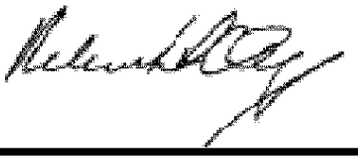
6. Addresses

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

Name	Address
See Annexure A	

Signature

print name REBECCA ONG Capacity COMPANY SECRETARY

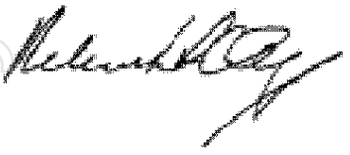
sign here  date 07/ 09 / 2021

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ANNEXURE A TO FORM 604 NOTICE OF CHANGE OF INTERESTS OF SUBSTANTIAL HOLDER

This is annexure A of two pages referred to in Form 604 Notice of change of interests of substantial holder dated 07 September 2021.



REBECCA ONG, COMPANY SECRETARY

Name	Address
A.C.N. 167 316 109 Pty Ltd ACN 167 316 109	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Armada Funds Management Pty Ltd ACN 124 754 847	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Eastern Credit Management Pty Ltd ACN 623 243 336	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Global Wealth Aged Care Pty Ltd ACN 610 989 994	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Global Wealth Residential Pty Ltd ACN 607 039 216	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
KCF ST Pty Ltd ACN 623 251 196	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MA Asset Management Ltd ACN 142 008 535	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MA Credit Investments Pty Ltd ACN 631 017 037	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MA Hotel Management Pty Ltd ACN 619 297 228	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MA Investment Management Pty Ltd ACN 621 552 896	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MA Visa Fund Manager Pty Ltd ACN 142 008 482	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MAAM GP Pty Ltd ACN 164 411 607	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MAAM Holdings Pty Ltd ACN 621 215 450	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MAAM TT Pty Ltd ACN 629 587 560	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MACDF TT Pty Ltd ACN 169 652 742	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MAF Credit Pty Ltd ACN 623 716 503	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MAAM RE Limited ACN 135 855 186	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MA Moelis Australia Advisory Pty Ltd ACN 142 008 446	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MAFG Finance Pty Ltd ACN 621 554 845	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MA Foundation Pty Ltd ACN 622 860 904	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MAFG Operations Pty Ltd ACN 138 030 289	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MA Moelis Australia Securities Pty Ltd ACN 122 781 560	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000

MAFG Share Plan Pty Ltd ACN 610 383 590	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Redcape Hotel Group Management Ltd ACN 610 990 004	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Rockford Capital Pty Ltd ACN 116 067 497	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
TMASL Finance Pty Ltd ACN 623 313 057	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Western Funds Management Pty Ltd ACN 169 019 765	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Moelis Australia Partners Holdings Pty Ltd ACN 622 353 191	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Moelis Australia Partners Pty Ltd ACN 622 354 152	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MAAM TT (Figtree) Pty Ltd ACN 630 343 261	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MAAM TT (Marion) Pty Ltd ACN 636 257 835	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MAAM TT (Marion) Advertising Pty Ltd ACN 637 793 563	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
BHBB TT Pty Ltd ACN 637 771 647	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MAAM Holdings Pty Ltd ACN 638 953 661	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Grassroots Childcare Developments Holdings Pty Ltd ACN 637 595 914	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Grassroots Childcare Developments Pty Ltd ACN 637 596 019	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MAKM Holdings Pty Ltd ACN 638 953 661	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Avena Holdings Pty Ltd ACN 644 907 791	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Taylor Square Fund TT Pty Ltd ACN 135 855 186	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Retpro Management Pty Ltd ACN 155 736 771	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MADT Corporate Pty Ltd ACN 645 649 654	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Retpro Pty Limited ACN 140 217 796	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MA Bendigo TT I Pty Ltd ACN 651 045 939	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
MA Bendigo TT II Pty Ltd ACN 651 046 383	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
WFM Financial Holdings Pty Ltd ACN 651 052 372	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Apera Hotels Holdings Pty Ltd ACN 649 715 168	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Barley Property Holdings Pty Ltd ACN 652 328 160	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000
Bendigo Hotel Fund TT Pty Ltd ACN 651 209 899	Level 27, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000

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ANNEXURE B TO FORM 604 NOTICE OF CHANGE OF INTERESTS OF SUBSTANTIAL HOLDER

This is annexure B of three pages referred to in Form 604 Notice of change of interests of substantial holderdated 07 September 2021.



REBECCA ONG, COMPANY SECRETARY

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	Ordinary
MAAM, MAIM, MAVFM, MAF	21/01/2020	2,319,798.05		673,518
MAAM, MAIM, MAVFM, MAF	22/01/2020	251,805.11		68,850
MAAM, MAIM, MAVFM, MAF	22/01/2020	364,140.00		100,000
MAAM, MAIM, MAVFM, MAF	23/01/2020	193,121.11		53,137
MAAM, MAIM, MAVFM, MAF	24/01/2020	183,500.00		50,000
MAAM, MAIM, MAVFM, MAF	28/01/2020	184,240.00		50,000
MAAM, MAIM, MAVFM, MAF	29/01/2020	251,633.36		68,871
MAAM, MAIM, MAVFM, MAF	31/01/2020	83,481.23		22,538
MAAM, MAIM, MAVFM, MAF	5/02/2020	184,956.29		50,000
MAAM, MAIM, MAVFM, MAF	11/02/2020	192,424.53		50,000
MAAM, MAIM, MAVFM, MAF	12/02/2020	177,636.50		47,000
MAAM, MAIM, MAVFM, MAF	13/02/2020	95,585.00		25,000
MAAM, MAIM, MAVFM, MAF	14/02/2020	87,319.93		22,905
MAAM, MAIM, MAVFM, MAF	25/02/2020	470,062.03		122,327
MAAM, MAIM, MAVFM, MAF	28/02/2020	3,377.46		933
MAAM, MAIM, MAVFM, MAF	2/03/2020	70,417.69		19,841
MAAM, MAIM, MAVFM, MAF	10/03/2020	1,442,381.62		415,717
MAAM, MAIM, MAVFM, MAF	12/03/2020	1,551.00		470
MAAM, MAIM, MAVFM, MAF	13/03/2020	130,800.00		40,000
MAAM, MAIM, MAVFM, MAF	17/03/2020	91,530.78		30,000
MAAM, MAIM, MAVFM, MAF	18/03/2020	59,477.13		20,000
MAAM, MAIM, MAVFM, MAF	19/03/2020	80,515.00		30,000
MAAM, MAIM, MAVFM, MAF	20/03/2020	57,376.73		20,000
MAAM, MAIM, MAVFM, MAF	23/03/2020	64,100.20		25,000
MAAM, MAIM, MAVFM, MAF	24/03/2020	52,620.90		20,429
MAAM, MAIM, MAVFM, MAF	6/04/2020	36,852.84		13,068
MAAM, MAIM, MAVFM, MAF	8/04/2020	115,689.07		39,000
MAAM, MAIM, MAVFM, MAF	17/04/2020	24,038.16		8,121
MAAM, MAIM, MAVFM, MAF	20/04/2020	84,565.20		28,680
MAAM, MAIM, MAVFM, MAF	30/04/2020	626,650.55		195,866
MAAM, MAIM, MAVFM, MAF	2/06/2020	208,678.71		62,372
MAAM, MAIM, MAVFM, MAF	4/06/2020	224,186.49		65,760
MAAM, MAIM, MAVFM, MAF	5/06/2020	30,681.68		8,877
MAAM, MAIM, MAVFM, MAF	9/06/2020	20,916.00		5,976

MAAM, MAIM, MAVFM, MAF	10/06/2020	479,164.55		136,418
MAAM, MAIM, MAVFM, MAF	11/06/2020	49,069.59		14,056
MAAM, MAIM, MAVFM, MAF	17/06/2020	2,953,600.00		923,000
MAAM, MAIM, MAVFM, MAF	17/06/2020	27,765.97		8,364
MAAM, MAIM, MAVFM, MAF	18/06/2020	2,796,400.00		873,875
MAAM, MAIM, MAVFM, MAF	25/06/2020	660,000.00		200,000
MAAM, MAIM, MAVFM, MAF	25/06/2020	2,633,941.20		798,164
MAAM, MAIM, MAVFM, MAF	29/06/2020	154,148.60		45,246
MAAM, MAIM, MAVFM, MAF	30/06/2020	115,813.13		33,750
MAAM, MAIM, MAVFM, MAF	1/07/2020	286,529.96		82,270
MAAM, MAIM, MAVFM, MAF	13/07/2020	231,883.52		65,876
MAAM, MAIM, MAVFM, MAF	14/07/2020	30,003.15		9,538
MAAM, MAIM, MAVFM, MAF	4/08/2020	425,409.54		125,000
MAAM, MAIM, MAVFM, MAF	27/08/2020	60,314.60		15,464
MAAM, MAIM, MAVFM, MAF	4/11/2020	30,576.00		8,400
MAAM, MAIM, MAVFM, MAF	9/11/2020	34,999.65		9,485
MAAM, MAIM, MAVFM, MAF	9/12/2020	710,000.00		200,000
MAAM, MAIM, MAVFM, MAF	9/12/2020	2,100,002.50		591,550
MAAM, MAIM, MAVFM, MAF	9/12/2020	199,999.90		56,338
MAAM, MAIM, MAVFM, MAF	9/12/2020	639,000.00		180,000
MAAM, MAIM, MAVFM, MAF	9/12/2020	1,399,999.30		394,366
MAAM, MAIM, MAVFM, MAF	9/12/2020	19,425.60		5,472
MAAM, MAIM, MAVFM, MAF	9/12/2020	71,000.00		20,000
MAAM, MAIM, MAVFM, MAF	11/12/2020	1,763,866.00		492,700
MAAM, MAIM, MAVFM, MAF	15/12/2020	182,220.19		50,000
MAAM, MAIM, MAVFM, MAF	23/12/2020	171,940.88		48,298
MAAM, MAIM, MAVFM, MAF	24/12/2020	21,459.68		6,028
MAAM, MAIM, MAVFM, MAF	24/12/2020	21,459.68		6,028
MAAM, MAIM, MAVFM, MAF	29/12/2020	24,920.00		7,000
MAAM, MAIM, MAVFM, MAF	30/12/2020	30,729.81		8,694
MAAM, MAIM, MAVFM, MAF	30/12/2020	30,729.81		8,694
MAAM, MAIM, MAVFM, MAF	31/12/2020	177,000.00		50,000
MAAM, MAIM, MAVFM, MAF	31/12/2020	177,000.00		50,000
MAAM, MAIM, MAVFM, MAF	7/01/2021	108,769.89		30,813
MAAM, MAIM, MAVFM, MAF	29/03/2021	275,600.00		80,000
MAAM, MAIM, MAVFM, MAF	30/03/2021	202,558.72		59,200
MAAM, MAIM, MAVFM, MAF	3/05/2021	83,382.72		23,654
MAAM, MAIM, MAVFM, MAF	3/05/2021	83,379.19		23,653
MAAM, MAIM, MAVFM, MAF	4/05/2021	93,234.13		26,347
MAAM, MAIM, MAVFM, MAF	4/05/2021	93,234.13		26,347
MAAM, MAIM, MAVFM, MAF	11/05/2021	35,993.84		10,020
MAAM, MAIM, MAVFM, MAF	11/05/2021	35,990.25		10,019
MAAM, MAIM, MAVFM, MAF	11/05/2021	71,984.10		20,039
MAAM, MAIM, MAVFM, MAF	12/05/2021	98,567.71		27,056
MAAM, MAIM, MAVFM, MAF	12/05/2021	98,567.71		27,056
MAAM, MAIM, MAVFM, MAF	12/05/2021	197,139.07		54,113
MAAM, MAIM, MAVFM, MAF	14/05/2021	7,243.20		2,012

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MAAM, MAIM, MAVFM, MAF	21/05/2021	23,507.12		6,458
MAAM, MAIM, MAVFM, MAF	24/05/2021	32,161.41		8,891
MAAM, MAIM, MAVFM, MAF	27/05/2021	38,441.72		10,708
MAAM, MAIM, MAVFM, MAF	27/05/2021	87,120.29		24,190
MAAM, MAIM, MAVFM, MAF	28/05/2021	36,056.00		10,000
MAAM, MAIM, MAVFM, MAF	8/06/2021	40,762.25		11,077
MAAM, MAIM, MAVFM, MAF	8/06/2021	8,991.99		2,448
MAAM, MAIM, MAVFM, MAF	9/06/2021	8,991.99		2,448
MAAM, MAIM, MAVFM, MAF	9/06/2021	185,960.00		50,000
MAAM, MAIM, MAVFM, MAF	15/06/2021	36,943.16		10,069
MAAM, MAIM, MAVFM, MAF	15/06/2021	40,762.25		11,077
MAAM, MAIM, MAVFM, MAF	16/06/2021	134,607.25		36,588
MAAM, MAIM, MAVFM, MAF	16/06/2021	99,001.67		26,998
MAAM, MAIM, MAVFM, MAF	22/06/2021	78,523.00		21,414
MAAM, MAIM, MAVFM, MAF	23/06/2021	70,087.86		18,994
MAAM, MAIM, MAVFM, MAF	24/06/2021	64,420.02		17,458
MAAM, MAIM, MAVFM, MAF	25/06/2021	376,197.08		101,150
MAAM, MAIM, MAVFM, MAF	25/06/2021	127,516.41		34,371
MAAM, MAIM, MAVFM, MAF	28/06/2021	93,500.00		25,000
MAAM, MAIM, MAVFM, MAF	29/06/2021	127,516.41		34,371
MAAM, MAIM, MAVFM, MAF	29/06/2021	37,493.26		10,106
MAAM, MAIM, MAVFM, MAF	30/06/2021	37,496.97		10,107
MAAM, MAIM, MAVFM, MAF	30/06/2021	34,780.59		9,477
MAAM, MAIM, MAVFM, MAF	2/07/2021	55,204.00		14,885
MAAM, MAIM, MAVFM, MAF	2/07/2021	20,479.84		5,523
MAAM, MAIM, MAVFM, MAF	5/07/2021	108,906.72		29,276
MAAM, MAIM, MAVFM, MAF	6/07/2021	17,707.20		4,760
MAAM, MAIM, MAVFM, MAF	22/07/2021	5,490.00		1,500
MAAM, MAIM, MAVFM, MAF	27/07/2021	188,181.55		51,534
MAAM, MAIM, MAVFM, MAF	29/07/2021	365,130.00		100,000
MAAM, MAIM, MAVFM, MAF	30/07/2021	66,503.00		18,220
MAAM, MAIM, MAVFM, MAF	3/08/2021	108,697.00		29,780
MAAM, MAIM, MAVFM, MAF	11/08/2021	92,500.00		25,000
MAAM, MAIM, MAVFM, MAF	13/08/2021	111,456.00		30,000
MAAM, MAIM, MAVFM, MAF	18/08/2021	1,300,003.20		361,112
MAAM, MAIM, MAVFM, MAF	18/08/2021	199,998.00		55,555
MAAM, MAIM, MAVFM, MAF	30/08/2021	-721,011.75		-200,000
MAAM, MAIM, MAVFM, MAF	31/08/2021	-3,966,031.54		-1,098,610
MAAM, MAIM, MAVFM, MAF	1/09/2021	-1,276,640.20		-353,616
MAAM, MAIM, MAVFM, MAF	2/09/2021	-918,554.29		-254,444
MAAM, MAIM, MAVFM, MAF	3/09/2021	-53,485.61		-14,694

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