Form 604

Corporations Act 2001 Section 671B

Notice of change of interests of substantial holder

To: Company Name/Scheme	BLACKWALL PROPERTY TRUST
ACN/ARSN	ARSN 109 684 773
1. Details of substantial holder (1)	
Name	J R (SEPH) GLEW
	J K (SEFII) SLEW
ACN/ARSN (if applicable)	
There was a change in the interests of the	

substantial holder on The previous notice was given to the company on 07 16 01 07 16 The previous notice was dated

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 of scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
ORD UNITS	5,866,978	10.14%	7,484,458	11.23%

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 as follows:

Date of change	Person whose relevant interest	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
SEE ANNEXURE A					

4. Present relevant interest

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
SEE ANNEXURE B					

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6. 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:

re of association
11

7. Addresses

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

Name	Address	
J R (SEPH) GLEW and each holder of	PO BOX 612, NEUTRAL BAY NSW 2089	
Relevant Interests		

Signature

print name JOSEPH GLEW capacity

sign here date 31 / 08 / 17

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant issues (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 by which the relevant interest was acquired. 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, 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 in 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

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to the change	Class and number of securities affected (BWR Ord)	Persons votes affected
29/6/16	Seno Management Pty Limited <seno Super Fund A/C></seno 	on market trade	\$6,125.00	5,000	5,000
30/6/16	Seno Management Pty Limited <seno a="" c="" fund="" super=""></seno>	on market trade	\$14,291.54	11,457	11,457
30/6/16	IPUT Nominees Pty Limited <iput a="" c="" property=""></iput>	on market trade	\$12,581.25	10,100	10,100
19/7/16	IPUT Nominees Pty Limited <iput a="" c="" property=""></iput>	On market trade	\$12,177.00	9,900	9,900
22/11/16	Seno Management Pty Limited <seno a="" c="" fund="" super=""></seno>	Rights issue entitlement	\$51,530.40	42,942	42,942
22/11/16	Seno Management Pty Limited <taipa Trust></taipa 	Rights issue entitlement	\$193,059.60	160,883	160,883
22/11/16	Bakehouse Management Pty Limited	Rights issue entitlement	\$7,386.00	6,155	6,155
22/11/16	Alerik Pty Limited <the a="" alerik="" c="" unit=""></the>	Rights issue entitlement	\$76,095.60	63,413	63,413
22/11/16	IPUT Nominees Pty Limited <iput a="" c="" property=""></iput>	Rights issue entitlement	\$10,588.80	8,824	8,824
22/11/16	JPS Properties Pty Ltd	Rights issue entitlement	\$19,765	16,471	16,471
22/11/16	SAO Investments Pty Ltd	Rights issue entitlement	\$40,644.00	33,870	33,870
22/11/16	PRSC Pty Ltd	Rights issue entitlement	\$13,762.80	11,469	11,469
22/11/16	Seno Management Pty Limited <seno Super Fund A/C></seno 	Rights issue overs	\$32,469.60	27,058	27,058
22/11/16	Seno Management Pty Limited <taipa Trust></taipa 	Rights issue overs	\$214,940.40	179,117	179,117
22/11/16	Bakehouse Management Pty Limited	Rights issue overs	\$17,074.80	14,229	14,229
22/11/16	Alerik Pty Limited <the a="" alerik="" c="" unit=""></the>	Rights issue overs	\$10,285.20	8,571	8,571
22/11/16	IPUT Nominees Pty Limited <iput a="" c="" property=""></iput>	Rights issue overs	\$10.411.20	16 176	16 176
22/11/10	A/C/	1	\$19,411.20	16,176	16,176

	JPS Properties Pty	Rights issue			
22/11/16	Ltd	overs	\$4,235	3,529	3,529
22/11/10	SAO Investments	Rights issue	ψτ,233	3,327	3,327
22/11/16	Pty Ltd	overs	\$18,417.60	15,348	15,348
	PRSC Pty Ltd	Rights issue	4 - 0, 1 - 1, 10 0		,- :-
22/11/16	,	overs	\$22,269.60	18,558	18,558
	Seno	Rights issue			
	Management Pty	overs			
	Limited <seno< td=""><td></td><td></td><td></td><td></td></seno<>				
22/11/16	Super Fund A/C>		\$1,000.80	834	834
	Seno	Off-market			
	Management Pty	transfer			
20/12/16	Limited <seno< td=""><td></td><td>¢ο</td><td>0.266</td><td>0.266</td></seno<>		¢ο	0.266	0.266
20/12/16	Super Fund A/C> Seno	On market	\$0	8,266	8,266
	Management Pty	trade			
	Limited <taipa< td=""><td>trade</td><td></td><td></td><td></td></taipa<>	trade			
15/3/17	Trust>		\$30,554.97	25,000	25,000
	Seno	On market	, , , , , , , , , , , , , , , , , , , ,	- ,	- ,
	Management Pty	trade			
	Limited < Taipa				
6/4/17	Trust>		\$25,484.70	22,355	22,355
	Seno	On market			
	Management Pty	trade			
5/4/15	Limited < Taipa		#22 (00 00	20.000	20.000
7/4/17	Trust>	0 1 1	\$22,600.00	20,000	20,000
	Seno Managament Pty	On market trade			
	Management Pty Limited < Taipa	trade			
13/4/17	Trust>		\$10,045.60	8,660	8,660
13/4/17	Alerik Pty	On market	\$10,043.00	8,000	0,000
	Limited <the< td=""><td>trade</td><td></td><td></td><td></td></the<>	trade			
18/4/17	Alerik Unit A/C>		\$308.94	271	271
	Alerik Pty	On market			
	Limited <the< td=""><td>trade</td><td></td><td></td><td></td></the<>	trade			
21/4/17	Alerik Unit A/C>		\$938.44	809	809
	Alerik Pty	On market			
24/4/17	Limited <the< td=""><td>trade</td><td>00404516</td><td>20.001</td><td>20.001</td></the<>	trade	00404516	20.001	20.001
24/4/17	Alerik Unit A/C>	0 1 /	\$24,245.16	20,901	20,901
	Alerik Pty Limited < The	On market trade			
26/4/17	Alerik Unit A/C>	trade	\$3,607.71	3,019	3,019
20/4/17	Alerik Pty	On market	\$5,007.71	3,019	3,019
	Limited <the< td=""><td>trade</td><td></td><td></td><td></td></the<>	trade			
3/5/17	Alerik Unit A/C>	- Tuuc	\$6,209.04	5,048	5,048
	Bin24 Business	On market	. ,	,	,
	Advisors Pty	trade			
3/5/17	Limited		(\$6,209.04)	-5,048	-5,048
_	Alerik Pty	On market			_
	Limited < The	trade	<u>.</u>		
4/5/17	Alerik Unit A/C>		\$34,550	27,952	27,952
	Bin24 Business	On market			
1/5/17	Advisors Pty	trade	(010.450)	15 000	15 000
4/5/17	Limited SAO Investments	Off-market	(\$18,450)	-15,000	-15,000
10/5/17	Pty Ltd	transfer	\$270,000	225,000	225,000
10/3/1/	PRSC Pty Ltd	Off-market	\$270,000	223,000	223,000
10/5/17	TROCTLY LIU	transfer	(\$270,000)	-225,000	-225,000
10/0/1/	Seno	Off-market	(Ψ2/0,000)	223,000	225,000
	Management Pty	transfer			
	Limited <seno< td=""><td></td><td></td><td></td><td></td></seno<>				
15/5/17	Super Fund A/C>		(\$771,663.20)	-688,985	-688,985
	Seno	Off-market			<u>·</u>
	Management Pty	transfer			
1.5/5/-	Limited < Taipa		* 		200 :
15/5/17	Trust>		\$771,663.20	688,985	688,985

	Seno	On-market			
	Management Pty	acquisition			
	Limited < Taipa	acquisition			
18/5/17	Trust>		\$12,700	10,000	10,000
10/3/17	Alerik Pty	On-market	Ψ12,700	10,000	10,000
	Limited <the< td=""><td>acquisition</td><td></td><td></td><td></td></the<>	acquisition			
18/5/17	Alerik Unit A/C>	1	\$21,042.00	16,700	16,700
	Bakehouse	Ceasing to			
	Management Pty	have interest			
19/5/17	Limited	0.00	\$0	-125,000	-125,000
	Seno	Off-market			
	Management Pty Limited <seno< td=""><td>disposal</td><td></td><td></td><td></td></seno<>	disposal			
19/5/17	Super Fund A/C>		(\$133,218)	-111,015	-111,015
13/3/17	Alerik Pty	On-market	(\$155,210)	111,012	111,012
	Limited <the< td=""><td>acquisition</td><td></td><td></td><td></td></the<>	acquisition			
22/5/17	Alerik Unit A/C>	1	\$6,731.00	5,300	5,300
	IPUT Nominees	Off-market			
	Pty Limited	disposal			
0.4/5/15	<iput property<="" td=""><td></td><td>(#222.250)</td><td>177.000</td><td>177.000</td></iput>		(#222.250)	177.000	177.000
24/5/17	A/C> Alerik Pty	On-market	(\$222,250)	-175,000	-175,000
	Limited <the< td=""><td>acquisition</td><td></td><td></td><td></td></the<>	acquisition			
26/5/17	Alerik Unit A/C>	acquisition	\$12,350.00	10,000	10,000
20/0/17	Alerik Pty	On-market	\$1 2 ,5550.00	10,000	10,000
	Limited <the< td=""><td>acquisition</td><td></td><td></td><td></td></the<>	acquisition			
29/6/17	Alerik Unit A/C>		\$7,179.60	5,790	5,790
	SAO Investments	On-market			
29/6/17	Pty Ltd	acquisition	\$36,600	30,000	30,000
30/6/17	SAO Investments Pty Ltd	On-market acquisition	\$50,771	40,000	40,000
30/0/17	Bin24 Business	On-market	\$30,771	40,000	40,000
30/6/17	Advisors Pty Ltd	disposal	(\$15,219)	-11,784	-11,784
	Alerik Pty	On-market	(, , , , ,	,	,
	Limited <the< td=""><td>acquisition</td><td></td><td></td><td></td></the<>	acquisition			
3/7/17	Alerik Unit A/C>		\$30,988.80	24,210	24,210
	Alerik Pty	On-market			
4/7/17	Limited <the a="" alerik="" c="" unit=""></the>	acquisition	\$52,023	42,051	42,051
4/ // 1 /	SAO Investments	On-market	\$32,023	42,031	42,031
4/7/17	Pty Ltd	acquisition	\$2,460	2,000	2,000
	Alerik Pty	On-market	. ,	,	,
	Limited <the< td=""><td>acquisition</td><td></td><td></td><td></td></the<>	acquisition			
5/7/17	Alerik Unit A/C>		\$15,927.27	12,949	12,949
- /- /1 -	SAO Investments	Off-market	#20.020	22.216	22.21.6
7/7/17	Pty Ltd Bin24 Business	acquisition Off-market	\$29,020	23,216	23,216
7/7/17	Advisors Pty Ltd	disposal	(\$29,020)	-23,216	-23,216
,,,,,,,,	SAO Investments	Off-market	(427,020)	23,210	25,210
10/7/17	Pty Ltd	acquisition	\$229,524	185,100	185,100
	SAO Investments	Off-market			
10/7/17	Pty Ltd	acquisition	\$506,691	408,583	408,583
	Seno	On-market			
	Management Pty Limited < Taipa	acquisition			
11/7/17	Trust>		\$31,250.00	25,000	25,000
11///1/	Alerik Pty	On-market	Ψυ1,Δυ0.00	23,000	23,000
	Limited <the< td=""><td>acquisition</td><td></td><td></td><td></td></the<>	acquisition			
11/7/17	Alerik Unit A/C>		\$31,250.00	25,000	25,000
	SAO Investments	On-market			
11/7/17	Pty Ltd	acquisition	\$52,625	42,169	42,169
	Seno Managamant Pty	On-market			
	Management Pty Limited < Taipa	acquisition			
13/7/17	Trust>		\$31,125.00	25,000	25,000
		ı	\$21,122.00	-5,000	_==,000

	Alerik Pty	On-market	T	T	
	Limited <the< td=""><td>acquisition</td><td></td><td></td><td></td></the<>	acquisition			
13/7/17	Alerik Unit A/C>	acquioition	\$1,965.54	1,598	1,598
	SAO Investments	On-market	Ψ1,703.54	1,576	1,396
13/7/17	Pty Ltd	acquisition	\$9,750	7,831	7,831
	Seno	On-market	\$7,700	7,051	7,031
	Management Pty	acquisition			
	Limited < Taipa				
17/7/17	Trust>		\$31,125.00	25,000	25,000
	Alerik Pty	On-market			
	Limited <the< td=""><td>acquisition</td><td></td><td></td><td></td></the<>	acquisition			
17/7/17	Alerik Unit A/C>		\$27,689.20	22,330	22,330
	SAO Investments	On-market			
17/7/17	Pty Ltd	acquisition	\$13,765	11,101	11,101
	Seno	On-market			
	Management Pty	acquisition			
	Limited < Taipa				
19/7/17	Trust>		\$6,616.25	5,293	5,293
	Alerik Pty	On-market			
	Limited <the< td=""><td>acquisition</td><td></td><td></td><td></td></the<>	acquisition			
19/7/17	Alerik Unit A/C>		\$1,350.72	1,072	1,072
	Seno	On-market			
	Management Pty	acquisition			
20/2/12	Limited <taipa< td=""><td></td><td></td><td></td><td></td></taipa<>				
20/7/17	Trust>		\$7,230.45	5,605	5,605
	Seno	On-market			
	Management Pty	acquisition			
21/7/17	Limited <taipa< td=""><td></td><td></td><td></td><td></td></taipa<>				
21/7/17	Trust>		\$25,053.88	19,353	19,353
	Seno	On-market			
	Management Pty	acquisition			
18/8/17	Limited <taipa Trust></taipa 				
10/0/1/	Seno	0 1	\$279.93	217	217
		On-market			
	Management Pty Limited < Taipa	acquisition			
22/8/17	Trust>		¢0 072 22	7.205	
22/0/1/	Seno	On-market	\$9,872.33	7,395	7,395
	Management Pty	CONTROL OF THE PROPERTY OF THE PARTY OF THE			
	Limited <taipa< td=""><td>acquisition</td><td></td><td></td><td></td></taipa<>	acquisition			
24/8/17	Trust>	1	\$6,402.66	4.706	4.706
21/0/17	Seno	On-market	\$0,402.00	4,796	4,796
	Management Pty	acquisition			
	Limited < Taipa	acquisition			
28/8/17	Trust>		\$9,726.81	7,286	7 206
	Seno	On-market	\$7,720.01	7,280	7,286
	Management Pty	acquisition			
	Limited < Taipa	asquisition			
29/8/17	Trust>		\$65,323.43	50,055	50,055
	Alerik Pty	On-market	Ψ00,020,π0	30,033	30,033
	Limited <the< td=""><td>acquisition</td><td></td><td></td><td></td></the<>	acquisition			
29/8/17	Alerik Unit A/C>	1	\$227,965.40	175,358	175,358
			4,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	110,000	173,330

This is Annexure "A" of one page referred to in Form 604, clause 3. Details of changes in relevant interests, Notice of Substantial Unitholder of BlackWall Property Trust ARSN 109 684 773

Joseph Glew 31 August 2017

Annexure B

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
J R (Seph) Glew	JPS Properties Pty Ltd	JPS Properties Pty Ltd	Director and holds an interest in the shares of the company	300,000 Ord Units	300,000
J R (Seph) Glew	Seno Management Pty Limited <seno a="" c="" fund="" super=""></seno>	Seno Management Pty Limited <seno super<br="">Fund A/C></seno>	Director of the trustee and beneficiary of the super fund	9,100 Ord Units	9,100
J R (Seph) Glew	Seno Management Pty Limited <taipa trust=""></taipa>	Seno Management Pty Limited <taipa trust=""></taipa>	Director and beneficiary of the trust	25,104,140 Ord Units	4,025,000
J R (Seph) Glew	Alerik Pty Limited <alerik Unit Trust></alerik 	Alerik Pty Limited <alerik unit<br="">Trust></alerik>	Holds an interest in the units of the trust	1,550,358 Ord Units	1,550,358
J R (Seph) Glew	Sao Investments Pty Ltd	Sao Investments Pty Ltd	Director and holds an interest in the shares of the company	1,600,000 Ord Units	1,600,000

This is Annexure "B" of one page referred to in Form 604, clause 4. Details of present relevant interests, Notice of Substantial Unitholder of BlackWall Property Trust ARSN 109 684 773

Joseph Glew 31 August 2017