

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

ACN/ARSN (if applicable) _____

There was a change in the interests of the substantial holder on

	29	/	08	/	17
The previous notice was given to the company on	01	/	07	/	16
The previous notice was dated	01	/	07	/	16

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					

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:

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

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 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

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>	on market trade	\$6,125.00	5,000	5,000
30/6/16	Seno Management Pty Limited <Seno Super Fund A/C>	on market trade	\$14,291.54	11,457	11,457
30/6/16	IPUT Nominees Pty Limited <IPUT Property A/C>	on market trade	\$12,581.25	10,100	10,100
19/7/16	IPUT Nominees Pty Limited <IPUT Property A/C>	On market trade	\$12,177.00	9,900	9,900
22/11/16	Seno Management Pty Limited <Seno Super Fund A/C>	Rights issue entitlement	\$51,530.40	42,942	42,942
22/11/16	Seno Management Pty Limited <Taipa Trust>	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 Alerik Unit A/C>	Rights issue entitlement	\$76,095.60	63,413	63,413
22/11/16	IPUT Nominees Pty Limited <IPUT Property A/C>	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>	Rights issue overs	\$32,469.60	27,058	27,058
22/11/16	Seno Management Pty Limited <Taipa Trust>	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 Alerik Unit A/C>	Rights issue overs	\$10,285.20	8,571	8,571
22/11/16	IPUT Nominees Pty Limited <IPUT Property A/C>	Rights issue overs	\$19,411.20	16,176	16,176

22/11/16	JPS Properties Pty Ltd	Rights issue overs	\$4,235	3,529	3,529
22/11/16	SAO Investments Pty Ltd	Rights issue overs	\$18,417.60	15,348	15,348
22/11/16	PRSC Pty Ltd	Rights issue overs	\$22,269.60	18,558	18,558
22/11/16	Seno Management Pty Limited <Seno Super Fund A/C>	Rights issue overs	\$1,000.80	834	834
20/12/16	Seno Management Pty Limited <Seno Super Fund A/C>	Off-market transfer	\$0	8,266	8,266
15/3/17	Seno Management Pty Limited <Taipa Trust>	On market trade	\$30,554.97	25,000	25,000
6/4/17	Seno Management Pty Limited <Taipa Trust>	On market trade	\$25,484.70	22,355	22,355
7/4/17	Seno Management Pty Limited <Taipa Trust>	On market trade	\$22,600.00	20,000	20,000
13/4/17	Seno Management Pty Limited <Taipa Trust>	On market trade	\$10,045.60	8,660	8,660
18/4/17	Alerik Pty Limited <The Alerik Unit A/C>	On market trade	\$308.94	271	271
21/4/17	Alerik Pty Limited <The Alerik Unit A/C>	On market trade	\$938.44	809	809
24/4/17	Alerik Pty Limited <The Alerik Unit A/C>	On market trade	\$24,245.16	20,901	20,901
26/4/17	Alerik Pty Limited <The Alerik Unit A/C>	On market trade	\$3,607.71	3,019	3,019
3/5/17	Alerik Pty Limited <The Alerik Unit A/C>	On market trade	\$6,209.04	5,048	5,048
3/5/17	Bin24 Business Advisors Pty Limited	On market trade	(\$6,209.04)	-5,048	-5,048
4/5/17	Alerik Pty Limited <The Alerik Unit A/C>	On market trade	\$34,550	27,952	27,952
4/5/17	Bin24 Business Advisors Pty Limited	On market trade	(\$18,450)	-15,000	-15,000
10/5/17	SAO Investments Pty Ltd	Off-market transfer	\$270,000	225,000	225,000
10/5/17	PRSC Pty Ltd	Off-market transfer	(\$270,000)	-225,000	-225,000
15/5/17	Seno Management Pty Limited <Seno Super Fund A/C>	Off-market transfer	(\$771,663.20)	-688,985	-688,985
15/5/17	Seno Management Pty Limited <Taipa Trust>	Off-market transfer	\$771,663.20	688,985	688,985

18/5/17	Seno Management Pty Limited <Taipa Trust>	On-market acquisition	\$12,700	10,000	10,000
18/5/17	Alerik Pty Limited <The Alerik Unit A/C>	On-market acquisition	\$21,042.00	16,700	16,700
19/5/17	Bakehouse Management Pty Limited	Ceasing to have interest	\$0	-125,000	-125,000
19/5/17	Seno Management Pty Limited <Seno Super Fund A/C>	Off-market disposal	(\$133,218)	-111,015	-111,015
22/5/17	Alerik Pty Limited <The Alerik Unit A/C>	On-market acquisition	\$6,731.00	5,300	5,300
24/5/17	IPUT Nominees Pty Limited <IPUT Property A/C>	Off-market disposal	(\$222,250)	-175,000	-175,000
26/5/17	Alerik Pty Limited <The Alerik Unit A/C>	On-market acquisition	\$12,350.00	10,000	10,000
29/6/17	Alerik Pty Limited <The Alerik Unit A/C>	On-market acquisition	\$7,179.60	5,790	5,790
29/6/17	SAO Investments Pty Ltd	On-market acquisition	\$36,600	30,000	30,000
30/6/17	SAO Investments Pty Ltd	On-market acquisition	\$50,771	40,000	40,000
30/6/17	Bin24 Business Advisors Pty Ltd	On-market disposal	(\$15,219)	-11,784	-11,784
3/7/17	Alerik Pty Limited <The Alerik Unit A/C>	On-market acquisition	\$30,988.80	24,210	24,210
4/7/17	Alerik Pty Limited <The Alerik Unit A/C>	On-market acquisition	\$52,023	42,051	42,051
4/7/17	SAO Investments Pty Ltd	On-market acquisition	\$2,460	2,000	2,000
5/7/17	Alerik Pty Limited <The Alerik Unit A/C>	On-market acquisition	\$15,927.27	12,949	12,949
7/7/17	SAO Investments Pty Ltd	Off-market acquisition	\$29,020	23,216	23,216
7/7/17	Bin24 Business Advisors Pty Ltd	Off-market disposal	(\$29,020)	-23,216	-23,216
10/7/17	SAO Investments Pty Ltd	Off-market acquisition	\$229,524	185,100	185,100
10/7/17	SAO Investments Pty Ltd	Off-market acquisition	\$506,691	408,583	408,583
11/7/17	Seno Management Pty Limited <Taipa Trust>	On-market acquisition	\$31,250.00	25,000	25,000
11/7/17	Alerik Pty Limited <The Alerik Unit A/C>	On-market acquisition	\$31,250.00	25,000	25,000
11/7/17	SAO Investments Pty Ltd	On-market acquisition	\$52,625	42,169	42,169
13/7/17	Seno Management Pty Limited <Taipa Trust>	On-market acquisition	\$31,125.00	25,000	25,000

13/7/17	Alerik Pty Limited <The Alerik Unit A/C>	On-market acquisition	\$1,965.54	1,598	1,598
13/7/17	SAO Investments Pty Ltd	On-market acquisition	\$9,750	7,831	7,831
17/7/17	Seno Management Pty Limited <Taipa Trust>	On-market acquisition	\$31,125.00	25,000	25,000
17/7/17	Alerik Pty Limited <The Alerik Unit A/C>	On-market acquisition	\$27,689.20	22,330	22,330
17/7/17	SAO Investments Pty Ltd	On-market acquisition	\$13,765	11,101	11,101
19/7/17	Seno Management Pty Limited <Taipa Trust>	On-market acquisition	\$6,616.25	5,293	5,293
19/7/17	Alerik Pty Limited <The Alerik Unit A/C>	On-market acquisition	\$1,350.72	1,072	1,072
20/7/17	Seno Management Pty Limited <Taipa Trust>	On-market acquisition	\$7,230.45	5,605	5,605
21/7/17	Seno Management Pty Limited <Taipa Trust>	On-market acquisition	\$25,053.88	19,353	19,353
18/8/17	Seno Management Pty Limited <Taipa Trust>	On-market acquisition	\$279.93	217	217
22/8/17	Seno Management Pty Limited <Taipa Trust>	On-market acquisition	\$9,872.33	7,395	7,395
24/8/17	Seno Management Pty Limited <Taipa Trust>	On-market acquisition	\$6,402.66	4,796	4,796
28/8/17	Seno Management Pty Limited <Taipa Trust>	On-market acquisition	\$9,726.81	7,286	7,286
29/8/17	Seno Management Pty Limited <Taipa Trust>	On-market acquisition	\$65,323.43	50,055	50,055
29/8/17	Alerik Pty Limited <The Alerik Unit A/C>	On-market acquisition	\$227,965.40	175,358	175,358

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 Super Fund A/C>	Seno Management Pty Limited <Seno Super Fund A/C>	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>	Seno Management Pty Limited <Taipa Trust>	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 Pty Limited <Alerik Unit Trust>	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