

Form 603

Corporations Act 2001
Section 671B

Notice of initial substantial holder

To: Company Name/Scheme	Clime Investment Management Limited
ACN/ARSN	067 185 899
1. Details of substantial holder (1)	
Name	Primewest Management Ltd ACN 091 415 833 as responsible entity for Primewest Property Fund ARSN 636 405 635 PWG Property Pty Ltd ACN 070 128 415 Primewest Group Limited ACN 636 344 137
ACN/ARSN (if applicable)	As noted above
The holder became a substantial holder on	11/6/2019

2. Details of 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 on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary shares	5,434,783	5,434,783	8.27%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Primewest Management Ltd as responsible entity of Primewest Property Fund	Relevant interest under section 608(1)(b) and 608(1)(c) of the <i>Corporations Act 2001</i> (Cth) due to Primewest Management Ltd in its capacity as responsible entity of Primewest Property Fund being the entity for which these securities are held by One Managed Investment Funds Limited ACN 117 400 987 as custodian for Primewest Management Ltd in its capacity as responsible entity of Primewest Property Fund	5,434,783 ordinary shares
PWG Property Pty Ltd	Deemed relevant interest in the securities in which Primewest Management Ltd has a relevant interest, pursuant to 608(3)(a) of the <i>Corporations Act</i> , as its voting power in Primewest Management Ltd is above 20%. As this entity is not entitled to be registered as holder of the securities, its ability to vote and dispose of the securities is qualified accordingly.	As above.
Primewest Group Limited	Deemed relevant interest in the securities in which Primewest Management Ltd has a relevant interest, pursuant to 608(3)(b) of the <i>Corporations Act</i> , as it has 100% control of PWG Property Pty Ltd, which has a voting power in Primewest Management Ltd of above 20%.	As above.

	As this entity is not entitled to be registered as holder of the securities, its ability to vote and dispose of the securities is qualified accordingly.	
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4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
Primewest Management Ltd as responsible entity of Primewest Property Fund PWG Property Pty Ltd Primewest Group Limited	One Managed Investment Funds Limited ACN 117 400 987 as custodian for Primewest Management Ltd in its capacity as responsible entity of Primewest Property Fund	One Managed Investment Funds Limited ACN 117 400 987 as custodian for Primewest Management Ltd in its capacity as responsible entity of Primewest Property Fund	5,434,783 ordinary shares

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)	Class and number of securities
Primewest Management Ltd as responsible entity of Primewest Property Fund	11/06/2020	\$2,500,000	5,434,783 ordinary shares

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
Entities listed in Annexure "A"	These entities are associates by virtue of section 12(2)(a) of the Corporations Act, as they are all under the ultimate control of Primewest Group Limited

7. Addresses

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

Name	Address
Primewest Management Ltd as responsible entity of Primewest Property Fund	Level 1, 307-313 Murray Street, Perth WA 6000
PWG Property Pty Ltd	Level 1, 307-313 Murray Street, Perth WA 6000
Primewest Group Limited	Level 1, 307-313 Murray Street, Perth WA 6000
Entities listed in Annexure "A"	Level 1, 307-313 Murray Street, Perth WA 6000
One Managed Investment Funds Limited	Level 16, Governor Macquarie Tower, 1 Farrer Place, Sydney NSW 2000

Signature

print name David Jacob Schwartz

Director

sign here

11 June 2020

Annexure "A"

This is Annexure "A" of 2 pages referred to in the Form 603 (Notice of Initial Substantial Holder),
signed by me and dated 11 June 2020

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Director

Part 1 – Subsidiaries

Primewest Corporate Holdings Pty Ltd ACN 636 344 815
Primewest US Holdings Pty Ltd ACN 636 345 143
Primewest Funds Ltd ACN 134 321 216
PWG Property Pty Ltd ACN 070 128 415
Primewest P/Q Pty Ltd ACN 620 298 339
Primewest (USA) Pty Ltd ACN 625 288 931
Primewest (1 Forrest Place) Pty Ltd ACN 101 337 259
Primewest (Hillbert Rd) Pty Ltd ACN 116 644 814
Primewest (135 Clayton Street) Pty Ltd ACN 124 512 527
Primewest (15 Ogilvie Road) Pty Ltd ACN 126 287 223
Primewest (Neerabup) Pty Ltd ACN 116 664 503
Primewest (Gauge Circuit) Pty Ltd ACN 118 790 060
More Than Meets The Eye Pty Ltd ACN 624 971 302
Primewest (307 Murray Street) Pty Ltd ACN 113 243 995
Primewest (359 Scarb Beach Rd) Pty Ltd ACN 118 159 890
Primewest (380 Scarborough Beach Road) Pty Ltd ACN 096 905 510
Primewest (380A Scarborough Beach Road) Pty Ltd ACN 101 848 300
Primewest (382 Scarborough Beach Road) Pty Ltd ACN 100 873 005
Just Across The River Pty Ltd ACN 126 165 713
Primewest (384 Scarborough Beach Road) Pty Ltd ACN 098 942 600
Primewest (607 Bourke Street) Pty Ltd ACN 090 958 320
Primewest (616 St Kilda Road) Pty Ltd ACN 076 476 812
Primewest (511 Abernethy Road) Pty Ltd ACN 125 419 963
Primewest (Australia Place) Pty Ltd ACN 113 245 220
Primewest Enterprises Pty Ltd ACN 075 799 843
Amberlee Nominees Pty Ltd ACN 091 709 983
Primewest (Wattleup) Pty Ltd ACN 117 550 562
Mainriver Holdings Pty Ltd ACN 111 756 266
Forrestdale Home Pty Ltd ACN 628 359 375
Teewana Farm Pty Ltd ACN 121 917 155

Primewest (Lot 4 Davidson Street Kalgoorlie) Pty Ltd ACN 124 866 646
Primewest (Osborne Park) Pty Ltd ACN 094 055 875
Primewest (Melville) Pty Ltd ACN 106 400 613
Primewest (Cannington) Pty Ltd ACN 082 311 171
Stead Road Pty Ltd ACN 118 159 934
Primewest (Northlands) Pty Ltd ACN 094 516 239
Primewest (Busselton) Pty Ltd ACN 118 114 588
Primewest (Joondalup House) Pty Ltd ACN 117 087 662
Primewest (1060 Hay Street) Pty Ltd ACN 071 281 788
Riodell Holdings Pty Ltd ACN 079 845 908
Primewest (Erskine) Pty Ltd ACN 109 249 845
Primewest (Cottesloe Central) Pty Ltd ACN 104 298 946
Crestway Nominees Pty Ltd ACN 070 894 932