

Form 603

Corporations Act 2001
Section 671B

Notice of initial substantial holder

To: Company Name/Scheme	Primewest Group Limited Primewest Property Fund
ACN/ARSN	Primewest Group Limited ACN 636 344 137 Primewest Property Fund ARSN 636 405 635

1. Details of substantial holder (1)

Name	Topsfield Pty Ltd atf JB Investment Trust, John Bond and each other body corporate controlled by John Bond
ACN/ARSN (if applicable)	
The holder became a substantial holder on	8 November 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)
Stapled securities	224,438,036	224,438,036	64.28%

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
Topsfield Pty Ltd atf JB Investment Trust and John Bond	Topsfield Pty Ltd atf JB Investment Trust has a relevant interest because it is the registered holder of securities under s608(1)(a). John Bond has a relevant interest in the same securities under s608(3)(b) because he controls Topsfield Pty Ltd atf JB Investment Trust	67,564,575 stapled securities in Primewest Group Limited and Primewest Property Fund ("Stapled Securities")
Two Tops Pty Ltd and John Bond	Two Tops Pty Ltd has a relevant interest because it is the registered holder of securities under s608(1)(a). John Bond has a relevant interest in the same securities under s608(3)(b) because he controls Two Tops Pty Ltd.	2,803,195 Stapled Securities
Topsfield Pty Ltd atf the JB Investment Trust Two Tops Pty Ltd J Bond Property Pty Ltd atf the JB Pension Fund Topsfield Pty Ltd John Bond	Deemed relevant interest under section 608(3) of the Corporations Act in Stapled Securities which Primewest Group Limited and Primewest Management Ltd as responsible entity for Primewest Property Fund has a relevant interest under section 608(1)(c) of the Corporations Act. Details of the nature of the relevant interest Primewest Group Limited and Primewest Management Ltd as responsible entity for Primewest Property Fund has in these Stapled Securities is described in a form 603 notice of initial substantial holder lodged by Primewest Group Limited and Primewest Management Ltd as responsible entity for Primewest Property Fund with ASX on 8 November 2019.	223,644,357 Stapled Securities (which includes 69,711,260 of the Stapled Securities referred to in the rows of this table above as Topsfield Pty Ltd JB Investment Trust and Two Tops Pty Ltd as a consequence of voluntary escrow arrangements entered into with Primewest Group Limited and Primewest Management Ltd as responsible entity for Primewest Property Fund in respect of the shares referred to in the rows above).

J Bond Property Pty Ltd atf the JB Pension Fund and John Bond	J Bond Property Pty Ltd atf the JB Pension Fund has a relevant interest because it is the registered holder of securities under s608(1)(a). John Bond has a relevant interest in the same securities under s608(3)(b) because he controls J Bond Property Pty Ltd atf the JB Pension Fund.	17,963 Stapled Securities
Topsfield Pty Ltd and John Bond	Topsfield Pty Ltd has a relevant interest because it is the registered holder of securities under s608(1)(a). John Bond has a relevant interest in the same securities under s608(3)(b) because he controls Topsfield Pty Ltd.	119,206 Stapled Securities

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
Topsfield Pty Ltd atf JB Investment Trust and John Bond	Topsfield Pty Ltd atf JB Investment Trust	Topsfield Pty Ltd atf JB Investment Trust	67,564,575 stapled securities in Primewest Group Limited and Primewest Property Fund
Two Tops Pty Ltd and John Bond	Two Tops Pty Ltd	Two Tops Pty Ltd	2,803,195 Stapled Securities
Topsfield Pty Ltd atf the JB Investment Trust Two Tops Pty Ltd J Bond Property Pty Ltd atf the JB Pension Fund Topsfield Pty Ltd John Bond	Those holders listed in Annexure "A"	Those holders listed in Annexure "A"	223,644,357 Stapled Securities (which includes 69,711,260 of the Stapled Securities referred to in the rows of this table above as Topsfield Pty Ltd JB Investment Trust and Two Tops Pty Ltd as a consequence of voluntary escrow arrangements entered into with Primewest Group Limited and Primewest Management Ltd as responsible entity for Primewest Property Fund in respect of the shares referred to in the rows above).
J Bond Property Pty Ltd atf the JB Pension Fund and John Bond	J Bond Property Pty Ltd atf the JB Pension Fund	J Bond Property Pty Ltd atf the JB Pension Fund	17,963 Stapled Securities
Topsfield Pty Ltd and John Bond	Topsfield Pty Ltd	Topsfield Pty Ltd	119,206 Stapled Securities

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
N/A	N/A	N/A	N/A

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
Topsfield Pty Ltd atf JB Investment Trust	Associate of John Bond under s12(2)(c) as a consequence of John Bond controlling Topsfield Pty Ltd atf JB Investment Trust
Two Tops Pty Ltd	Associate of John Bond under s12(2)(c) as a consequence of John Bond controlling Two Tops Pty Ltd
J Bond Property Pty Ltd atf the JB Pension Fund	Associate of John Bond under s12(2)(c) as a consequence of John Bond controlling J Bond Property Pty Ltd atf the JB Pension Fund
Topsfield Pty Ltd	Associate of John Bond under s12(2)(c) as a consequence of John Bond controlling Topsfield Pty Ltd

7. Addresses

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

Name	Address
John Bond	Unit 1, 64 Marine Parade, Cottesloe WA 6011
Topsfield Pty Ltd atf JB Investment Trust	Level 1, 307-313 Murray Street Perth WA 6000
Two Tops Pty Ltd	As above
J Bond Property Pty Ltd atf the JB Pension Fund	As above
Topsfield Pty Ltd	As above

Signature

print name

JOHN BRYAN BOND

capacity

DIRECTOR

sign here

Date 8 November 2019




Primewest Group Limited ACN 636 344 137
Primewest Management Ltd ACN 091 415 833 as responsible entity of
Primewest Property Fund ARSN 636 405 635
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 **8 November 2019**

Director


JOHN BRYAN BOND

Registered holder of securities

Pentek Holdings Pty Ltd ACN 080 088 231 as trustee for the J Litis Investment Trust No 2
Pentek Holdings Pty Ltd ACN 080 088 231
Adam Peter O'Donoghue and Jane Miranda Kirkby as trustee for The Fenton Trust
Circlestar Pty Ltd ACN 615 542 446 as trustee for the David Schwartz Family Holdings Trust
Alet Investments Pty Ltd ACN 100 903 302
Sharecor Pty Ltd ACN 129 172 194
Topsfield Pty Ltd ACN 008 896 366 as trustee for the JB Investment Trust
Two Tops Pty Ltd ACN 106 780 714
Elm Investments (WA) Pty Ltd ACN 078 261 855 as trustee for the J&T Lodge Family Trust
Nisbet Pty Ltd ACN 613 195 207 as trustee for the J&T Lodge Superannuation Fund
Tazamina Astone
Bryan Wallace
Jamie Gordon
Vince Mcquillen
Valerie Maguire
Sue Park
Matthew Pears
Sarah Jacobs
Connor Morrison
Agi Marton
Sian Eleri Mainwaring
Sarah Sorensen
Joel Lithgo
Helen Silva
Jadene Mulroney
Daniel Miskiewicz
Jorrit Muller
Jake Warman
Jemma Hutchinson
Linda Hardman

Ryan Pinto
Iris Marcos-Robson
Gabrielle Lower
Todd Doepel
Will Johns
David Creasy
Jason Smith
Grace Bailey