
Form 603

Corporations Act 2001
Section 671B

Notice of initial substantial holder

To: Victory Offices Ltd
ACN/ARSN: 616 150 022

1. Details of substantial holder

Name: Perennial Value Management Limited (PVM)
ACN: 090 879 904

The holder became a substantial shareholder on: **10 October 2019**

2. Details of Voting Power

The total number of votes attached to all the voting shares in the company or voting interest in the scheme that the substantial holder or an associate had a relevant interest in on the date the substantial holder are as follows:

Class of securities	Number of securities	Person's votes	Voting Power
Ordinary	4,148,080	4,148,080	10.14%

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	Class & number of securities (Ord)
Perennial Value Management Limited	Investment Manager	4,148,080

4. Details of present registered holders

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

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Class & number of securities (Ord)
Perennial Value Management Limited	NAB Asset servicing		2,315,631
Perennial Value Management Limited	BNP Paribas Securities Services		994,072
Perennial Value Management Limited	Northern Trust		838,377

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 become a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration		Class and number of securities
		Cash	Non-cash	

6. Associates

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

Name & ACN	Nature of association
Perennial Value Management Limited ACN 090 879 904	Perennial Value Management Limited ceased to be an associate of IOOF Holdings Ltd on 10 October 2019

7. Addresses

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

Name	Address
Perennial Value Management Limited	Level 27, 88 Phillip St Sydney NSW 2000
Victory Offices Limited	Level 2, Victory Tower, 416-420 Collins Street, MELBOURNE, VIC 3000, AUSTRALIA

Signature

print name Bill Anastasopoulos _____ capacity Company Secretary _____

sign here



date 14 October 2019 _____