

Securities Trading Policy

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Securities Trading Policy

Primewest Group Limited and its subsidiaries and Primewest Property Fund (Primewest)

Operative provisions

1. Introduction and Purpose

1.1 Background

- (a) This Securities Trading Policy (**Policy**) regulates Trading by Directors and employees of Primewest Group Limited and its subsidiaries and Primewest Property Fund (**Primewest**) in Securities or securities of other companies or trusts.
- (b) Directors and all employees must comply with the insider trading prohibitions of the Corporations Act 2001 (Cth) (**Corporations Act**). Any person who possesses inside information in relation to a company or trust must not Trade in securities of that company or trust, regardless of the terms of this Policy or any written approval given under this Policy in respect of Securities.
- (c) In addition to setting out general principles in relation to Trading in Securities applicable to all Directors and employees of Primewest, this Policy recognises that there are specific periods when Directors and Restricted Employees should not Trade in Securities. This Policy also sets out procedures which apply to Trading in Securities by Directors and Restricted Employees.

1.2 Purpose

- (a) The purpose of this Policy is to assist Directors and employees, including Restricted Employees, to comply with their obligations under the insider trading prohibitions of the Corporations Act and to protect the reputation of Primewest, its Directors and employees.
- (b) All Directors and Employees, particularly Restricted Employees, should read this Policy carefully and familiarise themselves with the requirements and procedures detailed in it.
- (c) If you have any questions about this Policy please contact the Company Secretary.

1.3 Definitions

Capitalised terms used in this Policy are defined in Schedule 1.

2. Key principles of insider trading prohibition

2.1 Conduct prohibited by law

- (a) Under the Corporations Act, if a person possesses “inside information” in relation to securities of any company or trust, the person must not:
 - (i) Deal in those securities; or
 - (ii) Procure another person to Deal in those securities; or

- (iii) directly or indirectly communicate the information, or cause the information to be communicated, to another person if the person knows, or ought reasonably to know, that the other person would, or would be likely to, Deal in those securities in any way or Procure a third person to Deal in those securities.
- (b) Importantly, given the broad definition of “Procure”, a person who Deals in securities through a trust or company while in possession of inside information may contravene the insider trading prohibitions and this Policy.

2.2 When a person possesses inside information

- (a) A person possesses inside information in relation to securities of a company or trust where:
 - (i) the person possesses information that is not generally available and, if the information were generally available, a reasonable person would expect it to have a material effect on the price or value of the securities; and
 - (ii) the person knows, or ought reasonably to know, that the information is not generally available and, if it were generally available, a reasonable person would expect it to have a material effect on the price or value of the securities.
- (b) Directors and Employees must assume that information is generally available only if it has been announced to ASX.
- (c) A reasonable person would be taken to expect information to have a material effect on the price or value of securities if the information would, or would be likely to, influence persons who commonly acquire securities in deciding whether or not to acquire or dispose of the securities.

2.3 A person does not need to be an “insider”

A person can possess inside information in respect of a company or trust, even if they are not associated in any way with that company or trust. It is irrelevant how the inside information was obtained.

2.4 Penalties

- (a) A person who Trades in securities while they possess inside information or communicates that information in the circumstances described in paragraph 2.1(a)(iii) above may be liable for both significant civil and criminal penalties.
- (b) In addition, a breach of this Policy may lead to disciplinary action by Primewest, including termination of employment with Primewest.

2.5 Examples of inside information

The following items are examples of information which may be inside information in relation to Primewest:

- (a) a change in financial forecasts or expectations;
- (b) a proposed dividend or distribution;
- (c) changes in the Board of Directors or senior executives;

- (d) pending ASX announcements;
- (e) proposed changes in capital structure, including issues of securities, rights issues, the redemption of securities and capital reconstructions;
- (f) giving or receiving a notice of intention to make a takeover offer;
- (g) debt facilities and borrowings;
- (h) mergers, demergers, acquisitions and divestments;
- (i) significant changes in operations, strategy or proposed changes in the general character or nature of the business of Primewest;
- (j) liquidity and cash flow information;
- (k) sales figures;
- (l) major or material purchases or sales of assets;
- (m) significant new contracts or customers;
- (n) an entity proposing to buy, or a securityholder proposing to sell, a substantial number of Securities;
- (o) industry issues that may have a material impact on Primewest;
- (p) significant litigation involving Primewest;
- (q) allegations of any breach of the law or other regulatory requirements by Primewest; and
- (r) decisions on significant issues affecting Primewest by regulatory bodies in Australia or other relevant jurisdictions (such as the Australian Securities and Investments Commission or the Australian Competition and Consumer Commission).

This is not an exhaustive list.

3. Restrictions on trading

3.1 General principles

Directors and Employees must comply with the following general principles in relation to Trading in Securities:

- (a) Directors and Employees must comply with the insider trading provisions of the Corporations Act at all times and must not Trade in Securities whilst in possession of inside information in respect of those in Securities; and
- (b) Directors and Employees must not derive personal advantage from information which is not generally available and which has been obtained by reason of their connection with Primewest.

3.2 Short term Trading - all Directors and Employees

- (a) Directors and Employees must not engage in short term Trading of Securities.

- (b) In general, the acquisition of Securities with a view to resale within a 12 month period and the sale of Securities with a view to repurchase within a 12 month period would be considered to be transactions of a short term nature.

3.3 Securities of other companies or trusts

Directors and Employees must not Trade in securities of another company or trust whilst in possession of inside information in respect of that company or trust.

3.4 No Trading in Securities during Prohibited Periods

Directors and Restricted Employees must not Trade in Securities during the following Prohibited Periods:

- (a) from Primewest's year end until after the release of the full year results;
- (b) from Primewest's half year end until after the release of the half yearly results; and
- (c) any additional periods imposed by the Board from time to time (for example when Primewest is considering matters which are subject to Listing Rule 3.1A).

However, even if a Prohibited Period is not operating, Directors and Restricted Employees must not Trade in Securities at that time if they are in possession of inside information.

3.5 Prior written approval for Trading

- (a) Directors and Restricted Employees must seek prior written approval before undertaking any Trading in Securities.
- (b) This requirement applies to all Trading outside of a Prohibited Period and any Trading during a Prohibited Period which is subject to an exception in section 3.11 of this Policy. (The procedures for seeking prior written approval to Trade during a Prohibited Period as a consequence of Exceptional Circumstances are set out in section 3.10.)
- (c) In order to seek approval to Trade, Directors and Restricted Employees must submit a written request, which may include an email communication, to the Designated Officer. The Designated Officer may request such information as considered appropriate in the circumstances. The Designated Officer's discretion will be exercised with caution having regard to the importance of minimising both the risk, and appearance of, insider trading.
- (d) Directors and Restricted Employees should be aware that the Designated Officer may not provide the approval to Trade, without giving any reasons.
- (e) Directors and Restricted Employees may only engage in the proposed Trading if prior written approval is given by the Designated Officer. Any approval for the Trading will be valid for 7 days from the date it is given.
- (f) The Company Secretary will inform the Board of the details of all Trades approved.
- (g) Approval to Trade can be withdrawn if new information comes to light or if there is a change in circumstances.
- (h) Primewest's decision to refuse approval is final and binding on the person seeking the approval and if approval to Trade is refused, the person seeking the approval must keep that information confidential and not disclose it to anyone.

3.6 Subsequent notification of all Trading

- (a) Directors and Restricted Employees must provide the Company Secretary with subsequent written notification of all Trading in Securities within two business days, regardless of whether prior written approval has been given for that Trading.
- (b) Directors must provide sufficient details of all Trading to enable Primewest to file a notice in accordance with the ASX Listing Rules within 5 business days of the Trade. Primewest will also be obliged to notify the ASX whether the Trading by a Director occurred during a Closed Period where prior written approval was required and, if so, whether prior written approval was provided.
- (c) The Company Secretary will inform the Board of the details for all Trading notified.

3.7 Margin loans and other security interests

- (a) No Director or Restricted Employee may enter into a margin loan or similar funding arrangement to acquire any Securities, or grant lenders any rights over their Securities without first obtaining prior written approval.
- (b) In order to obtain approval to enter into a margin loan or similar funding arrangement, Directors and Restricted Employees must submit a written request to the Designated Officer and copied to the Company Secretary. The Designated Officer may request such information as considered appropriate in the circumstances. The Designated Officer's discretion will be exercised with caution and having regard to the importance of minimising both the risk, and appearance of, insider trading. Directors and Restricted Employees should be aware that the Designated Officer may not provide the approval to enter into the relevant arrangement.
- (c) The Company Secretary will inform the Board at its next meeting of the details for all margin loan or similar funding arrangements entered into with approval.
- (d) The Directors and Restricted Employees must inform the Company Secretary of any material change in their margin loan or similar funding arrangements e.g. movements in the LVR occasioned by drawdowns or price movements, and at least annually, of the amount drawn and securities covered.
- (e) Directors and Restricted Employees are reminded they must seek prior written approval in accordance with section 3.5 of this Policy before undertaking any Trading in Securities.
- (f) Approval to enter into a margin loan or similar funding arrangement can be withdrawn if new information comes to light or there is a change in circumstances.
- (g) Primewest's decision to refuse clearance is final and binding on the person seeking the approval and if approval to enter into a margin loan or similar funding arrangement is refused, the person seeking the approval must keep that information confidential and not disclose it to anyone.

3.8 Hedging and Derivatives

Directors and Restricted Employees must not use, or allow to be used, any Derivatives or other products which operate to limit the economic risk of unvested Securities.

3.9 Trading may be permitted in Exceptional Circumstances

- (a) A Director or Restricted Employee who is not in possession of inside information in relation to Primewest may Trade in Securities during a Prohibited Period if:

- (i) the Designated Officer determines that an Exceptional Circumstance applies to the Director or Restricted Employee; and
 - (ii) prior written approval is granted by the Designated Officer in accordance with this Policy to permit the Director or Restricted Employee to Trade in Securities during the Prohibited Period.
- (b) A Director or Restricted Employee seeking approval to Trade during a Prohibited Period must satisfy the Designated Officer that Exceptional Circumstances exist and that the proposal to Trade in Securities during a Prohibited Period is the only reasonable course of action available. Directors and Restricted Employees must apply for approval in accordance with paragraph 3.10 below.
- (c) However, even if prior written approval is given, Directors and Restricted Employees must not Trade in Securities if the person is in possession of any inside information.

3.10 Prior written approval

- (a) In order to seek prior written approval to Trade during a Prohibited Period due to Exceptional Circumstances, Directors and Restricted Employees must submit a written request to the Designated Officer.
- (b) The Designated Officer may request such information as considered appropriate in the circumstances.
- (c) The Designated Officer's discretion will be exercised with caution and having regard to the importance of minimising both the risk, and appearance of, insider trading. Directors and Restricted Employees should be aware that the Designated Officer may not provide the approval to Trade, even if Exceptional Circumstances exist, without giving any reasons.
- (d) Directors and Restricted Employees may only engage in the proposed Trading if written approval is given. Any prior written approval given for Exceptional Circumstances trading will be valid for 7 days from the date it is given.
- (e) Approval to Trade can be withdrawn if new information comes to light or there is a change in circumstances.
- (f) Primewest's decision to refuse approval is final and binding on the person seeking the approval and if approval to Trade is refused, the person seeking the approval must keep that information confidential and not disclose it to anyone.

3.11 Dealings which may occur during a Prohibited Period

During a Prohibited Period, Directors and Restricted Employees may Trade in Securities in the circumstances described below, provided that the Director or Restricted Employee is not in possession of any inside information. (Please note that the Policy requirements with respect to prior written approval and subsequent notification continue to apply to Trading under one of these exceptions. See paragraphs 3.5 and 3.6).

- (a) **(Transfers into a superannuation fund)** Transfers of Securities already held into a superannuation fund or other saving scheme in which the Director or Restricted Employee is a beneficiary.
- (b) **(Investment in fund etc)** An investment in, or Trading in units of, a fund or other scheme (other than a scheme only investing in Securities) where the assets of the fund or other scheme are invested at the discretion of a third party.

- (c) **(Director or Restricted Employee acting as trustee)** Where the Director or Restricted Employee is a trustee or a director of a corporate trustee, Trading in Securities by that trust provided the Director or Restricted Employee is not a beneficiary of the trust and any decision to Trade during a Prohibited Period is taken by the other trustees or directors or by the investment managers independently of the Director or Restricted Employee.
- (d) **(Accepting a takeover offer)** Undertakings to accept, or the acceptance of, a takeover offer, or participation in a scheme of arrangement.
- (e) **(Rights issue, security purchase plan, distribution reinvestment plan etc)** Trading under an offer or invitation made to all or most of the Primewest's security holders, such as a rights issue, a security purchase plan, a dividend or distribution reinvestment plan and an equal access buy-back, where the plan that determines the timing and structure of the offer has been approved by the Board. This extends to decisions relating to whether or not to take up the entitlements and the sale of entitlements required to provide for the take up of the balance of entitlements under a renounceable pro rata issue.
- (f) **(Exercise of options or rights)** The exercise (but not the sale of Securities following exercise) of an option or a right under an employee incentive scheme. This exception applies to options and rights granted under an employee incentive scheme before this Policy takes effect.
- (g) **(Exercise of options or rights, or conversion of convertible security)** The exercise (but not the sale of Securities following exercise) of an option or a right under an employee incentive scheme, or the conversion of a convertible security, where the final date for the exercise of the option or right, or the conversion of the security, falls during a Prohibited Period and Primewest has been in an exceptionally long Prohibited Period or the entity has had a number of consecutive Prohibited Periods and the Director or Restricted Employee could not reasonably have been expected to exercise it at a time when free to do so. This exception applies to options and rights granted under an employee incentive scheme after this Policy takes effect.
- (h) **(Involuntary disposals caused by margin lender)** An involuntary disposal of Securities that results from a margin lender or similar financier exercising its rights under a margin loan or similar funding arrangement.
- (i) **(Share qualifications)** The acquisition of shares by a Director of shares to obtain a share qualification.

4. Other matters

4.1 Cautions to consider

- (a) Under insider trading laws, a person who possesses inside information about an entity's securities is generally prohibited from trading in those securities and that this applies even where:
 - (i) the trading occurs at a time that would otherwise be outside a Prohibited Period specified in this Policy;
 - (ii) the trading falls within an exclusion in this Policy; or
 - (iii) the person has been given approval under the Policy to Trade (whether in exceptional circumstances or otherwise).

- (b) Approval to Trade under this Policy is not an endorsement of the proposed Trade. The person doing the trading is individually responsible for their investment decisions and their compliance with insider trading laws.
- (c) Before a Director or Restricted Employee Trades in Securities, they should consider carefully whether they are in possession of any inside information that might preclude them from trading at that time and, if they have any doubt on that score, they should not Trade.
- (d) If a Director or Restricted Employee comes into possession of inside information after receiving approval to Trade, they must not Trade despite having received the approval.

4.2 Changes to Policy

If any material changes are made to this Policy, Primewest will give the amended Policy to ASX for release to the market within 5 business days of the material change taking effect.

Amendments to the Policy which are likely to constitute a material change include:

- (a) changes to the Closed Periods;
- (b) changes with respect to Trading in Securities which is not subject to a Prohibited Period (as set out in paragraph 3.11 of this Policy); and
- (c) changes with respect to the Exceptional Circumstances in which Directors and Restricted Employees may be permitted to Trade during a Prohibited Period (as set out in paragraphs 3.9 and 3.10 of this Policy).

4.3 Adoption of Policy and annual Board review

- (a) This Policy was adopted by the Board on 11 October 2019, and takes effect from the date of Primewest's admission to the Official List of ASX and replaces any previous policy in this regard.
- (b) The Board will review this Policy annually. The Company Secretary will communicate any amendments to Employees as appropriate.

4.4 Record keeping

The Board will ensure that records capturing the details of all applications by Directors and Restricted Employees for approval under this Policy and the decisions made in relation to those applications.

Schedule 1 – Definitions

For the purposes of this Policy:

ASX means ASX Limited or the financial market it operates (as the context requires);

ASX Listing Rules means the listing rules of ASX;

Board means the board of directors of Primewest Group Limited and Primewest Property Fund;

Chair means the Chair of the Board from time to time;

Closed Period means the periods set out in paragraphs 3.4(a) and 3.4(b);

Corporations Act means the Corporations Act 2001 (Cth);

to **Deal** in securities means to apply for, acquire or dispose of securities, or enter into an agreement to do any of those things, and **Dealing** has a corresponding meaning;

Derivative has the meaning in section 761D of the Corporations Act and includes options, forward contracts, futures, warrants, cash settled swaps, caps and collars;

Designated Officer means:

- (a) in respect of a Director, the Chair;
- (b) in respect of the Chair, a Managing Director;
- (c) in respect of a Restricted Employee, the Company Secretary; and
- (d) in respect of the Company Secretary, a Managing Director;

or such other person appointed by the Board as a Designated Officer for the purposes of this Policy;

Directors means directors of Primewest Group Limited and Primewest Property Fund;

Employees means any full or part time employee of any member of Primewest;

Exceptional Circumstances means, in relation to a Director or Restricted Employee:

- (a) **(Severe financial hardship)**: a pressing financial commitment that can only be satisfied by selling the relevant Securities;
- (b) **(Tax liability)**: a tax liability of such a person would not normally constitute severe financial hardship unless the person has no other means of satisfying the liability. A tax liability relating to Securities received under an employee incentive scheme would also not normally constitute severe financial hardship or otherwise be considered an exceptional circumstance for the purpose of obtaining proper written approval to sell or otherwise dispose of Securities during a Prohibited Period;
- (c) **(Court order)**: a requirement to Trade in Securities as a result of:
 - (i) a court order;
 - (ii) court enforceable undertakings (eg as part of a bona fide family settlement);
or

- (iii) some other overriding legal or regulatory requirement; or
- (d) **(Other circumstances)**: any other circumstances considered exceptional by the Designated Officer;

Managing Director means any managing directors from time to time and may also include any chief executive officer;

to **Procure** another person to Deal in securities includes inciting, inducing or encouraging a person to Deal or not Deal in securities;

Prohibited Period means the periods set out in paragraphs 3.4(a), 3.4(b) and 3.4(c);

Restricted Employees means:

- (a) the Managing Director;
- (b) the executive Directors;
- (c) the Chief Financial Officer;
- (d) the Company Secretary;
- (e) the General Counsel;
- (f) employees involved with preparing Primewest's monthly financial reports;
- (g) direct reports to the above positions; and
- (h) employees nominated by the Board as Restricted Employees (and who are notified accordingly),

employed by any member of the Primewest group;

Securities means Securities issued by Primewest;

securities includes shares, options, rights, debentures (including convertible notes), interests in a managed investment scheme (including an option over an unissued unit or other interest in the scheme, and a renounceable or unrenounceable right to subscribe for a unit or other interest in the scheme), Derivatives, options over an unissued a share in, or debenture of, a company or trust, a renounceable or unrenounceable right to subscribe for a share in, or debenture of, a company or trust, and other financial products covered by s1042A of the Corporations Act; and

Trade means to Deal in securities or Procure another person to Deal in securities, and **Trading** has a corresponding meaning.