



6 September 2024

BY ASX ONLINE - 6 pages

Market Announcements Platform
ASX Limited
Level 10
20 Bond Street
SYDNEY 2000

Dear Sir/Madam,

**Change of interests of substantial holder
Hub24 Limited [ASX:HUB]**

Following is a Form 604 *Notice of change of interests of substantial holder* dated 6 September 2024 in accordance with section 671B of the Corporations Act.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Avee Waislitz', is written over a white background.

AVEE WAISLITZ
Secretary

Form 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To: company name/scheme	HUB24 LIMITED
ABN	87 124 891 685

1. Details of substantial holder

Name	Thorney Holdings Proprietary Limited and each of the entities listed in the attached Annexure 'A' to this notice.
ACN (if applicable)	006 262 835

There was a change in the interests of the substantial holder on 04-Sep-24

The previous notice was given to the company on 22-Feb-22

The previous notice was dated 22-Feb-22

2. Previous and present voting power

The total number of shares votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate had a relevant interest in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of Securities	Previous Notice		Present Notice	
	Person's votes	Voting power	Person's votes	Voting power
Fully Paid Ordinary Shares	5,317,515	6.64%	4,560,800	5.62%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, relevant interests 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 are as follows:

Date of Change	Person whose relevant interest changed	Nature of change	Consideration given in relation to Change	Class and number of securities affected	Person's votes affected
25-Feb-22	Jasforce Pty Ltd	Market Sale	\$104,739.08	3,828 ordinary shares	3,828
28-Feb-22	Jasforce Pty Ltd	Market Sale	\$243,980.00	8,872 ordinary shares	8,872
08-Mar-22	Jasforce Pty Ltd	Market Sale	\$2,024.33	77 ordinary shares	77
09-Mar-22	Jasforce Pty Ltd	Market Sale	\$294,398.00	11,323 ordinary shares	11,323
15-Mar-22	Jasforce Pty Ltd	Market Sale	\$250,454.85	9,100 ordinary shares	9,100
16-Mar-22	Jasforce Pty Ltd	Market Sale	\$201,773.00	7,150 ordinary shares	7,150
17-Mar-22	Jasforce Pty Ltd	Market Sale	\$200,368.42	6,900 ordinary shares	6,900
18-Mar-22	Thorney Holdings Proprietary Limited and each of the Thorney Investment Group entities listed in Annexure 'A' (together ' Thorney Investment Group ')	Market Sale	\$194,218.10	6,665 ordinary shares	6,665
	Thorney Investment Group		\$114,200.54	3,935 ordinary shares	3,935
	Jasforce Pty Ltd		\$200,882.46	6,900 ordinary shares	6,900
22-Mar-22	Thorney Investment Group	Market Sale	\$27,763.20	964 ordinary shares	964
23-Mar-22	Thorney Investment Group	Market Sale	\$260,236.80	9,036 ordinary shares	9,036
04-Aug-22	Thorney Investment Group	Market Sale	\$162,211.06	6,384 ordinary shares	6,384
16-Aug-22	Thorney Investment Group	Market Sale	\$14,538.08	570 ordinary shares	570
18-Aug-22	Thorney Investment Group	Market Sale	\$969.00	38 ordinary shares	38

3. Changes in relevant interests continued

Particulars of each change in, or change in the nature of, relevant interests 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 are as follows:

Date of Change	Person whose relevant interest changed	Nature of change	Consideration given in relation to Change	Class and number of securities affected	Person's votes affected
19-Aug-22	Thorney Investment Group	Market Sale	\$112,133.03	4,392 ordinary shares	4,392
02-Nov-22	Thorney Investment Group	Market Sale	\$817,556.30	31,624 ordinary shares	31,624
03-Nov-22	Thorney Investment Group	Market Sale	\$258,527.00	10,000 ordinary shares	10,000
11-Nov-22	Thorney Investment Group	Market Sale	\$530,066.00	20,000 ordinary shares	20,000
	Jasforce Pty Ltd		\$213,135.36	8,100 ordinary shares	8,100
28-Nov-22	Thorney Investment Group	Market Sale	\$270,008.00	10,000 ordinary shares	10,000
30-Nov-22	Thorney Investment Group	Market Sale	\$270,001.00	10,000 ordinary shares	10,000
04-Jan-23	Thorney Investment Group	Market Sale	\$493,540.20	18,000 ordinary shares	18,000
16-Jan-23	Thorney Investment Group	Market Sale	\$502,783.11	18,000 ordinary shares	18,000
	Jasforce Pty Ltd		\$279,324.01	10,000 ordinary shares	10,000
13-Feb-23	Jasforce Pty Ltd	Market Sale	\$255,589.00	10,000 ordinary shares	10,000
21-Feb-23	Thorney Investment Group	Market Sale	\$501,840.36	17,000 ordinary shares	17,000
	Thorney Investment Group		\$500,250.00	17,250 ordinary shares	17,250
	Jasforce Pty Ltd		\$42,532.67	1,463 ordinary shares	1,463
	Jasforce Pty Ltd		\$247,364.49	8,521 ordinary shares	8,521
	Jasforce Pty Ltd		\$464.40	16 ordinary shares	16
23-Feb-23	Thorney Investment Group	Market Sale	\$296,889.01	10,307 ordinary shares	10,307
	Jasforce Pty Ltd		\$287,855.00	10,000 ordinary shares	10,000
06-Mar-23	Thorney Investment Group	Market Sale	\$296,349.00	10,000 ordinary shares	10,000
	Jasforce Pty Ltd		\$296,252.00	10,000 ordinary shares	10,000
10-Mar-23	Thorney Investment Group	Market Sale	\$500,820.00	17,000 ordinary shares	17,000
	Jasforce Pty Ltd		\$294,337.00	10,000 ordinary shares	10,000
22-Aug-23	Thorney Investment Group	Market Sale	\$965,616.00	30,000 ordinary shares	30,000
23-Aug-23	Jasforce Pty Ltd	Market Sale	\$308,910.00	10,000 ordinary shares	10,000
01-Sep-23	Thorney Investment Group	Market Sale	\$492,718.29	15,000 ordinary shares	15,000
25-Sep-23	Thorney Investment Group	Market Sale	\$499,585.50	15,000 ordinary shares	15,000
17-Oct-23	Thorney Investment Group	Market Sale	\$124,551.89	3,620 ordinary shares	3,620
15-Nov-23	Thorney Investment Group	Market Sale	\$53,705.58	1,579 ordinary shares	1,579
20-Nov-23	Thorney Investment Group	Market Sale	\$950,266.11	27,921 ordinary shares	27,921
08-Dec-23	Thorney Investment Group	Market Sale	\$340,000.00	10,000 ordinary shares	10,000
	Jasforce Pty Ltd		\$102,000.00	3,000 ordinary shares	3,000
11-Dec-23	Thorney Investment Group	Market Sale	\$136,272.00	4,008 ordinary shares	4,008
	Jasforce Pty Ltd		\$68,000.00	2,000 ordinary shares	2,000
12-Dec-23	Thorney Investment Group	Market Sale	\$33,728.00	992 ordinary shares	992
14-Dec-23	Thorney Investment Group	Market Sale	\$518,730.00	15,000 ordinary shares	15,000
	Jasforce Pty Ltd		\$173,253.50	5,000 ordinary shares	5,000
20-Feb-24	Thorney Investment Group	Market Sale	\$1,000,432.50	25,000 ordinary shares	25,000
01-Mar-24	Thorney Investment Group	Market Sale	\$126,473.50	3,207 ordinary shares	3,207
04-Mar-24	Thorney Investment Group	Market Sale	\$366,158.14	9,293 ordinary shares	9,293
08-Mar-24	Thorney Investment Group	Market Sale	\$501,620.40	12,000 ordinary shares	12,000
21-Mar-24	Thorney Investment Group	Market Sale	\$289,100.00	7,000 ordinary shares	7,000
25-Mar-24	Jasforce Pty Ltd	Market Sale	\$413,357.00	10,000 ordinary shares	10,000
04-Jun-24	Thorney Investment Group	Market Sale	\$495,667.28	11,380 ordinary shares	11,380
25-Jun-24	Thorney Investment Group	Market Sale	\$298,085.45	6,500 ordinary shares	6,500
03-Jul-24	Thorney Investment Group	Market Sale	\$486,595.20	10,500 ordinary shares	10,500
04-Jul-24	Thorney Investment Group	Market Sale	\$493,080.00	10,500 ordinary shares	10,500
	Jasforce Pty Ltd		\$100,932.39	2,150 ordinary shares	2,150

3. Changes in relevant interests continued

Particulars of each change in, or change in the nature of, relevant interests 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 are as follows:

Date of Change	Person whose relevant interest changed	Nature of change	Consideration given in relation to Change	Class and number of securities affected	Person's votes affected
05-Jul-24	Thorney Investment Group	Market Sale	\$80,590.12	1,722 ordinary shares	1,722
	Jasforce Pty Ltd		\$100,620.00	2,150 ordinary shares	2,150
08-Jul-24	Thorney Investment Group	Market Sale	\$434,782.85	9,278 ordinary shares	9,278
16-Jul-24	Thorney Investment Group	Market Sale	\$499,257.05	10,500 ordinary shares	10,500
26-Jul-24	Thorney Investment Group	Market Sale	\$192,581.60	4,000 ordinary shares	4,000
01-Aug-24	Thorney Investment Group	Market Sale	\$500,239.00	10,000 ordinary shares	10,000
	Thorney Investment Group		\$500,125.00	10,000 ordinary shares	10,000
	Jasforce Pty Ltd		\$100,127.20	2,000 ordinary shares	2,000
19-Aug-24	Thorney Investment Group	Market Sale	\$520,263.00	10,000 ordinary shares	10,000
	Thorney Investment Group		\$780,000.00	15,000 ordinary shares	15,000
	Thorney Investment Group		\$118,655.15	2,273 ordinary shares	2,273
21-Aug-24	Thorney Investment Group	Market Sale	\$302,919.36	5,727 ordinary shares	5,727
	Jasforce Pty Ltd		\$196,495.90	3,700 ordinary shares	3,700
22-Aug-24	Thorney Investment Group	Market Sale	\$270,053.50	5,000 ordinary shares	5,000
	Thorney Investment Group		\$1,004,180.00	18,500 ordinary shares	18,500
	Jasforce Pty Ltd		\$298,727.55	5,500 ordinary shares	5,500
30-Aug-24	Thorney Investment Group	Market Sale	\$497,915.10	9,000 ordinary shares	9,000
04-Sep-24	Thorney Investment Group	Market Sale	\$1,081,728.00	20,000 ordinary shares	20,000
05-Sep-24	Thorney Investment Group	Market Sale	\$505,264.00	9,200 ordinary shares	9,200
	Thorney Opportunities Ltd		\$5,492.00	100 ordinary shares	100
06-Sep-24	Thorney Investment Group	Market Sale	\$497,430.00	9,000 ordinary shares	9,000

4. Present relevant interests

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	Nature of relevant interest	Number and class of securities	Person's votes
Thorney Investment Group	UBS Nominees Pty Ltd	Thorney Holdings Proprietary Limited	Thorney Investment Group is taken under section 608(3)(b) of the Act to have a relevant interest as it holds all the issued capital in the entities listed in the adjacent column.	4,216,300 ordinary shares	4,216,300
Jasforce Pty Ltd, as trustee for the Alex Waislitz Retirement Plan (Jasforce)	Jasforce	Jasforce	Jasforce has a relevant interest under section 608(1)(a) of the Act as it is the registered holder of those shares.	344,500 ordinary shares	344,500
Mr Alex Waislitz	UBS Nominees Pty Ltd	Thorney Holdings Proprietary Limited	Each of the entities listed in the adjacent column (and in Annexure "A") are 'associates' pursuant to section 12(2)(a)(iii) of the Act by virtue of them being commonly controlled by Mr Alex Waislitz who, pursuant to section 50AA of the Act, has the capacity to determine the outcome of decisions about the financial and operating policies of each of those entities.	4,216,300 ordinary shares	4,216,300
	Jasforce	Jasforce		344,500 ordinary shares	344,500

5. Changes in association

The persons who have become associates of, ceased to be associates of, or have changed the nature of their association with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name	Nature of association
Thorney Opportunities Ltd (TOP)	TOP has sold 100% of its holdings in Hub24 Limited and ceases to be an associate for the purposes of this investment.

6. Addresses

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

Name	Address
TIGA Trading Pty Ltd	Level 45, 55 Collins Street, Melbourne 3000
Thorney Investment Group and each of the entities listed in Annexure 'A' to this notice	See Annexure 'A' to this notice
Thorney Opportunities Ltd ACN 080 167 713	Level 45, 55 Collins Street, Melbourne 3000
Jasforce Pty Ltd, ACN 017 167 713 as trustee for the Alex Waislitz Retirement Plan	c/- Wilson Pateras, Ground Floor, 40 River Boulevard, Richmond 3121
Alex Waislitz	Level 45, 55 Collins Street, Melbourne 3000

Signature

Print name AVEE WAISLITZ

Capacity SECRETARY

Sign here

Date 6 September 2024



ANNEXURE 'A'

This is Annexure A referred to in the Form 604 Notice of change of interests of substantial holder signed by me and dated 6 September 2024.



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AVEE WAISLITZ
Secretary

SUBSTANTIAL HOLDERS - ENTITY DETAILS

Entity	Address
<u>Thorney Investment Group</u>	
Jamahjo Pty Ltd, ACN 117 488 696 as trustee for the Halex Family Trust	c/- Wilson Pateras, Ground Floor, 40 River Boulevard, Richmond 3121
Thistle Custodians Pty Ltd, ACN 078 027 193	Level 45, 55 Collins Street, Melbourne 3000
Thistle Holdings Pty Ltd, ACN 075 051 464	Level 45, 55 Collins Street, Melbourne 3000
Thorney Alpha Pty Ltd, ACN 162 820 537	Level 45, 55 Collins Street, Melbourne 3000
Thorney Beta Pty Ltd, ACN 162 828 677	Level 45, 55 Collins Street, Melbourne 3000
Thorney Holdings Proprietary Limited, ACN 006 262 835	Level 45, 55 Collins Street, Melbourne 3000
Thorney International Pty Ltd, ACN 132 886 698	Level 45, 55 Collins Street, Melbourne 3000
Thorney Investment Group Australia Pty Ltd, ACN 117 488 892	Level 45, 55 Collins Street, Melbourne 3000
Thorney Management Services Pty Ltd, ACN 164 880 148	Level 45, 55 Collins Street, Melbourne 3000
Thorney Omega Pty Ltd, ACN 163 964 636	Level 45, 55 Collins Street, Melbourne 3000
TIGA Property Pty Ltd, ACN 117 811 453	Level 45, 55 Collins Street, Melbourne 3000
TIGA (Ballarat) Pty Ltd, ACN 117 812 030	Level 45, 55 Collins Street, Melbourne 3000
TIGA Finance Pty Ltd, ACN 118 521 412	Level 45, 55 Collins Street, Melbourne 3000
TIGA (Hawthorn) Pty Ltd, ACN 126 952 663	Level 45, 55 Collins Street, Melbourne 3000
TIGA Tails Pty Ltd, ACN 080 534 416	Level 45, 55 Collins Street, Melbourne 3000
TIGA Trading Pty Ltd, ACN 118 961 210	Level 45, 55 Collins Street, Melbourne 3000
<u>Other associates</u>	
Early Force Pty Ltd, ACN 103 134 363 as trustee for the Alex Waislitz Property Investment Trust	Level 45, 55 Collins Street, Melbourne 3000
Jamah Investments Pty Ltd, ACN 093 388 928 as trustee for the Jamah Investment Trust	c/- Wilson Pateras, Ground Floor, 40 River Boulevard, Richmond 3121
Jasforce Pty Ltd, ACN 017 167 713 as trustee for the Alex Waislitz Retirement Plan	c/- Wilson Pateras, Ground Floor, 40 River Boulevard, Richmond 3121
Thorney Opportunities Ltd, ACN 080 167 264	Level 45, 55 Collins Street, Melbourne 3000
Thorney Technologies Ltd, ACN 096 782 188	Level 45, 55 Collins Street, Melbourne 3000
58 Jarque Pty Ltd, ACN 617 756 377	Level 45, 55 Collins Street, Melbourne 3000
Two Towers Pty Ltd, ACN 134 730 546	c/- Wilson Pateras, Ground Floor, 40 River Boulevard, Richmond 3121
Urban Land Nominees Pty Ltd, ACN 004 753 066	c/- Wilson Pateras, Ground Floor, 40 River Boulevard, Richmond 3121
Coastal Estates Proprietary Limited, ACN 004 481 154	c/- Wilson Pateras, Ground Floor, 40 River Boulevard, Richmond 3121
Waislitz Charitable Corporation Pty Ltd, ACN 163 623 612 as trustee for the Waislitz Family Foundation	Level 45, 55 Collins Street, Melbourne 3000