Corporations Act 2001 Section 671B

Notice of ceasing to be a substantial holder

To	Company Name/Scheme	Name/Scheme Victory Offices Limited (ASX: VOL)								
AC	N/ARSN									
1. Details of substantial holder(1)										
Na	Name Collins St Asset Management ATF Collins St Value Fund									
(15) ^{AC}	N/ARSN (if applicable)				Jene					
	e holder ceased to be a ostantial holder on	02/	07/2	1						
	The previous notice was given to the company on 02 /31/20 The previous notice was dated 02 /9/20									
)) The previous notice was under										
2.	Changes in relevant interes	sts								
Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:										
	Date of change	Person whose relevant interest changed	Nature change		Conside given in to chang	relation	Class (6) and number of securities affected	Person's votes affected		
	02/01/21	Collins St Value	Fund	ch	ange	of st	ruca			
						on is	sue			
3. Changes in association The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) with, the substantial holder in relation to voting										
interests in the company or scheme are as follows:										
	Name and ACN/ARSN (if applicable) Nature of association							1		
]	
4. Addresses										
The addresses of persons named in this form are as follows:										
	Name				Address					
	Collins St	Level 9, 365 Little Collins St								
ATF collys St Value Fund Melbourne, Victoria, 3000										
Signature										
print name Michael Choldberg capacity Drector										
	date 05/07/2021									