

HUME PARTNERS

Level 31
367 Collins Street
Melbourne, 3000,
Victoria, Australia

FACSIMILE

Telephone: (03) 8614 3499
Facsimile: (03) 9629 5226

Date: 25/10/2019
Fax #: 1300 135 638
To: ASX Company Announcements
Company: Australian Unity Office Fund (AOF)
From: Hume Partners Pty Ltd
Pages: 7 (including this page)
Subject: Form 604

Please find the following Form 604 Notice of change of interests of a substantial holder.

The information contained in this facsimile is intended for the named recipient only. It may contain privileged and confidential information and if you are not an intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this facsimile in error, please notify us immediately by telephone on (03) 9614 4399 and return the original to the sender by mail. We will reimburse you for the postage. Thank you

Form 604Corporations Act 2001
Section 671B**Notice of change of interests of substantial holder****To Company Name/Scheme** **AUSTRALIAN UNITY OFFICE FUND (ASX Code: AOF)****ACN/ARSN** **113 369 627****1. Details of substantial holder (1)****Name** **Hume Partners Pty Ltd and each of the parties listed in Annexure A****ACN/ARSN (if applicable)** **167 864 511**There was a change in the interests of the
substantial holder on 23/10/2019The previous notice was given to the company on 20/06/2016The previous notice was dated 20/06/2016**2. Previous and present 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 when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary securities	9,334,103	6.65%	12,823,765	7.88%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest 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 or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
Refer to Annexure B					

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 (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Refer to Annexure C					

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) 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
N/A	

6. Addresses

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

Name	Address
Hume Partners Pty Ltd ACN 167 864 511	Level 31, 367 Collins Street, Melbourne VIC 3000
Taverners N Pty Ltd ACN 140 170 190	Level 31, 367 Collins Street, Melbourne VIC 3000
Taverners J Pty Ltd ACN 133 104 819	Level 31, 367 Collins Street, Melbourne VIC 3000
Taverners No. 11 Pty Ltd ACN 097 971 572	Level 31, 367 Collins Street, Melbourne VIC 3000
Taverners Holdings (Aust) Pty Ltd ACN 050 995 965	Level 31, 367 Collins Street, Melbourne VIC 3000
Taverners (Aust) Pty Ltd ACN 005 578 969	Level 31, 367 Collins Street, Melbourne VIC 3000

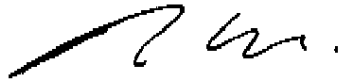
Signature

print name AMANDA KATE WILKIE capacity SECRETARY

sign here  date 25/10/2019

Annexure "A" to Form 604

This is Annexure "A" of one page referred to in Form 604 - Notice of change of interests of substantial holder signed by me and dated 25 October 2019.



Signed

AMANDA KATE WILKIE

Name

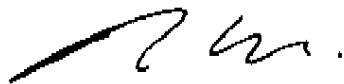
SECRETARY

Capacity

Name	Address
Taverners N Pty Ltd ACN 140 170 190	Level 31, 367 Collins Street, Melbourne VIC 3000
Taverners J Pty Ltd ACN 133 104 819	Level 31, 367 Collins Street, Melbourne VIC 3000
Taverners No. 11 Pty Ltd ACN 097 971 572	Level 31, 367 Collins Street, Melbourne VIC 3000
Taverners Holdings (Aust) Pty Ltd ACN 050 995 965	Level 31, 367 Collins Street, Melbourne VIC 3000
Taverners (Aust) Pty Ltd ACN 005 578 969	Level 31, 367 Collins Street, Melbourne VIC 3000

Annexure "B" to Form 604

This is Annexure "B" of 1 page referred to in Form 604 - Notice of change of interests of substantial holder signed by me and dated 25 October 2019.



 Signed

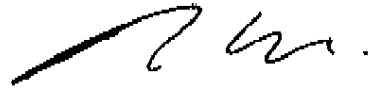
AMANDA KATE WILKIE
 Name

SECRETARY
 Capacity

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
23/10/2019	Taverners N Pty Ltd (Taverners N), Hume Partners Pty Ltd (Hume Partners), Taverners Holdings (Aust) Pty Ltd (T Holdings), Taverners (Aust) Pty Ltd (T Aust)	On-market purchase by Taverners N	\$1,017,084.18	+335,000 ordinary securities (Securities)	+335,000
23/10/2019	Taverners Holdings (Aust) Pty Ltd (T Holdings), Taverners (Aust) Pty Ltd (T Aust)	On-market purchase by Taverners N	\$151,787.80	+50,000 Securities	+50,000
19/07/2019	Hume Partners, T Holdings, T Aust	On market purchase by Bertalli Family Foundation Pty Ltd	\$299,747.59	+100,000 Securities	+100,000
16/10/2019	Hume Partners, T Holdings, T Aust	On-market sale by Ross Burney and Skye Julia Holt Burney	\$398,777.80	-132,371 Securities	-132,371
16/10/2019	Hume Partners, T Holdings, T Aust	On-market sale by Infinity Reign Pty Ltd	\$198,659.52	-65,944 Securities	-65,944
16/10/2019	Hume Partners, T Holdings, T Aust	On-market sale by Sacred Wolf Pty Ltd	\$113,693.59	-37,740 Securities	-37,740
17/10/2019	Hume Partners, T Holdings, T Aust	On-market sale by Sacred Wolf Pty Ltd	\$71,274.55	-23,660 Securities	-23,660
18/10/2019	Hume Partners, T Holdings, T Aust	On-market sale by Infinity Reign Pty Ltd	\$124,534.64	-41,340 Securities	-41,340
21/10/2019	Hume Partners, T Holdings, T Aust	On-market sale by Infinity Reign Pty Ltd	\$106,755.17	-35,438 Securities	-35,438
21/10/2019	Hume Partners, T Holdings, T Aust	On-market sale by Sacred Wolf Pty Ltd	\$61,092.47	-20,280 Securities	-20,280
25/10/2019	Hume Partners, T Holdings, T Aust	Off-market purchase by S.I.J. Nominees Pty Ltd	\$700,640	+232,000 Securities	+232,000

Annexure "C" to Form 604

This is Annexure "C" of 2 pages referred to in Form 604 - Notice of change of interests of substantial holder signed by me and dated 25 October 2019.



Signed

AMANDA KATE WILKIE

Name

SECRETARY

Capacity

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Hume Partners	Taverners No.11 Pty Ltd (T No.11)	T No.11	Relevant interest pursuant to section 608(1) as investment manager of T No.11	1,562,360	1,562,360
	Taverners N Pty Ltd (Taverners N)	Taverners N	Relevant interest pursuant to section 608(1) as investment manager of Taverners N	3,656,930	3,656,930
	Taverners J Pty Ltd (Taverners J)	Taverners J	Relevant interest pursuant to section 608(1) as investment manager of Taverners J	2,935,686	2,935,686
	Tilana Investments 1 Pty Ltd	Tilana Investments Pty Ltd	Relevant interest pursuant to section 608(1) as investment manager of Tilana Investments 1 Pty Ltd	244,742	244,742
	Stoneyville Pty Ltd	Stoneyville Pty Ltd	Relevant interest pursuant to section 608(1) as investment manager of Stoneyville Pty Ltd	817,954	817,954
	Bertalli Family Foundation Pty Ltd	Bertalli Family Foundation Pty Ltd	Relevant interest pursuant to section 608(1) as investment manager of Bertalli Family Foundation Pty Ltd	517,505	517,505
	Grantully Investments Pty Ltd	Grantully Investments Pty Ltd	Relevant interest pursuant to section 608(1) as investment manager of Grantully Investments Pty Ltd	230,988	230,988
	Beddison Corporation Pty Ltd	Beddison Corporation Pty Ltd	Relevant interest pursuant to section 608(1) as investment manager of Beddison Corporation Pty Ltd	364,137	364,137
	S.I.J. Nominees Pty Ltd	S.I.J. Nominees Pty Ltd	Relevant interest pursuant to section 608(1) as investment manager of S.I.J. Nominees Pty Ltd	540,782	540,782
	Ross Burney and Skye Julia Holt Burney	Ross Burney and Skye Julia Holt Burney	Relevant interest pursuant to section 608(1) as investment manager of Ross Burney and Skye Julia Holt Burney	154,120	154,120
Scanlon Family Pty Ltd	Scanlon Family Pty Ltd	Relevant interest pursuant to section 608(1) as investment manager of Scanlon Family Pty Ltd	1,798,561	1,798,561	
T No.11	T No.11	T No.11	Registered holder	1,562,360	1,562,360
Taverners J	Taverners J	Taverners J	Registered holder	2,935,686	2,935,686

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes	
Taverners N	Taverners N	Taverners N	Registered holder	3,656,930	3,656,930	
Taverners Holdings (Aust) Pty Ltd	Taverners N	Taverners N	Relevant interest pursuant to section 608(3)(b) as sole shareholder of Taverners N	3,656,930	3,656,930	
	Taverners J	Taverners J	Relevant interest pursuant to section 608(3)(b) as sole shareholder of Taverners J	2,935,686	2,935,686	
	T No.11	T No.11	Relevant interest pursuant to section 608(3)(b) as sole shareholder of T No.11	1,562,360	1,562,360	
	Tilana Investments Pty Ltd	Tilana Investments Pty Ltd	Relevant interest pursuant to section 608(3)(a) pursuant to having voting power of above 20% in Hume Partners	244,742	244,742	
	Stoneyville Pty Ltd	Stoneyville Pty Ltd		817,954	817,954	
	Bertalli Family Foundation Pty Ltd	Bertalli Family Foundation Pty Ltd		517,505	517,505	
	Grantully Investments Pty Ltd	Grantully Investments Pty Ltd		230,988	230,988	
	Beddison Corporation Pty Ltd	Beddison Corporation Pty Ltd		364,137	364,137	
	S.I.J. Nominees Pty Ltd	S.I.J. Nominees Pty Ltd		540,782	540,782	
	Ross Burney and Skye Julia Holt Burney	Ross Burney and Skye Julia Holt Burney		154,120	154,120	
	Scanlon Family Pty Ltd	Scanlon Family Pty Ltd		1,798,561	1,798,561	
	Taverners N	Taverners N		Relevant interest pursuant to section 608(3)(b) as sole shareholder of T Holdings	3,656,930	3,656,930
	Taverners J	Taverners J			2,935,686	2,935,686
T No.11	T No.11	1,562,360	1,562,360			
Tilana Investments Pty Ltd	Tilana Investments Pty Ltd	244,742	244,742			
Stoneyville Pty Ltd	Stoneyville Pty Ltd	817,954	817,954			
Bertalli Family Foundation Pty Ltd	Bertalli Family Foundation Pty Ltd	517,505	517,505			
Grantully Investments Pty Ltd	Grantully Investments Pty Ltd	230,988	230,988			
Beddison Corporation Pty Ltd	Beddison Corporation Pty Ltd	364,137	364,137			
S.I.J. Nominees Pty Ltd	S.I.J. Nominees Pty Ltd	540,782	540,782			
Ross Burney and Skye Julia Holt Burney	Ross Burney and Skye Julia Holt Burney	154,120	154,120			
Scanlon Family Pty Ltd	Scanlon Family Pty Ltd	1,798,561	1,798,561			