

HUME PARTNERS

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Melbourne, 3000,
Victoria, Australia

FACSIMILE

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Date: 11/12/2019
Fax #: 1300 135 638
To: ASX Company Announcements
Company: Australian Unity Office Fund (AOF)
From: Hume Partners Pty Ltd
Pages: 9 (including this page)
Subject: Form 604

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

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Form 604**Corporations 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 09/12/2019The previous notice was given to the company on 11/11/2019The previous notice was dated 11/11/2019**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	18,557,323	11.40%	16,297,098	10.01%

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 11/12/2019

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 11 December 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 2 pages referred to in Form 604 - Notice of change of interests of substantial holder signed by me and dated 11 December 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	
21/11/2019	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	\$362,637.50	+125,000 ordinary securities (Securities)	+125,000	
22/11/2019		On-market purchase by Taverners N	\$365,400.00	+125,000 Securities	+125,000	
22/11/2019		Off-market purchase by Taverners N	\$2,486,580.16	+817,954 Securities	+817,954	
22/11/2019		Off-market purchase by Taverners N	\$5,467,625.44	+1,798,561 Securities	+1,798,561	
22/11/2019		Off-market purchase by Taverners N	\$8,924,485.44	+2,935,686 Securities	+2,935,686	
22/11/2019		Off-market purchase by Taverners N	\$4,749,574.40	+1,562,360 Securities	+1,562,360	
2/12/2019		On-market purchase by Taverners N	\$77,614.85	+27,044 Securities	+27,044	
3/12/2019		On-market purchase by Taverners N	\$65,885.16	+22,956 Securities	+22,956	
5/12/2019		On-market purchase by Taverners N	\$1,445,000.00	+500,000 Securities	+500,000	
6/12/2019		On-market purchase by Taverners N	\$722,500.00	+250,000 Securities	+250,000	
9/12/2019		Off-market sale by Taverners N	\$9,121,155.59	-3,059,279 Securities	-3,059,279	
22/11/2019		Taverners J Pty Ltd (Taverners J), Hume Partners, T Holdings, T Aust	Off-market sale by Taverners J	\$8,924,485.44	-2,935,686 Securities	-2,935,686
22/11/2019		Taverners No 11 Pty Ltd (Taverners 11), Hume Partners, T Holdings, T Aust	Off-market sale by Taverners 11	\$4,749,574.40	-1,562,360 Securities	-1,562,360
22/11/2019	Hume Partners, T Holdings, T Aust	Off-market sale by Seanlon Family Pty Ltd	\$5,467,625.44	-1,798,561 Securities	-1,798,561	
22/11/2019		Off-market sale by Stoneyville Pty Ltd	\$2,486,580.16	-817,954 Securities	-817,954	
22/11/2019		Off-market sale by Bertalli Family Foundation Pty Ltd	\$1,573,215.20	-517,505 Securities	-517,505	
5/12/2019		On-market purchase by S.J.J. Nominees Pty Ltd	\$212,021.25	+73,875 Securities	+73,875	

6/12/2019	On-market purchase by S.I.J. Nominees Pty Ltd	\$46,003.23	+16,029 Securities	+16,029
10/12/2019	On-market purchase by S.I.J. Nominees Pty Ltd	\$334,113.92	+116,416 Securities	+116,416
11/12/2019	On-market purchase by S.I.J. Nominees Pty Ltd	\$125,361.60	+43,680 Securities	+43,680
11/12/2019	On-market purchase by Tilana Investments Pty Ltd	\$18,103.96	+6,308 Securities	+6,308
11/12/2019	On-market purchase by Grantully Investments Pty Ltd	\$18,103.96	+6,308 Securities	+6,308
11/12/2019	On-market purchase by Beddison Corporation Pty Ltd	\$11,316.41	+3,943 Securities	+3,943

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 11 December 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 Pty Ltd (Hume Partners)	Taverners N Pty Ltd (Taverners N)	Taverners N	Relevant interest pursuant to section 608(1) as investment manager of Taverners N	14,495,770	14,495,770
	Tilana Investments 1 Pty Ltd	Tilana Investments 1 Pty Ltd	Relevant interest pursuant to section 608(1) as investment manager of Tilana Investments 1 Pty Ltd	251,050	251,050
	Grantully Investments Pty Ltd	Grantully Investments Pty Ltd	Relevant interest pursuant to section 608(1) as investment manager of Grantully Investments Pty Ltd	237,296	237,296
	Beddison Corporation Pty Ltd	Beddison Corporation Pty Ltd	Relevant interest pursuant to section 608(1) as investment manager of Beddison Corporation Pty Ltd	368,080	368,080
	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	790,782	790,782
	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
Taverners N	Taverners N	Taverners N	Registered holder	14,495,770	14,495,770
Taverners Holdings (Aust) Pty Ltd (T Holdings)	Taverners N	Taverners N	Relevant interest pursuant to section 608(3)(b) as sole shareholder of Taverners N	14,495,770	14,495,770
	Tilana Investments 1 Pty Ltd	Tilana Investments 1 Pty Ltd	Relevant interest pursuant to section 608(3)(a) pursuant to having voting power of above 20% in Hume Partners	251,050	251,050
	Grantully Investments Pty Ltd	Grantully Investments Pty Ltd		237,296	237,296
	Beddison Corporation Pty Ltd	Beddison Corporation Pty Ltd		368,080	368,080
	S.I.J. Nominees Pty Ltd	S.I.J. Nominees Pty Ltd		790,782	790,782
	Ross Burney and Skye Julia Holt Burney	Ross Burney and Skye Julia Holt Burney		154,120	154,120
Taverners Aust Pty Ltd	Taverners N	Taverners N		Relevant interest pursuant to section 608(3)(b) as sole shareholder of T Holdings	14,495,770
Tilana Investments 1 Pty Ltd	Tilana Investments 1 Pty Ltd	251,050	251,050		
Grantully Investments Pty Ltd	Grantully Investments Pty Ltd	237,296	237,296		
Beddison Corporation Pty Ltd	Beddison Corporation Pty Ltd	368,080	368,080		

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
	S.I.J. Nominees Pty Ltd	S.I.J. Nominees Pty Ltd		790,782	790,782
	Ross Burney and Skye Julia Holt Burney	Ross Burney and Skye Julia Holt Burney		154,120	154,120