

HUME PARTNERS

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

FACSIMILE

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Date: 10/01/2020
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 08/01/2020

The previous notice was given to the company on 11/12/2019

The previous notice was dated 11/12/2019

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	16,297,098	10.01%	23,786,465	14.61%

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
Loden Park Pty Ltd ACN 052 270 327	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

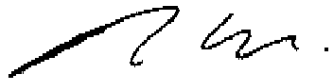
sign here



date 10/01/2020

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 10 January 2020.



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
Loden Park Pty Ltd ACN 052 270 327	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 10 January 2020.



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
17/12/2019	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)	Off-market sale by Taverners N	\$40,167,859.90	-13,995,770 ordinary securities (Securities)	-13,995,770
8/01/2020		On-market purchase by Taverners N	\$20,090,000.00	+7,000,000 Securities	+7,000,000
17/12/2019	Loden Park Pty Ltd (Loden Park), Hume Partners, T Holdings, T Aust	Off-market purchase by Loden Park	\$40,167,859.90	+13,995,770 Securities	+13,995,770
10/01/2020	Hume Partners, T Holdings, T Aust	Off-market sale by Beddison Corporation Pty Ltd	\$1,056,389.60	-368,080 Securities	-368,080
12/12/2019		On-market purchase by Grantully Investments Pty Ltd	\$54,742.38	+19,074 Securities	+19,074
13/12/2019		On-market purchase by Grantully Investments Pty Ltd	\$139,022.80	+48,440 Securities	+48,440
16/12/2019		On-market purchase by Grantully Investments Pty Ltd	\$146,014.12	+50,876 Securities	+50,876
17/12/2019		Off-market purchase by Grantully Investments Pty Ltd	\$443,865.60	+154,120 Securities	+154,120
18/12/2019		On-market purchase by Grantully Investments Pty Ltd	\$148,525.37	+51,751 Securities	+51,751
19/12/2019		On-market purchase by Grantully Investments Pty Ltd	\$69,927.55	+24,365 Securities	+24,365
20/12/2019		On-market purchase by Grantully Investments Pty Ltd	\$1,871.24	+652 Securities	+652
17/12/2019		Off-market sale by Ross Burney and Skye Julia Holt Burney	\$443,865.60	-154,120 Securities	-154,120
13/12/2019		On-market purchase by Tilana Investments 1 Pty Ltd	\$139,025.67	+48,441 Securities	+48,441

16/12/19	On-market purchase by Tilana Investments 1 Pty Ltd	\$146,014.12	+50,876 Securities	+50,876
18/12/19	On-market purchase by Tilana Investments 1 Pty Ltd	\$148,528.24	+51,752 Securities	+51,752
19/12/19	On-market purchase by Tilana Investments 1 Pty Ltd	\$69,927.55	+24,365 Securities	+24,365
20/12/19	On-market purchase by Tilana Investments 1 Pty Ltd	\$1,871.24	+652 Securities	+652
12/12/19	On-market purchase by Tony Beddison Holdings Pty Ltd	\$33,134.15	+11,545 Securities	+11,545
13/12/19	On-market purchase by Tony Beddison Holdings Pty Ltd	\$84,148.40	+29,320 Securities	+29,320
16/12/19	On-market purchase by Tony Beddison Holdings Pty Ltd	\$88,381.65	+30,795 Securities	+30,795
18/12/19	On-market purchase by Tony Beddison Holdings Pty Ltd	\$89,899.88	+31,324 Securities	+31,324
19/12/19	On-market purchase by Tony Beddison Holdings Pty Ltd	\$42,318.15	+14,745 Securities	+14,745
20/12/19	On-market purchase by Tony Beddison Holdings Pty Ltd	\$1,130.78	+394 Securities	+394
10/01/2020	On-market purchase by Tony Beddison Holdings Pty Ltd	\$1,056,389.60	+368,080 Securities	+368,080

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 10 January 2020.



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	7,500,000	7,500,000
	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	427,136	427,136
	Grantully Investments Pty Ltd	Grantully Investments Pty Ltd	Relevant interest pursuant to section 608(1) as investment manager of Grantully Investments Pty Ltd	586,574	586,574
	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
	Tony Beddison Holdings Pty Ltd	Tony Beddison Holdings Pty Ltd	Relevant interest pursuant to section 608(1) as investment manager of Tony Beddison Holdings Pty Ltd	486,203	486,203
	Loden Park Pty Ltd (Loden Park)	Loden Park	Relevant interest pursuant to section 608(1) as investment manager of Loden Park	13,995,770	13,995,770
Taverners N	Taverners N	Taverners N	Registered holder	7,500,000	7,500,000
Loden Park	Loden Park	Loden Park	Registered holder	13,995,770	13,995,770
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	7,500,000	7,500,000
	Loden Park	Loden Park	Relevant interest pursuant to section 608(3)(b) as sole shareholder of Loden Park	13,995,770	13,995,770
	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	427,136	427,136
	Grantully Investments Pty Ltd	Grantully Investments Pty Ltd		586,574	586,574
	S.I.J. Nominees Pty Ltd	S.I.J. Nominees Pty Ltd		790,782	790,782
	Tony Beddison Holdings Pty Ltd	Tony Beddison Holdings Pty Ltd		486,203	486,203
Taverners Aust Pty Ltd	Taverners N	Taverners N	Relevant interest pursuant to section 608(3)(b) as sole shareholder of T Holdings	7,500,000	7,500,000
	Loden Park	Loden Park		13,995,770	13,995,770
	Tilana Investments 1 Pty Ltd	Tilana Investments 1 Pty Ltd		427,136	427,136
	Grantully Investments Pty Ltd	Grantully Investments Pty Ltd		586,574	586,574

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
	Tony Beddison Holdings Pty Ltd	Tony Beddison Holdings Pty Ltd		486,203	486,203