

FAX

To:
Company:
Fax: 1300135638
Phone:

From: ERodgers@australianunity.com.au
Fax:
Phone:
E-mail: ERodgers@australianunity.com.au

NOTES:

ASX AOF Substantial Shareholder Announcement

Company Announcements

Please find attached Notice of Substantial Change of Interest of Substantial Holder for Australian Unity Office Fund (AOF)



*Margaret Cusworth | Executive Assistant to Emma Rodgers, General Manager
Business Services, Product & Legal*

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Australian Unity Limited
271 Spring Street, Melbourne Vic 3000

Australian Unity acknowledges the traditional owners of the lands and waters of Australia

180
YEARS**Australian
Unity**
Real Wellbeing 

26 February 2020

Company Announcements Platform
Australian Securities Exchange Limited
20 Bridge Street
SYDNEY NSW 2000

By fax 1300 135 638

Dear Sir/Madam

Notice of Change of Interests of Substantial Holder

In accordance with section 671B of the Corporations Act (Cth), we attach a Notice of Change of Interests of Substantial Holder (Form 604) in respect of Australian Unity Office Fund.

Yours sincerely



David Bryant
Director

Australian Unity
Funds Management Limited
ABN 60 071 497 115
AFS Licence No. 234454

Australian Unity Property Limited
ABN 58 079 538 499
AFS Licence No. 234455

271 Spring Street
MELBOURNE VIC 3000

T 13 29 39
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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 (AOF)

ACN/ARSN ACN 606 414 368

1. Details of substantial holder(1)

Name Australian Unity Property Limited (AUP/L) & Associates

ACN/ARSN (if applicable) 079 538 499

There was a change in the interests of the substantial holder on 18 / 02 / 20

The previous notice was given to the company on 22 / 06 / 16

The previous notice was dated 23 / 06 / 16

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	19,503,943	13.89%	24,237,925	14.89%
	Total units on issue (140,372,372)		Total units on issue (162,831,952)	

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 Annexure A					

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 Annexure B					

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 (8) 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	N/A

6. Addresses

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

Name	Address
Australian Unity Property Limited	Level 15, 271 Spring Street, Melbourne VIC 3000

Signature

print name



capacity

DIRECTOR

sign here

date

26 / 2 / 2020

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

Annexure 'A' to Form 604

This is Annexure 'A' of four pages referred to in Form 604 – Notice of change of interests of substantial holder signed by me and dated 26 February 2020.

[Handwritten Signature]

Signed

DAVID BRYANT

Name

DIRECTOR

Capacity

Australian Unity Funds Management Ltd as Investment Manager for Australian Unity Health Ltd

Date of Change	Nature of Change	Consideration given in relation to change	Number of securities	Person's Vote Affected
24/06/2016	Off-Market transfer	\$ 6,568,000.00	3,284,000	3,284,000
16/11/2016	Off-Market transfer	\$ (1,153,600.00)	(560,000)	(560,000)
11/10/2017	Purchase	\$ 971,923.20	435,840	435,840
23/10/2017	Purchase	\$ 219,978.35	98,645	98,645

Australian Unity Property Ltd as Responsible Entity for the Australian Unity Diversified Property Fund

Date of Change	Nature of Change	Consideration given in relation to change	Number of securities	Person's Vote Affected
23/10/2017	Purchase	\$ 3,081,828.75	1,381,986	1,381,986
23/10/2017	Sale	\$ 1,081,828.75	(485,125)	(485,125)

Australian Unity Funds Management Ltd as Investment Manager for Grand United Corporate Health Ltd

Date of Change	Nature of Change	Consideration given in relation to change	Number of securities	Person's Vote Affected
24/06/2016	Off-Market transfer	\$ 1,800,000.00	900,000	900,000
16/11/2016	Off-Market transfer	\$ (391,400.00)	(190,000)	(190,000)
11/10/2017	Purchase	\$ 253,328.00	113,600	113,600

Australian Unity Funds Management Ltd as the Responsible Entity for the Australian Unity Property Securities Fund

Date of Change	Nature of Change	Consideration given in relation to change	Number of securities	Person's Vote Affected
16/11/2016	Off-Market transfer	\$ 1,545,000.00	750,000	750,000
11/10/2017	Purchase	\$ 267,600.00	120,000	120,000
07/05/2019	Sale	\$ (1,000,850.00)	(370,000)	(370,000)

Australian Unity Funds Management Ltd as Responsible Entity for the Australian Unity A-REIT Fund

Date of Change	Nature of Change	Consideration given in relation to change	Number of securities	Person's Vote Affected
07/05/2019	Purchase	\$ 838,550.00	310,000	310,000
12/02/2020	Purchase	\$ 633,487.34	212,000	212,000

Australian Unity Funds Management Ltd as Responsible Entity for the Australian Unity Real Estate Securities Fund

Date of Change	Nature of Change	Consideration given in relation to change	Number of securities	Person's Vote Affected
23/10/2017	Purchase	\$ 150,000.95	67,265	67,265
12/12/2017	Purchase	\$ 100,050.00	43,500	43,500
07/05/2019	Purchase	\$ 162,300.00	60,000	60,000
12/02/2020	Purchase	\$ 203,197.26	68,000	68,000

Australian Unity Property Ltd as Responsible Entity for the Australian Unity Property Income Fund

Date of Change	Nature of Change	Consideration given in relation to change	Number of securities	Person's Vote Affected
24/06/2016	Off-Market transfer	\$ 2,000,000.00	1,000,000	1,000,000
16/11/2016	Off-Market transfer	\$ (4,120,000.00)	(2,000,000)	(2,000,000)
11/10/2017	Purchase	\$ 809,461.01	362,987	362,987
12/02/2020	Purchase	\$ 2,326,151.43	778,447	778,447
18/02/2020	Purchase	\$ 87,928.47	29,251	29,251
19/02/2020	Purchase	\$ 37,501.32	12,473	12,473
20/02/2020	Purchase	\$ 38,530.19	12,150	12,150
21/02/2020	Purchase	\$ 98,748.69	32,749	32,749
24/02/2020	Purchase	\$ 752,426.71	250,000	250,000

Australian Unity Funds Management Ltd

Date of Change	Nature of Change	Consideration given in relation to change	Number of securities	Person's Vote Affected
24/06/2016	Off-Market transfer	\$ 4,632,000.00	2,316,000	2,316,000
11/10/2017	Purchase	\$ 487,388.80	218,560	218,560
23/10/2017	Purchase	\$ 499,989.45	224,215	224,215
14/10/2017	Sale	\$ (2,251,500.00)	(950,000)	(950,000)
29/11/2017	Sale	\$ (649,750.00)	(282,500)	(282,500)
12/12/2017	Sale	\$ (100,050.00)	(43,500)	(43,500)

Lifepan Australia Friendly Society Ltd as Issuer of the Australian Unity Capital Guaranteed Funeral Bond Fund (Taxable)

Date of Change	Nature of Change	Consideration given in relation to change	Number of securities	Person's Vote Affected
16/11/2016	Off-Market transfer	\$ 762,200.00	370,000	370,000
11/10/2017	Purchase	\$ 132,016.00	59,200	59,200
29/11/2017	Purchase	\$ 89,930.00	39,100	39,100

Lifepan Australia Friendly Society Ltd as Issuer of the Australian Unity Capital Guaranteed Funeral Bond Fund (Non Taxable)

Date of Change	Nature of Change	Consideration given in relation to change	Number of securities	Person's Vote Affected
16/11/2016	Off-Market transfer	\$ 494,400.00	240,000	240,000
11/10/2017	Purchase	\$ 85,632.00	38,400	38,400
29/11/2017	Purchase	\$ 69,920.00	30,400	30,400

Lifepan Australia Friendly Society Ltd as Issuer of the Australian Unity Capital Secured Funeral Bond Fund

Date of Change	Nature of Change	Consideration given in relation to change	Number of securities	Person's Vote Affected
16/11/2016	Off-Market transfer	\$ 329,600.00	160,000	160,000
11/10/2017	Purchase	\$ 57,088.00	25,600	25,600
29/11/2017	Purchase	\$ 40,020.00	17,400	17,400

Lifepian Australia Friendly Society Ltd as Issuer of the Lifepian Australian Funeral Benefit Fund No 2 (Taxed)

Date of Change	Nature of Change	Consideration given in relation to change	Number of securities	Person's Vote Affected
16/11/2016	Off-Market transfer	\$ 1,586,200.00	770,000	770,000
11/10/2017	Purchase	\$ 274,736.00	123,200	123,200
29/11/2017	Purchase	\$ 299,920.00	130,400	130,400

Lifepian Australia Friendly Society Ltd as issuer of the Lifepian Australian Funeral Benefit Fund No 2 (Un Taxed)

Date of Change	Nature of Change	Consideration given in relation to change	Number of securities	Person's Vote Affected
16/11/2016	Off-Market transfer	\$ 947,600.00	460,000	460,000
11/10/2017	Purchase	\$ 164,128.00	73,600	73,600
29/11/2017	Purchase	\$ 149,960.00	65,200	65,200

Lifepian Australia Friendly Society Ltd as Issuer of the Lifepian Australian Management Fund

Date of Change	Nature of Change	Consideration given in relation to change	Number of securities	Person's Vote Affected
11/10/2017	Purchase	\$ 338,960.00	152,000	152,000
14/10/2017	Purchase	\$ 2,251,500.00	950,000	950,000
23/10/2017	Purchase	\$ 211,860.00	95,000	95,000

Annexure 'B' to Form 604

This is Annexure 'B' of two pages referred to in Form 604 – Notice of change of interests of substantial holder signed by me and dated 26 February 2020.


Signed

DAVID BRYANT
Name

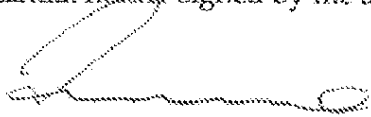
DIRECTOR
Capacity

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class and number of securities	Person's votes
Australian Unity Health Ltd	BNP Paribas Nominees Pty Ltd under its appointment as Custodian	Australian Unity Health Ltd	Australian Unity Funds Management as the Investment Manager for Australian Unity Health Ltd	3,258,485	2.00%
Grand United Corporate Health Ltd		Grand United Corporate Health Ltd	Australian Unity Funds Management as the Investment Manager of Grand United Corporate Health Ltd	823,600	0.51%
Australian Unity Property Ltd		Australian Unity Property Ltd	Australian Unity Property Ltd as Responsible Entity for the Australian Unity Property Income Fund	3,746,724	2.30%
Australian Unity Property Ltd		Australian Unity Property Ltd	Australian Unity Property Ltd as Responsible Entity for the Australian Unity Diversified Property Fund	9,534,273	5.86%
Lifepan Australia Friendly Society Ltd		Lifepan Australia Friendly Society Ltd	As the Friendly Society which is the Issuer of the Lifepan Capital Guaranteed Funeral Bond (Taxed)	468,300	0.29%
Lifepan Australia Friendly Society Ltd		Lifepan Australia Friendly Society Ltd	As the Friendly Society which is the Issuer of the Lifepan Capital Guaranteed Funeral Bond (Un Taxed)	308,800	0.19%
Lifepan Australia Friendly Society Ltd		Lifepan Australia Friendly Society Ltd	As the Friendly Society which is the Issuer of the Lifepan Capital Secured Funeral Bond	203,000	0.12%
Lifepan Australia Friendly Society Ltd		Lifepan Australia Friendly Society Ltd	As the Friendly Society which is the Issuer of the Lifepan Australian Funeral Benefit Fund No 2 (Taxed)	1,023,600	0.63%

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class and number of securities	Person's votes
Lifepan Australia Friendly Society Ltd	BNP Paribas Nominees Pty Ltd under its appointment as Custodian	Lifepan Australia Friendly Society Ltd	As the Friendly Society which is the issuer of the Lifepan Australian Funeral Benefit Fund No 2 (Un Taxed)	598,800	0.37%
Lifepan Australia Friendly Society Ltd		Lifepan Australia Friendly Society Ltd	As the Friendly Society which is the issuer of the Lifepan Australian Management Fund	1,197,000	0.74%
Australian Unity Funds Management Ltd		Australian Unity Funds Management Ltd	Australian Unity Funds Management Ltd in its own right	1,482,775	0.91%
Australian Unity Funds Management Ltd		Australian Unity Funds Management Ltd	Australian Unity Funds Management Ltd as Responsible Entity for the Australian Unity Property Securities Fund	500,000	0.31%
Australian Unity Funds Management Ltd		Australian Unity Funds Management Ltd	Australian Unity Funds Management as Responsible Entity for the Australian Unity Real Estate Securities Fund	238,765	0.15%
Australian Unity Funds Management Ltd		Australian Unity Funds Management Ltd	Australian Unity Funds Management as Responsible Entity for the Australian Unity A-REIT Fund	853,803	0.52%
Australian Unity Funds Management Ltd					

Annexure 'C' to Form 604

This is Annexure 'C' of one page referred to in Form 604 -- Notice of change of interests of substantial holder signed by me and dated 26 February 2020.



Signed

DAVID BRYANT

Name

DIRECTOR

Capacity

Name	Address
Australian Unity Health Ltd	Level 15, 271 Spring Street Melbourne VIC 3000
Grand United Corporate Health Ltd	Level 15, 271 Spring Street Melbourne VIC 3000
Australian Unity Funds Management Ltd	Level 15, 271 Spring Street Melbourne VIC 3000
Australian Unity Property Ltd	Level 15, 271 Spring Street Melbourne VIC 3000
Lifeplan Australia Friendly Society Ltd	Level 15, 271 Spring Street Melbourne VIC 3000
Australian Unity Funds Management Ltd	Level 15, 271 Spring Street Melbourne VIC 3000