

# HUME PARTNERS

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

## FACSIMILE

Telephone: (03) 8614 3499  
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**Date:** 24/08/2020  
**Fax #:** 1300 135 638  
**To:** ASX Company Announcements  
**Company:** Australian Unity Office Fund (AOF)  
**From:** Hume Partners Pty Ltd  
**Pages:** 8 (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 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 20/08/2020

The previous notice was given to the company on 10/01/2020

The previous notice was dated 08/01/2020

### 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	23,786,465	14.61%	26,164,469	16.07%

### 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
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 ANANDA NIKIE capacity COMPANY SECRETARY

sign here  date 21/08/2020

## 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 21 August 2020.



Signed

Amritwan N/LMIE

Name

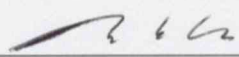
COMPANY SECRETARY

Capacity

Name	Address
Taverners N Pty Ltd ACN 140 170 190	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 3 pages referred to in Form 604 - Notice of change of interests of substantial holder signed by me and dated 21 August 2020.

  
Signed

Amanda Wilkie  
Name

COMPANY 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
10/07/2020	Hume Partners, T Holdings, T Aust	On-market purchase by Grantully Investments Pty Ltd	\$69,231.00	34,628 Securities	34,628
31/07/2020	Hume Partners, T Holdings, T Aust	Hume Partners ceased to act as investment manager of each of Tilana Investments 1 Pty Ltd, S.I.J. Nominees Pty Ltd and Tony Beddison Holdings Pty Ltd. As a result, Hume Partners no longer has a relevant interest in Securities held by those persons.	n/a	2,222,201 Securities	2,222,201
5/05/2020	Hume Partners, T Holdings, T Aust	On-market purchase by Grantully Investments Pty Ltd	\$1,464.00	732 Securities	732
4/05/2020	Hume Partners, T Holdings, T Aust	On-market purchase by Grantully Investments Pty Ltd	\$48,380.79	24,230 Securities	24,230
1/05/2020	Hume Partners, T Holdings, T Aust	On-market purchase by Grantully Investments Pty Ltd	\$8,546.00	4,273 Securities	4,273
29/04/2020	Hume Partners, T Holdings, T Aust	On-market purchase by Grantully Investments Pty Ltd	\$2.00	1 Securities	1

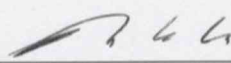


27/04/2020	Hume Partners, T Holdings, T Aust	On-market purchase by S.I.J. Nominees Pty Ltd	\$42,991.40	21,500 Securities	21,500
24/04/2020	Hume Partners, T Holdings, T Aust	On-market purchase by S.I.J. Nominees Pty Ltd	\$48,365.28	24,202 Securities	24,202
23/04/2020	Hume Partners, T Holdings, T Aust	On-market purchase by S.I.J. Nominees Pty Ltd	\$32,348.00	16,174 Securities	16,174
22/04/2020	Hume Partners, T Holdings, T Aust	On-market purchase by S.I.J. Nominees Pty Ltd	\$111,055.34	55,536 Securities	55,536
21/04/2020	Hume Partners, T Holdings, T Aust	On-market purchase by S.I.J. Nominees Pty Ltd	\$9,660.00	4,830 Securities	4,830
20/04/2020	Hume Partners, T Holdings, T Aust	On-market purchase by S.I.J. Nominees Pty Ltd	\$55,516.00	27,758 Securities	27,758
26/03/2020	Hume Partners, T Holdings, T Aust	On-market purchase by Grantully Investments Pty Ltd	\$44,886.38	24,420 Securities	24,420
26/03/2020	Hume Partners, T Holdings, T Aust	On-market purchase by Grantully Investments Pty Ltd	\$58,372.34	32,100 Securities	32,100
25/03/2020	Hume Partners, T Holdings, T Aust	On-market purchase by Grantully Investments Pty Ltd	\$17,800.00	10,000 Securities	10,000
24/03/2020	Hume Partners, T Holdings, T Aust	On-market purchase by Grantully Investments Pty Ltd	\$109,200.00	70,000 Securities	70,000
19/03/2020	Hume Partners, T Holdings, T Aust	On-market purchase by Grantully Investments Pty Ltd	\$94,940.00	47,000 Securities	47,000
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
10/01/2020	Hume Partners, T Holdings, T Aust	On-market purchase by Tony Beddison Holdings Pty Ltd	\$1,056,389.60	368,080 Securities	368,080
20/08/2020	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	\$4,200,000	2,000,000 Securities	2,000,000

6/08/2020	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	\$1,663,158.00	791,980 Securities	791,980
6/08/2020	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	\$7,665.62	3,756 Securities	3,756
5/08/2020	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	\$41,803.79	20,593 Securities	20,593
5/08/2020	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	\$8,917.50	4,350 Securities	4,350
31/07/2020	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	\$7,502.00	3,751 Securities	3,751
30/07/2020	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	\$2,073,353.10	987,311 Securities	987,311
23/07/2020	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	\$14,384.00	7,192 Securities	7,192
22/07/2020	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	\$13,616.00	6,808 Securities	6,808
21/07/2020	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	\$18,000.00	9,000 Securities	9,000

## Annexure "C" to Form 604

This is Annexure "C" of 1 page referred to in Form 604 - Notice of change of interests of substantial holder signed by me and dated 21 August 2020.

  
Signed

Amanda Nkikie  
Name

COMPANY 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	11,334,741	11,334,741
	Grantully Investments Pty Ltd	Grantully Investments Pty Ltd	Relevant interest pursuant to section 608(1) as investment manager of Grantully Investments Pty Ltd	833,958	833,958
	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	11,334,741	11,334,741
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	11,334,741	11,334,741
	Loden Park	Loden Park	Relevant interest pursuant to section 608(3)(b) as sole shareholder of Loden Park	13,995,770	13,995,770
	Grantully Investments Pty Ltd	Grantully Investments Pty Ltd	Relevant interest pursuant to section 608(3)(a) by virtue of having voting power of above 20% in Hume Partners	833,958	833,958
Taverners Aust Pty Ltd	Taverners N	Taverners N	Relevant interest pursuant to section 608(3)(b) as sole shareholder of T Holdings	11,334,741	11,334,741
	Loden Park	Loden Park		13,995,770	13,995,770
	Grantully Investments Pty Ltd	Grantully Investments Pty Ltd		833,958	833,958