

HUME PARTNERS

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

FACSIMILE

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Date:	14/09/2020
Fax #:	1300 135 638
To:	ASX Company Announcements
Company:	Australian Unity Office Fund (AOF)
From:	Hume Partners Pty Ltd
Pages:	6 (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

11/09/2020

The previous notice was given to the company on

24/08/2020

The previous notice was dated

24/08/2020

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	26,164,469	16.07%	31,837,801	19.55%

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

AMANDA WILKIE

capacity

COMPANY SECRETARY


sign here

date 14/09/2020



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 14 September 2020.



Signed

AMANDA WILKIE

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 14 September 2020.


Signed

AMANDA NILKIE
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
11/09/2020	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	\$2,846,250.00	1,375,000 Securities	1,375,000
11/09/2020	Taverners N, Hume Partners, T Holdings, T Aust	On-market purchase by Taverners N	\$8,897,547.24	4,298,332 Securities	4,298,332

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 14 September 2020.



Signed

AMANDA WILKIE

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	Taverners N	Taverners N	Relevant interest pursuant to section 608(1) as investment manager of Taverners N	17,008,073	17,008,073
	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	17,008,073	17,008,073
Loden Park	Loden Park	Loden Park	Registered holder	13,995,770	13,995,770
T Holdings	Taverners N	Taverners N	Relevant interest pursuant to section 608(3)(b) as sole shareholder of Taverners N	17,008,073	17,008,073
	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
T Aust	Taverners N	Taverners N	Relevant interest pursuant to section 608(3)(b) as sole shareholder of T Holdings	17,008,073	17,008,073
	Loden Park	Loden Park		13,995,770	13,995,770
	Grantully Investments Pty Ltd	Grantully Investments Pty Ltd		833,958	833,958