

Valtellina Holdings Pty Ltd  
Valtellina Properties Pty Ltd  
200 Cheltenham Road  
Dandenong VIC 3175  
ABN: 40 004 335 853

## **FACSIMILE**

Date 21/09/2020  
Fax No. 1300 135 638  
To: ASX Company Announcements  
Company: Australian Unity Office Fund (AOF)  
From: Valtellina Properties Pty Ltd  
Pages: 6 (including this page)  
Subject Form 603

Please find attached Form 603 notice of initial substantial holder

Yours truly

Giovanni Spizzirri  
Company Secretary  
0410507520  
Email [johns@pcct.com.au](mailto:johns@pcct.com.au)

**Form 603**Corporations Act 2001  
Section 671B**Notice of initial substantial holder**

To Company Name/Scheme

AUSTRALIAN UNITY OFFICE FUNDS (AOF)

ACN/ARSN

113 369 627**1. Details of substantial holder (1)**

Name

VALTELLINA PROPERTIES PTY LTD

ACN/ARSN (if applicable)

004 332 549

The holder became a substantial holder on

11, 08 20**2. Details of 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 on the date the substantial holder became a substantial holder are as follows:

| Class of securities (4)    | Number of securities | Person's votes (5) | Voting power (6) |
|----------------------------|----------------------|--------------------|------------------|
| <u>ORDINARY<br/>SHARES</u> | <u>8,581,784</u>     | <u>8,581,784</u>   | <u>5.26%</u>     |

**3. Details of relevant interests**

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

| Holder of relevant interest | Nature of relevant interest (7) | Class and number of securities |
|-----------------------------|---------------------------------|--------------------------------|
| <u>Refer Annexure A</u>     |                                 |                                |
|                             |                                 |                                |

**4. Details of present registered holders**

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

| Holder of relevant interest | Registered holder of securities | Person entitled to be registered as holder (8) | Class and number of securities |
|-----------------------------|---------------------------------|--|--------------------------------|
| <u>Refer Annexure B</u>     |                                 |  |                                |
|                             |                                 |  |                                |

**5. Consideration**

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

| Holder of relevant interest | Date of acquisition | Consideration (9) |          | Class and number of securities |
|-----------------------------|---------------------|-------------------|----------|--------------------------------|
|                             |                     | Cash              | Non-cash |                                |
| <u>Refer Annexure C</u>     |                     |                   |          |                                |
|                             |                     |                   |          |                                |
|                             |                     |                   |          |                                |

**6. Associates**

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

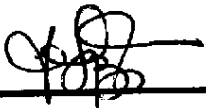
| Name and ACN/ARSN (if applicable) | Nature of association |
|-----------------------------------|-----------------------|
| BERTALI FAMILY                    | Common Directors      |
| FOUNDATION Pty Ltd                |                       |

**7. Addresses**

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

| Name | Address |
|------|---------|
|      |         |
|      |         |

**Signature**

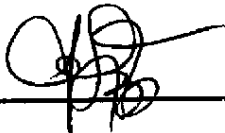
print name GIOVANNI SPIZZIRRI capacity Secretary  
 sign here  date 21/09/2020

**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 7 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 total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
  - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. 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.
- (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) 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.

This is Annexure "A" of one page referred to in Form 603 – Notice of Initial Substantial Holder signed by me and dated 21 September 2020

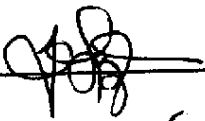
  
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GIOVANNI SPIZZIRELLI (Secretary)

Name and capacity

| Holder of Relevant Interest        | Class and number of securities |
|------------------------------------|--------------------------------|
| Valtellina Properties Pty Ltd      | 8,126,784 ordinary shares      |
| Bertalll Family Foundation Pty Ltd | 455,000 ordinary shares        |

This is Annexure "B" of one page referred to in Form 603 – Notice of Initial Substantial Holder signed by me and dated 21 September 2020

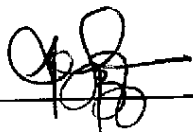
  
GIOVANNI SPIZZIRI

(Secretary)

Name and capacity

| Holder of Relevant Interests securities | Registered Holder of securities | Class and number of       |
|---|---------------------------------|---------------------------|
| Valtellina Properties Pty Ltd           | Valtellina properties Pty Ltd   | 8,126,784 ordinary shares |
| Bertalli Family Foundation Pty Ltd      | Bertalli Family                 | 455,000 ordinary shares   |

This is Annexure "C" of one page referred to in Form 603 – Notice of Initial Substantial Holder signed by me and dated 21 September 2020

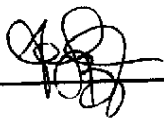


GIOVANNI SPIZZIRI (Secretary)

Name and capacity

| Holder of<br>Relevant<br>Interest     | Date of<br>Purchase | Cash<br>Consideration | Class and number<br>of<br>shares |               |
|---------------------------------------|---------------------|-----------------------|----------------------------------|---------------|
| Valtellina Properties Pty Ltd         | 18/11/2019          | \$10,694,370.79       | 3576784                          | ord<br>shares |
| Valtellina Properties Pty Ltd         | 12/12/2019          | \$3,045,984.88        | 1050000                          | ord<br>shares |
| Valtellina Properties Pty Ltd         | 4/02/2020           | \$10,067,829.57       | 3500000                          | ord<br>shares |
| Bertalli Family Foundation Pty<br>Ltd | 11/08/2020          | \$36,037.64           | 16762                            | ord<br>shares |
| Bertalli Family Foundation Pty<br>Ltd | 12/08/2020          | \$40,110.36           | 18693                            | ord<br>shares |
| Bertalli Family Foundation Pty<br>Ltd | 13/08/2020          | \$51,518.56           | 24004                            | ord<br>shares |
| Bertalli Family Foundation Pty<br>Ltd | 14/08/2020          | \$104,554.74          | 48775                            | ord<br>shares |
| Bertalli Family Foundation Pty<br>Ltd | 17/08/2020          | \$70,672.76           | 32909                            | ord<br>shares |
| Bertalli Family Foundation Pty<br>Ltd | 18/08/2020          | \$81,140.12           | 3787                             | ord<br>shares |
| Bertalli Family Foundation Pty<br>Ltd | 20/08/2020          | \$11,956.15           | 5561                             | ord<br>shares |
| Bertalli Family Foundation Pty<br>Ltd | 25/08/2020          | \$334,385.03          | 152000                           | ord<br>shares |
| Bertalli Family Foundation Pty<br>Ltd | 25/08/2020          | \$266,925.44          | 122478                           | ord<br>shares |
| Bertalli Family Foundation Pty<br>Ltd | 26/08/2020          | \$66,068.20           | 30031                            | ord<br>shares |

This is Annexure "D" of one page referred to in Form 603 – Notice of Initial Substantial Holder signed by me and dated 21 September 2020

  
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GIOVANNI SPIZZIRI (Secretary)

Name and capacity

| Name                               | Address                                |
|------------------------------------|--|
| Valtellina Properties Pty Ltd      | 200 Cheltenham Road Dandenong Vic 3175 |
| Bertalli family foundation Pty Ltd | 501/1 Wallace Avenue Toorak Vic 3142   |