

HUME PARTNERS

Level 31
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Melbourne, 3000,
Victoria, Australia

FACSIMILE

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Date: 24/02/2021
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 22/02/2021

The previous notice was given to the company on 14/09/2020

The previous notice was dated 14/09/2020

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	31,837,801	19.55%	32,831,199	19.97%

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
All substantial holders	All substantial holders have and continue to act in concert with each other in relation to the affairs of Australian Unity Office Fund.

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
Taverners Holdings Pty Ltd ACN 055 558 748	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 Pty Ltd ACN 124 967 880	Level 31, 367 Collins Street, Melbourne VIC 3000
Taverners International Pty Ltd ACN 629 705 997	Level 31, 367 Collins Street, Melbourne VIC 3000

Signature

print name

AMANDA WILKIE

capacity

COMPANY SECRETARY

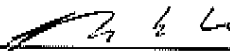
sign here

date 24/02/2021



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 24 February 2021.


Signed

AMANDA NIWKE
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
Taverners Holdings Pty Ltd ACN 055 558 748	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 Pty Ltd ACN 124 967 880	Level 31, 367 Collins Street, Melbourne VIC 3000
Taverners International Pty Ltd ACN 629 705 997	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 24 February 2021.


Signed

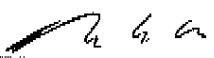
Amanda Nikkic
Name

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
27/10/2020	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)	DRP Allocation by Taverners N	\$281,250.00	131,345 Securities	131,345
27/10/2020	Loden Park, Hume Partners, T Holdings, T Aust	DRP Allocation by Loden Park	\$524,841.38	245,104 Securities	245,104
27/10/2020	Taverners N, Hume Partners, T Holdings, T Aust	DRP Allocation by Taverners N	\$356,552.74	166,512 Securities	166,512
27/10/2020	Hume Partners, T Holdings, T Aust	DRP Allocation by Grantully	\$31,273.43	14,604 Securities	14,604
18/01/2021	Hume Partners, T Holdings, T Aust	Off-market sale by Grantully	\$532.50	250 Securities	250
18/01/2021	Hume Partners, T Holdings, T Aust	Off-market sale by Grantully	\$532.50	250 Securities	250
29/01/2021	Hume Partners, T Holdings, T Aust	DRP Allocation by Grantully	\$31,821.07	14,951 Securities	14,951
29/01/2021	Loden Park, Hume Partners, T Holdings, T Aust	DRP Allocation by Loden Park	\$534,032.78	250,919 Securities	250,919
22/02/2021	Taverners N	Off-market sale by Taverners N	\$16,025,824.50	7,631,345 Securities	7,631,345
22/02/2021	Taverners N	Off-market sale by Taverners N	\$20,674,600.80	9,845,048 Securities	9,845,048
22/02/2021	Taverners Holdings Pty Ltd (Taverners Holdings), Taverners Pty Ltd (Taverners)	Off-market purchase by Taverners Holdings	\$16,025,824.50	7,631,345 Securities	7,631,345
22/02/2021	Taverners Holdings, Taverners	Off-market purchase by Taverners Holdings	\$20,674,600.80	9,845,048 Securities	9,845,048
23/02/2021	Loden Park	Off-market sale by Loden Park	\$30,432,765.30	14,491,793 Securities	14,491,793
23/02/2021	Taverners J Pty Ltd (Taverners J), Taverners International Pty Ltd (Taverners International), Taverners	Off-market purchase by Taverners J	\$30,432,765.30	14,491,793 Securities	14,491,793

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 24 February 2021.


 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 Pty Ltd (Hume Partners)	Grantully Investments Pty Ltd	Grantully Investments Pty Ltd	Relevant interest pursuant to section 608(1) as investment manager of Grantully Investments Pty Ltd	863,013	863,013
Taverners Holdings Pty Ltd (Taverners Holdings)	Taverners Holdings	Taverners Holdings	Registered holder	17,476,393	17,476,393
Taverners Pty Ltd (Taverners)	Taverners Holdings	Taverners Holdings	Relevant interest pursuant to section 608(3)(b) as the sole shareholder of Taverners Holdings	17,476,393	17,476,393
Taverners J Pty Ltd (Taverners J)	Taverners J	Taverners J	Registered holder	14,491,793	14,491,793
Taverners International Pty Ltd (Taverners International)	Taverners J	Taverners J	Relevant interest pursuant to section 608(1) by virtue of control over rights to vote, and power to dispose of, the securities held Taverners J	14,491,793	14,491,793
Taverners	Taverners J	Taverners J	Relevant interest pursuant to section 608(3)(b) as the sole shareholder of Taverners International	14,491,793	14,491,793
Taverners Holdings (Aust) Pty Ltd (T Holdings)	Taverners Holdings	Taverners Holdings	Relevant interest pursuant to section 608(3)(a) by virtue of having voting power of above 20% in Hume Partners	17,476,393	17,476,393
	Taverners J	Taverners J	Relevant interest pursuant to section 608(3)(a) by virtue of having voting power of above 20% in Hume Partners and 608(3)(b) as the sole shareholder of Taverners J,	14,491,793	14,491,793
	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	863,013	863,013
Taverners (Aust) Pty Ltd (T Aust)	Taverners Holdings	Taverners Holdings	Relevant interest pursuant to section 608(3)(b) as sole shareholder of T Holdings	17,476,393	17,476,393
	Taverners J	Taverners J	Relevant interest pursuant to section 608(3)(b) as sole shareholder of T Holdings	14,491,793	14,491,793
	Grantully Investments Pty Ltd	Grantully Investments Pty Ltd	Relevant interest pursuant to section 608(3)(b) as sole shareholder of T Holdings	863,013	863,013