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TAVERNERS GROUP

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

FACSIMILE

Telephone: (03) 8614 3499
Facsimile: (03) 9629 5226

Date: 15/12/2023
Fax #: 1300 135 638
To: ASX Company Announcements
Company: Australian Unity Office Fund (AOF)
From: Taverners Management 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.

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** **Taverners Management 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 15/12/2023The previous notice was given to the company on 24/02/2021The previous notice was dated 24/02/2021**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	32,831,199	19.97%	31,968,186	19.45%

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
Taverners Management Pty Ltd ACN 167 864 511	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

Director

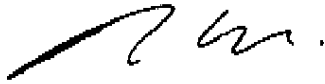
sign here



date 15/12/2023

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 15 December 2023.



Signed

Amanda Wilkie

Name

Director

Capacity

Name	Address
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 15 December 2023.



Signed

Amanda Wilkie

Name

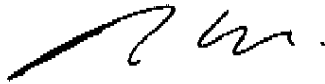
Director

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
15/12/2023	Taverners Management Pty Ltd (Taverners Management), Taverners Holdings (Aust) Pty Ltd (T Holdings), Taverners (Aust) Pty Ltd (T Aust)	Taverners Management ceased to act as investment manager of Grantully Investments Pty Ltd	n/a	863,013 Securities	863,013

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 15 December 2023.



Signed

Amanda Wilkie

Name

Director

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
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
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