

# HUME PARTNERS

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

## FACSIMILE

Telephone: (03) 8614 3499  
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**Date:** 07/11/2019  
**Fax #:** 1300 135 638  
**To:** ASX Company Announcements  
**Company:** Australian Unity Office Fund (AOF)  
**From:** Hume Partners Pty Ltd  
**Pages:** 7 (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 05/11/2019

The previous notice was given to the company on 25/10/2019

The previous notice was dated 25/10/2019

**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     | 12,823,765      | 7.88%            | 15,557,323     | 9.55%            |

**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 |
| Taverners J Pty Ltd ACN 133 104 819               | Level 31, 367 Collins Street, Melbourne VIC 3000 |
| Taverners No. 11 Pty Ltd ACN 097 971 572          | 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 KATE WILKIE capacity SECRETARY

sign here  date 07/11/2019

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**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 7 November 2019.



Signed

AMANDA KATE WILKIE  
Name

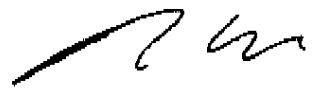
SECRETARY  
Capacity

| Name   | Address  |
|--|--|
| Tavemers N Pty Ltd ACN 140 170 190               | Level 31, 367 Collins Street, Melbourne VIC 3000 |
| Tavemers J Pty Ltd ACN 133 104 819               | Level 31, 367 Collins Street, Melbourne VIC 3000 |
| Tavemers No. 11 Pty Ltd ACN 097 971 572          | Level 31, 367 Collins Street, Melbourne VIC 3000 |
| Tavemers Holdings (Aust) Pty Ltd ACN 050 995 965 | Level 31, 367 Collins Street, Melbourne VIC 3000 |
| Tavemers (Aust) Pty Ltd ACN 005 578 969          | Level 31, 367 Collins Street, Melbourne VIC 3000 |

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**Annexure "B" to Form 604**

This is Annexure "B" of 1 page referred to in Form 604 - Notice of change of interests of substantial holder signed by me and dated 7 November 2019.

  
 \_\_\_\_\_  
 Signed

AMANDA KATE WILKIE  
 Name

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 |
|----------------|---|-----------------------------------|---|---|-------------------------|
| 25/10/2019     | 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 | \$1,603,320.66                            | +527,829 ordinary securities (Securities) | 527,829                 |
| 31/10/2019     |   | On-market purchase by Taverners N | \$2,085,719.94                            | +691,202 Securities                       | 691,202                 |
| 1/11/2019      |   | On-market purchase by Taverners N | \$43,835.60                               | +14,527 Securities                        | +14,527                 |
| 5/11/2019      |   | On-market purchase by Taverners N | \$4,541,326.36                            | +1,500,000 Securities                     | 1,500,000               |

## Annexure "C" to Form 604

This is Annexure "C" of 2 pages referred to in Form 604 - Notice of change of interests of substantial holder signed by me and dated 7 November 2019.



Signed

AMANDA KATE WILKIE

Name

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 No.11 Pty Ltd (T No.11)      | T No.11  | Relevant interest pursuant to section 608(1) as investment manager of T No.11                                | 1,562,360                      | 1,562,360      |
|                             | Taverners N Pty Ltd (Taverners N)      | Taverners N                                    | Relevant interest pursuant to section 608(1) as investment manager of Taverners N                            | 6,390,488                      | 6,390,488      |
|                             | Taverners J Pty Ltd (Taverners J)      | Taverners J                                    | Relevant interest pursuant to section 608(1) as investment manager of Taverners J                            | 2,935,686                      | 2,935,686      |
|                             | Tilana Investments 1 Pty Ltd           | Tilana Investments 1 Pty Ltd                   | Relevant interest pursuant to section 608(1) as investment manager of Tilana Investments 1 Pty Ltd           | 244,742                        | 244,742        |
|                             | Stoneyville Pty Ltd                    | Stoneyville Pty Ltd                            | Relevant interest pursuant to section 608(1) as investment manager of Stoneyville Pty Ltd                    | 817,954                        | 817,954        |
|                             | Bertalli Family Foundation Pty Ltd     | Bertalli Family Foundation Pty Ltd             | Relevant interest pursuant to section 608(1) as investment manager of Bertalli Family Foundation Pty Ltd     | 517,505                        | 517,505        |
|                             | Grantully Investments Pty Ltd          | Grantully Investments Pty Ltd                  | Relevant interest pursuant to section 608(1) as investment manager of Grantully Investments Pty Ltd          | 230,988                        | 230,988        |
|                             | Beddison Corporation Pty Ltd           | Beddison Corporation Pty Ltd                   | Relevant interest pursuant to section 608(1) as investment manager of Beddison Corporation Pty Ltd           | 364,137                        | 364,137        |
|                             | S.I.J. Nominees Pty Ltd                | S.I.J. Nominees Pty Ltd                        | Relevant interest pursuant to section 608(1) as investment manager of S.I.J. Nominees Pty Ltd                | 540,782                        | 540,782        |
|                             | Ross Burney and Skye Julia Holt Burney | Ross Burney and Skye Julia Holt Burney         | Relevant interest pursuant to section 608(1) as investment manager of Ross Burney and Skye Julia Holt Burney | 154,120                        | 154,120        |
|                             | Scanlon Family Pty Ltd                 | Scanlon Family Pty Ltd                         | Relevant interest pursuant to section 608(1) as investment manager of Scanlon Family Pty Ltd                 | 1,798,561                      | 1,798,561      |

| 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 |           |
|-----------------------------------|--|--|---|---|----------------|-----------|
| T No.11                           | T No.11                                | T No.11  | Registered holder   | 1,562,360   | 1,562,360      |           |
| Taverners J                       | Taverners J                            | Taverners J                                    | Registered holder   | 2,935,686   | 2,935,686      |           |
| Taverners N                       | Taverners N                            | Taverners N                                    | Registered holder   | 6,390,488   | 6,390,488      |           |
| Taverners Holdings (Aust) Pty Ltd | Taverners N                            | Taverners N                                    | Relevant interest pursuant to section 608(3)(b) as sole shareholder of Taverners N                            | 6,390,488   | 6,390,488      |           |
|                                   | Taverners J                            | Taverners J                                    | Relevant interest pursuant to section 608(3)(b) as sole shareholder of Taverners J                            | 2,935,686   | 2,935,686      |           |
|                                   | T No.11                                | T No.11  | Relevant interest pursuant to section 608(3)(b) as sole shareholder of T No.11                                | 1,562,360   | 1,562,360      |           |
|                                   | Tilana Investments 1 Pty Ltd           | Tilana Investments 1 Pty Ltd                   | Relevant interest pursuant to section 608(3)(a) pursuant to having voting power of above 20% in Hume Partners | 244,742   | 244,742        |           |
|                                   | Stoneyville Pty Ltd                    | Stoneyville Pty Ltd                            |   | 817,954   | 817,954        |           |
|                                   | Bertalli Family Foundation Pty Ltd     | Bertalli Family Foundation Pty Ltd             |   | 517,505   | 517,505        |           |
|                                   | Grantully Investments Pty Ltd          | Grantully Investments Pty Ltd                  |   | 230,988   | 230,988        |           |
|                                   | Beddison Corporation Pty Ltd           | Beddison Corporation Pty Ltd                   |   | 364,137   | 364,137        |           |
|                                   | S.I.J. Nominees Pty Ltd                | S.I.J. Nominees Pty Ltd                        |   | 540,782   | 540,782        |           |
|                                   | Ross Burney and Skye Julia Holt Burney | Ross Burney and Skye Julia Holt Burney         |   | 154,120   | 154,120        |           |
| Scanlon Family Pty Ltd            | Scanlon Family Pty Ltd                 | 1,798,561                                      |   | 1,798,561   |                |           |
| Taverners Aust Pty Ltd            | Taverners N                            | Taverners N                                    |   | Relevant interest pursuant to section 608(3)(b) as sole shareholder of T Holdings | 6,390,488      | 6,390,488 |
|                                   | Taverners J                            | Taverners J                                    |   |   | 2,935,686      | 2,935,686 |
|                                   | T No.11                                | T No.11  | 1,562,360   |   | 1,562,360      |           |
|                                   | Tilana Investments 1 Pty Ltd           | Tilana Investments 1 Pty Ltd                   | 244,742   |   | 244,742        |           |
|                                   | Stoneyville Pty Ltd                    | Stoneyville Pty Ltd                            | 817,954   |   | 817,954        |           |
|                                   | Bertalli Family Foundation Pty Ltd     | Bertalli Family Foundation Pty Ltd             | 517,505   |   | 517,505        |           |
|                                   | Grantully Investments Pty Ltd          | Grantully Investments Pty Ltd                  | 230,988   |   | 230,988        |           |
|                                   | Beddison Corporation Pty Ltd           | Beddison Corporation Pty Ltd                   | 364,137   |   | 364,137        |           |
|                                   | S.I.J. Nominees Pty Ltd                | S.I.J. Nominees Pty Ltd                        | 540,782   |   | 540,782        |           |
|                                   | Ross Burney and Skye Julia Holt Burney | Ross Burney and Skye Julia Holt Burney         | 154,120   |   | 154,120        |           |
| Scanlon Family Pty Ltd            | Scanlon Family Pty Ltd                 | 1,798,561                                      | 1,798,561   |   |                |           |