

Form 604Corporations Act 2001
Section 671B**Notice of change of interests of substantial holder**To Company Name/Scheme Australian Unity Office Fund (AOF)ACN/ARSN 113 369 627**1. Details of substantial holder (1)**Name Australian Unity Property Limited (AUPL), Australian Unity Funds Management (AUFM) and AssociatesACN/ARSN (if applicable) 079 538 499 and 071 497 115There was a change in the interests of the substantial holder on 03/05/2024The previous notice was given to the company on 26/02/2020The previous notice was dated 18/02/2020**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	24,237,925	14.89%	14,964,985	9.10%

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 Appendix A					

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 Appendix B					

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	N/A

6. Addresses

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

Name	Address
Australian Unity Property Limited	Level 15, 271 Spring Street Melbourne, VIC 3000
Australian Unity Funds Management Limited	Level 15, 271 Spring Street Melbourne, VIC 3000

Signature

print name Catherine Visentin capacity Company Secretary

sign here  date 7/5/2024

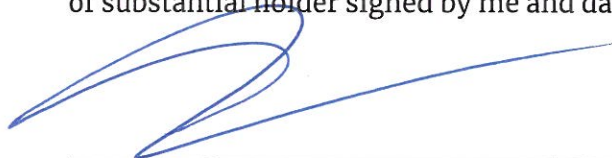
DIRECTIONS

- (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 6 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 person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. 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.
- (7) 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.
- (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) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

Annexure 'A' to Form 604

This is Annexure 'A' of three pages referred to in Form 604 – Notice of change of interests of substantial holder signed by me and dated 7 May 2024.



Signed

Catherine Visentin
Company Secretary

Australian Unity Funds Management Ltd as Investment Manager for Australian Unity Health Ltd

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
1-Oct-20	Off-Market Transfer	\$1,783,505.80	823,600.00	823,600
30-Dec-20	Dividend Reinvestment	\$153,078.19	71,925.00	71,925

Australian Unity Property Limited as the Responsible Entity for the Australian Unity Diversified Property Fund

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
30-Dec-20	Dividend Reinvestment	\$357,535.24	167,990.00	167,990
3-May-24	Sale	-\$11,614,000.66	-9,700,000.00	-9,700,000

Australian Unity Property Limited as the Responsible Entity for the Australian Unity Property Income Fund

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
30-Dec-20	Dividend Reinvestment	\$140,502.15	66,016.00	66,016

Australian Unity Funds Management Ltd in its own right

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
30-Dec-20	Dividend Reinvestment	\$55,604.06	26,126.00	26,126

Australian Unity Property Limited as the Responsible Entity for the Australian Unity A REIT Fund

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
21-Apr-20	Purchase	\$124,967.20	62,000.00	62,000
30-Dec-20	Dividend Reinvestment	\$34,342.61	16,136.00	16,136

Lifeplan Australia Friendly Society Ltd as Issuer for the Capital Guaranteed Funeral Bond (Taxed)

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
1-Oct-20	Off-Market Transfer	\$290,020.50	135,000.00	135,000
30-Dec-20	Dividend Reinvestment	\$22,623.75	10,629.00	10,629

Lifeplan Australia Friendly Society Ltd as Issuer for the Capital Guaranteed Funeral Bond (Un Taxed)

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
1-Oct-20	Off-Market Transfer	\$171,864.00	80,000.00	80,000
30-Dec-20	Dividend Reinvestment	\$14,580.00	6,850.00	6,850

Lifeplan Australia Friendly Society Ltd as Issuer for the Capital Secure Funeral Bond

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
1-Oct-20	Off-Market Transfer	\$96,673.50	45,000.00	45,000
30-Dec-20	Dividend Reinvestment	\$9,300.00	4,369.00	4,369

Lifeplan Australia Friendly Society Ltd as Issuer for the Lifeplan Funeral Benefit Fund No 2 (Taxed)

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
1-Oct-20	Off-Market Transfer	\$429,660.00	200,000.00	200,000
30-Dec-20	Dividend Reinvestment	\$45,885.00	21,559.00	21,559

Lifeplan Australia Friendly Society Ltd as Issuer for the Lifeplan Funeral Benefit Fund No 2 (Un Taxed)

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
1-Oct-20	Off-Market Transfer	\$465,676.25	216,765.00	216,765
30-Dec-20	Dividend Reinvestment	\$30,583.69	14,370.00	14,370

Lifeplan Australia Friendly Society Ltd as Manager for the Lifeplan Australia Management Fund

Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
30-Dec-20	Dividend Reinvestment	\$44,887.50	21,090.00	21,090

Annexure 'B' to Form 604

This is Annexure 'B' of one pages referred to in Form 604 – Notice of change of interests of substantial holder signed by me and dated 7 May 2024.



Signed

Catherine Visentin
Company Secretary

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class and number of securities	Persons vote's
Australian Unity Health Limited	BNP Paribas Nominees Pty Ltd under its appointment as Custodian	Australian Unity Health Limited	Australian Unity Funds Management as the Investment Manager for Australian Unity Health Ltd	4,154,010	2.53%
Australian Unity Property Limited		Australian Unity Property Limited	Australian Unity Property Limited as Responsible Entity for the Australian Unity Diversified Property Fund	2,263	0.001%
Australian Unity Funds Management Limited		Australian Unity Funds Management Limited	Australian Unity Funds Management Limited as Responsible Entity for the Australian Unity A REIT Fund	931,939	0.57%
Australian Unity Property Limited		Australian Unity Property Limited	Australian Unity Property Limited as Responsible Entity for the Australian Unity Property Income Fund	3,812,740	2.32%
Australian Unity Funds Management Limited		Australian Unity Funds Management Limited	Australian Unity Funds Management Limited in its own right	1,508,901	0.92%
Lifepan Australia Friendly Society Ltd		Lifepan Australia Friendly Society Ltd	Lifepan Australia Friendly Society Ltd as Issuer for the Capital Guaranteed Funeral Bond (Taxed)	613,929	0.37%
Lifepan Australia		Lifepan Australia	Lifepan Australia Friendly Society Ltd as Issuer for the	395,650	0.24%

Friendly Society Ltd		Friendly Society Ltd	Capital Guaranteed Funeral Bond (Un Taxed)		
Lifepan Australia Friendly Society Ltd		Lifepan Australia Friendly Society Ltd	Lifepan Australia Friendly Society Ltd as Issuer for the Capital Secure Funeral Bond	252,369	0.15%
Lifepan Australia Friendly Society Ltd		Lifepan Australia Friendly Society Ltd	Lifepan Australia Friendly Society Ltd as Issuer for the Lifepan Funeral Benefit Fund No 2 (Taxed)	1,245,159	0.76%
Lifepan Australia Friendly Society Ltd		Lifepan Australia Friendly Society Ltd	Lifepan Australia Friendly Society Ltd as Issuer for the Lifepan Funeral Benefit Fund No 2 (Un Taxed)	829,935	0.50%
Lifepan Australia Friendly Society Ltd		Lifepan Australia Friendly Society Ltd	Lifepan Australia Friendly Society Ltd as Manager for the Lifepan Australia Management Fund	1,218,090	0.74%