

Form 605
Corporations Act 2001
Section 671B

Notice of ceasing to be a substantial holder

To Company Name/Scheme Australian Unity Office Fund (ASX Code: AOF) (AOF)

ACN/ARSN 113 369 627

1. Details of substantial holder (1)

Name Aliro Group Pty Ltd (Aliro) and each of its associates (together, the Aliro Group)
ACN/ARSN (if applicable) 618 584 106

The holder ceased to be a substantial holder on 22/07/2022
The previous notice was given to the company on 31/05/2022
The previous notice was dated 31/05/2022

2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) 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 (4)	Consideration given in relation to change (5)	Class (6) and number of securities affected	Person's votes affected
22/07/2022	Aliro	Aliro's relevant interest in the securities arose under section 608(1)(b) of the Corporations Act by virtue of a letter from Hume Partners Pty Ltd (Hume Partners) dated 27 May 2022 (Voting Intention Letter). A copy of the Voting Intention Letter was annexed to the notice of initial substantial holder given to AOF on 31 May 2022. On 22 July 2022, the Voting Intention Letter ceased to have effect in accordance with its terms and Aliro ceased to have a relevant interest in the securities.	None	32,831,200 ordinary securities	32,831,200
22/07/2022	The Aliro Group	Each other entity in the Aliro Group had a relevant interest in the securities pursuant to section 608(3) of the Corporations Act. As a consequence of the Voting Intention Letter ceasing to have effect, as noted above, each other entity in the Aliro Group ceases to have a relevant interest in the securities.	None	32,831,200 ordinary securities	32,831,200

3. Changes in association

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) 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
Not applicable	Not applicable

4. Addresses

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

Name	Address
Aliro	Level 38, Gateway, 1 Macquarie Place, Sydney NSW 2000
The Aliro Group	Level 38, Gateway, 1 Macquarie Place, Sydney NSW 2000
Hume Partners	Level 31, 367 Collins Street, Melbourne VIC 3000

Signature

print name David Southon

capacity Director

sign here



date

25/07/2022

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 4 of the form.
- (2) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (3) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (4) 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.
- (5) Details of the consideration must include any and all benefits, moneys 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.
- (6) The voting shares of a company constitute one class unless divided into separate classes.
- (7) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.