

Form 604Corporations Act 2001
Section 671B**Notice of change of interests of substantial holder**

To Company/registered
scheme/notified foreign passport
fund name Australian Unity Office Fund (AOF)

ACN/ARSN/APFRN 113 369 627

NFPFRN (if applicable)

1. Details of substantial holder (1)
Name Australian Unity Funds Management (AUFM) and Associates

ACN/ARSN/APFRN (if applicable) 071 497 115

NFPFRN (if applicable)

There was a change in the interests of the
substantial holder on 27 / 06 / 2025
The previous notice was given to the company, or the responsible
entity for a registered scheme, or the operator of a notified foreign
passport fund on 7 / 05 / 2024
The previous notice was dated 7 / 05 / 2024

2. Previous and present voting power

The total number of votes attached to all the voting shares or interests in the company, scheme or fund 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, scheme or fund,
are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary	14,964,985	9.10%	11,149,982	6.78%

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, scheme or fund, since the substantial holder was last required to give a substantial holding notice to the company, scheme or fund 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 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 to Annexure 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 securities in the company, scheme or fund are as follows:

Name and ACN/ARSN/APFRN (if applicable) and NFPFRN (if applicable)	Nature of association
Australian Unity Investments Limited	No longer a related party following share sale

6. Addresses

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

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

Signature

print name Melinda Honig

capacity Company Secretary

sign here



date 1 / 7 / 2025

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, scheme or fund 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 or otherwise, 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 1 July 2025.



Signed

Melinda Honig
Company Secretary

3. Changes in Relevant Interests

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

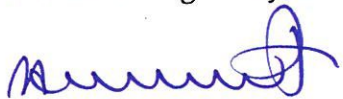
Date of Change	Nature of changes	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
7-May-24	Sale	-\$3,025.75	-2,263.00	-2,263.00

Australian Unity Investments 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
27-Jun-25	Sale	-\$1,811,051.50	-3,812,740	-3,812,740

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 1 July 2025



Signed

Melinda Honig
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 votes
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 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 Funds Management Limited		Australian Unity Funds Management Limited	Australian Unity Funds Management Limited in its own right	1,508,901	0.92%
Lifeplan Australia Friendly Society Ltd		Lifeplan Australia Friendly Society Ltd	Lifeplan Australia Friendly Society Ltd as Issuer for the Capital Guaranteed Funeral Bond (Taxed)	613,929	0.37%
Lifeplan Australia Friendly Society Ltd		Lifeplan Australia Friendly Society Ltd	Lifeplan Australia Friendly Society Ltd as Issuer for the Capital Guaranteed Funeral Bond (Un Taxed)	395,650	0.24%
Lifeplan Australia Friendly Society Ltd		Lifeplan Australia Friendly Society Ltd	Lifeplan Australia Friendly Society Ltd as Issuer for the Capital Secure Funeral Bond	252,369	0.15%
Lifeplan Australia		Lifeplan Australia	Lifeplan Australia Friendly Society Ltd as Issuer for the	1,245,159	0.76%

Friendly Society Ltd		Friendly Society Ltd	Lifeplan Funeral Benefit Fund No 2 (Taxed)		
Lifeplan Australia Friendly Society Ltd		Lifeplan Australia Friendly Society Ltd	Lifeplan Australia Friendly Society Ltd as Issuer for the Lifeplan Funeral Benefit Fund No 2 (Un Taxed)	829,935	0.50%
Lifeplan Australia Friendly Society Ltd		Lifeplan Australia Friendly Society Ltd	Lifeplan Australia Friendly Society Ltd as Manager for the Lifeplan Australia Management Fund	1,218,090	0.74%