

Form 603Corporations Act 2001
Section 671B**Notice of initial substantial holder**To Company Name/Scheme **Australian Unity Office Fund (AOF)**ACN/ARSN **113 369 627****1. Details of substantial holder (1)**Name **Salvatore Tarascio (Salta Group)**

ACN/ARSN (if applicable)

The holder became a substantial holder on **20/09/2021****2. Details of 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 on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary Shares	8,379,244	8,379,244	5.1%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Salvatore Tarascio	Direct	8,379,244

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
Fern Estates Pty Ltd ATF Fern Estates Discretionary a/c	Fern Estates Pty Ltd ATF Fern Estates Discretionary a/c	Fern Estates Pty Ltd ATF Fern Estates Discretionary a/c	8,254,544
Salvatore Tarascio	Salvatore Tarascio	Salvatore Tarascio	124,700

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
Refer Annexure A				

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
Fern Estates Pty Ltd ATF Fern Estates Discretionary a/c	Majority Shareholder

7. Addresses

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

Name	Address
Fern Estates Pty Ltd ATF Fern Estates Discretionary a/c	L26, 35 Collins St Melbourne VIC 3001
Salvatore Tarascio	L26, 35 Collins St Melbourne VIC 3001

Signature

print name **Salvatore Tarascio** capacity **Director**

sign here  date **22/09/2021**

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 7 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 total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. 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.
- (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) 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.

This is **Annexure A** referred to in form 603 (section 5 – Consideration)

Entity	Buy/Sell		Date	Price	Quantity	Value
Fern Estates Pty Ltd	SELL	AOF	09-Jun-2021	2.751	23,181	63,764.83
Fern Estates Pty Ltd	BUY	AOF	09-Jul-2021	2.383	5,000	11,913.12
Fern Estates Pty Ltd	BUY	AOF	12-Jul-2021	2.368	100,000	236,830.77
Fern Estates Pty Ltd	BUY	AOF	20-Jul-2021	2.328	110,000	256,095.57
Fern Estates Pty Ltd	BUY	AOF	22-Jul-2021	2.318	5,120	11,866.00
Fern Estates Pty Ltd	BUY	AOF	23-Jul-2021	2.325	4,880	11,348.18
Fern Estates Pty Ltd	BUY	AOF	27-Jul-2021	2.301	1,630,000	3,749,939.04
Fern Estates Pty Ltd	BUY	AOF	28-Jul-2021	2.330	2,475	5,766.75
Fern Estates Pty Ltd	BUY	AOF	29-Jul-2021	2.394	37,525	89,824.77
Fern Estates Pty Ltd	BUY	AOF	27-Aug-2021	2.395	30,000	71,853.64
Fern Estates Pty Ltd	BUY	AOF	30-Aug-2021	2.400	29,821	71,570.31
Fern Estates Pty Ltd	BUY	AOF	31-Aug-2021	2.400	20,179	48,429.60
Fern Estates Pty Ltd	BUY	AOF	01-Sep-2021	2.400	40,000	95,995.84
Fern Estates Pty Ltd	BUY	AOF	17-Sep-2021	2.468	211,257	521,460.42
Fern Estates Pty Ltd	BUY	AOF	20-Sep-2021	2.485	1,000,000	2,485,000.00
Fern Estates Pty Ltd	BUY	AOF	20-Sep-2021	2.482	218,743	542,864.17
Fern Estates Pty Ltd	BUY	AOF	21-Sep-2021	2.400	150,000	360,000.00

Entity	Buy/Sell		Date	Price	Quantity	Value
Salvatore John Tarascio	BUY	AOF	02-Sep-2021	2.40	27,248.0	65,395.20
Salvatore John Tarascio	BUY	AOF	03-Sep-2021	2.40	37,752.0	90,494.63

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