

Z ELLERSTON CAPITAL

Ellerston Capital Limited
ABN 34 110 397 674
AFSL No. 283 000

Level 11, 179 Elizabeth Street
Sydney NSW 2000
Phone +612 9021 7797
Fax +612 9261 0528
www.ellerstoncapital.com

TO: The Manager, Company Announcements, ASX

FAX No:

FROM: Ellerston Capital Limited

DATE: 22/06/2018

NO. OF PAGES (Including this page) 9

Dear Manager

RE: **AUSTRALIAN UNITY OFFICE FUND - Form 604**

We attach our notice of a change in substantial holding (Form 604) in respect of AUSTRALIAN UNITY OFFICE FUND.

We note that the shares reported in this Form are owned by third party accounts under the discretionary investment management of Ellerston Capital Limited.

None of Ellerston Capital Limited, nor any of its shareholders or any of their associates hold a direct interest in any shares disclosed in this Form.

Yours sincerely,



Ian Kelly
Company Secretary
Ellerston Capital Limited

Form 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme AUSTRALIAN UNITY OFFICE FUND

ACN/ARSN/ARBN ARSN 113 369 627

1. Details of substantial holder (1)

Name Ellerston Capital Limited (Primary Person), and its associates being those persons listed in Annexure B

ACN/ARSN (if applicable) ACN 110 397 674

There was a change in the interests of the
substantial holder on

21/06/2018

The previous notice was given to the company on

3/08/2017

The previous notice was dated

3/08/2017

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)
Securities	8,584,578	6.12%	12,007,876	7.37%

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
See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A

Note, all transactions took place on a prescribed financial market (ASX or ChiX)

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
Primary Person	HSBC Custody Nominees (Australia) Limited	HSBC Custody Nominees (Australia) Limited	In respect of 11,451,021 Securities shares held by HSBC Custody Nominees (Australia) Limited as nominee under s608(1)(b) and (c) by having the power to control voting and disposal.	11,451,021 Securities	7.03%
Primary Person	State Street (Australia) Ltd	State Street (Australia) Ltd	In respect of 556,855 Securities shares held by State Street (Australia) Ltd as nominee under s608(1)(b) and (c) by having the power to control voting and disposal.	556,855 Securities	.34%

5. 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
N/A	

6. Addresses

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

Name	Address
See annexures	The Substantial Shareholder – c/- Level 11, 179 Elizabeth Street, Sydney, NSW, 2000

	The entities listed in Annexure B – c/- Level 11, 179 Elizabeth Street, Sydney, NSW, 2000
AUSTRALIAN UNITY OFFICE FUND	114 Albert Road, SOUTH MELBOURNE, VIC, 3205

Signature

print name IAN KELLY capacity Company Secretary

sign here *IKelly* date 22/06/2018

AUSTRALIAN UNITY OFFICE FUND ARSN 113 369 627

This is Annexure A of 3 pages referred to in Form Form 604 Change of interests of substantial holder.

Signature

print name

TAN KELLY

capacity

Company Secretary

sign here

Tan Kelly

date

22/06/2018

Date of Change	Person whose relevant interest changed	Natures of change (4)	Consideration give in relation to change (5)	Class (6) and number of securities affected	Persons's votes affected
21/06/2018	Primary Person	Buy	\$1,190,752.00	483,957 Securities	483,957
20/06/2018	Primary Person	Buy	\$275,854.00	111,700 Securities	111,700
19/06/2018	Primary Person	Buy	\$124.00	50 Securities	50
18/06/2018	Primary Person	Buy	\$2,319,014.00	938,454 Securities	938,454
15/06/2018	Primary Person	Buy	\$923.00	386 Securities	386
14/06/2018	Primary Person	Buy	\$241,737.00	101,145 Securities	101,145
13/06/2018	Primary Person	Buy	\$65,467.00	27,400 Securities	27,400
12/06/2018	Primary Person	Sell	\$1,046,137.00	435,912 Securities	435,912
8/06/2018	Primary Person	Buy	\$224,932.00	93,414 Securities	93,414
7/06/2018	Primary Person	Buy	\$330,207.00	137,363 Securities	137,363
6/06/2018	Primary Person	Buy	\$15,850.00	6,604 Securities	6,604
4/06/2018	Primary Person	Sell	\$17,650.00	7,447 Securities	7,447
1/06/2018	Primary Person	Buy	\$3,140.00	1,336 Securities	1,336
31/05/2018	Primary Person	Buy	\$3,770.00	1,618 Securities	1,618
29/05/2018	Primary Person	Buy	\$266,435.00	113,400 Securities	113,400
28/05/2018	Primary Person	Buy	\$323,793.00	138,967 Securities	138,967
25/05/2018	Primary Person	Buy	\$1,170.00	511 Securities	511
24/05/2018	Primary Person	Buy	\$53,964.00	23,565 Securities	23,565
17/05/2018	Primary Person	Buy	\$15,960.00	7,000 Securities	7,000
16/05/2018	Primary Person	Sell	\$74,490.00	32,387 Securities	32,387
15/05/2018	Primary Person	Buy	\$23,482.00	10,216 Securities	10,216
11/05/2018	Primary Person	Sell	\$12,474.00	5,471 Securities	5,471
9/05/2018	Primary Person	Buy	\$88,681.00	38,895 Securities	38,895
8/05/2018	Primary Person	Sell	\$2,485,435.00	1,090,103 Securities	1,090,103
7/05/2018	Primary Person	Buy	\$53,777.00	23,795 Securities	23,795
4/05/2018	Primary Person	Sell	\$60,615.00	26,412 Securities	26,412


Date of Change	Person whose relevant interest changed	Natures of change (4)	Consideration give in relation to change (5)	Class (6) and number of securities affected	Persons's votes affected
30/04/2018	Primary Person	Buy	\$165,572.00	72,965 Securities	72,965
27/04/2018	Primary Person	Buy	\$14,328.00	6,340 Securities	6,340
26/04/2018	Primary Person	Buy	\$67,626.00	29,765 Securities	29,765
20/04/2018	Primary Person	Buy	\$8,179.00	3,635 Securities	3,635
18/04/2018	Primary Person	Buy	\$5,544.00	2,475 Securities	2,475
17/04/2018	Primary Person	Buy	\$101,999.00	45,535 Securities	45,535
10/04/2018	Primary Person	Sell	\$63,280.00	28,000 Securities	28,000
9/04/2018	Primary Person	Sell	\$374,215.00	167,434 Securities	167,434
5/04/2018	Primary Person	Buy	\$41,837.00	18,761 Securities	18,761
3/04/2018	Primary Person	Buy	\$16,776.00	7,523 Securities	7,523
29/03/2018	Primary Person	Buy	\$12,330.00	5,509 Securities	5,509
28/03/2018	Primary Person	Sell	\$10,684.00	4,717 Securities	4,717
26/03/2018	Primary Person	Sell	\$324,947.00	142,834 Securities	142,834
20/03/2018	Primary Person	Sell	\$972,566.00	426,564 Securities	426,564
19/03/2018	Primary Person	Buy	\$2,206.00	976 Securities	976
12/03/2018	Primary Person	Buy	\$6,147.00	2,732 Securities	2,732
9/03/2018	Primary Person	Buy	\$50,420.00	22,409 Securities	22,409
8/03/2018	Primary Person	Buy	\$201.00	90 Securities	90
26/02/2018	Primary Person	Buy	\$58,466.00	26,218 Securities	26,218
19/02/2018	Primary Person	Buy	\$21,120.00	9,600 Securities	9,600
15/02/2018	Primary Person	Buy	\$94,215.00	42,631 Securities	42,631
13/02/2018	Primary Person	Buy	\$37,069.00	16,700 Securities	16,700
9/02/2018	Primary Person	Buy	\$27.00	12 Securities	12
5/02/2018	Primary Person	Sell	\$132,924.00	60,000 Securities	60,000
31/01/2018	Primary Person	Buy	\$289,888.00	127,704 Securities	127,704
30/01/2018	Primary Person	Buy	\$441,558.00	195,000 Securities	195,000
29/01/2018	Primary Person	Buy	\$5,675.00	2,500 Securities	2,500
25/01/2018	Primary Person	Buy	\$66,120.00	29,000 Securities	29,000
23/01/2018	Primary Person	Buy	\$64.00	28 Securities	28
22/01/2018	Primary Person	Buy	\$1,083,575.00	474,098 Securities	474,098
19/01/2018	Primary Person	Buy	\$1,415.00	617 Securities	617
18/01/2018	Primary Person	Buy	\$940,663.00	411,984 Securities	411,984
17/01/2018	Primary Person	Buy	\$298,566.00	130,515 Securities	130,515
12/01/2018	Primary Person	Buy	\$295,257.00	128,933 Securities	128,933

Date of Change	Person whose relevant interest changed	Natures of change (4)	Consideration give in relation to change (5)	Class (6) and number of securities affected	Persons's votes affected
11/01/2018	Primary Person	Buy	\$272,166.00	118,400 Securities	118,400
10/01/2018	Primary Person	Buy	\$124,597.00	54,175 Securities	54,175
9/01/2018	Primary Person	Buy	\$1,957.00	851 Securities	851
5/01/2018	Primary Person	Buy	\$52,323.00	22,751 Securities	22,751
28/12/2017	Primary Person	Sell	\$353,092.00	150,252 Securities	150,252
22/12/2017	Primary Person	Buy	\$350,283.00	150,984 Securities	150,984
21/12/2017	Primary Person	Buy	\$235,158.00	101,800 Securities	101,800
20/12/2017	Primary Person	Buy	\$25,210.00	10,961 Securities	10,961
19/12/2017	Primary Person	Buy	\$46,200.00	20,000 Securities	20,000
18/12/2017	Primary Person	Buy	\$794.00	345 Securities	345
15/12/2017	Primary Person	Buy	\$29,003.00	12,610 Securities	12,610
14/12/2017	Primary Person	Buy	\$33,067.00	14,377 Securities	14,377
13/12/2017	Primary Person	Buy	\$23,023.00	10,010 Securities	10,010
12/12/2017	Primary Person	Buy	\$76,579.00	33,295 Securities	33,295
11/12/2017	Primary Person	Buy	\$537,050.00	233,500 Securities	233,500
7/12/2017	Primary Person	Sell	\$200.00	86 Securities	86
5/12/2017	Primary Person	Buy	\$219,420.00	95,400 Securities	95,400
4/12/2017	Primary Person	Buy	\$142,738.00	62,060 Securities	62,060
24/11/2017	Primary Person	Buy	\$3,675.00	1,598 Securities	1,598
23/11/2017	Primary Person	Buy	\$58,691.00	25,518 Securities	25,518
22/11/2017	Primary Person	Buy	\$262,113.00	114,315 Securities	114,315
20/11/2017	Primary Person	Buy	\$85,604.00	37,219 Securities	37,219
17/11/2017	Primary Person	Buy	\$164,754.00	71,632 Securities	71,632
15/11/2017	Primary Person	Buy	\$151,623.00	65,923 Securities	65,923
14/11/2017	Primary Person	Buy	\$180,424.00	78,445 Securities	78,445
10/11/2017	Primary Person	Buy	\$125,881.00	54,731 Securities	54,731
9/11/2017	Primary Person	Buy	\$343,438.00	149,321 Securities	149,321
8/11/2017	Primary Person	Buy	\$1,992.00	866 Securities	866
3/11/2017	Primary Person	Buy	\$48,721.00	21,183 Securities	21,183
24/10/2017	Primary Person	Sell	\$23,764.00	10,400 Securities	10,400
23/10/2017	Primary Person	Sell	\$3,511,765.00	1,540,248 Securities	1,540,248

AUSTRALIAN UNITY OFFICE FUND ARSN 113 369 627

This is Annexure B of 3 pages referred to in Form Form 604 Change of interests of substantial holder.

Signature

print name	<u>JAN KELLY</u>	capacity	Company Secretary
sign here	<u></u>	date	22/06/2018

The following entities represent the Passive Substantial Holders. Each is a related body corporate of the Principal Person or a person that controls a related body corporate of the Principal Person and so an associate of the Primary Person under section 12(2)(a) of the Corporations Act, and therefore a substantial holder in the Company.

PARTY/ENTITY NAME	AUSTRALIAN COMPANY
Aidem Holdings Pty Limited	161 624 399
Arctic Capital Ltd	
Australian Financial Times Pty Ltd	003 993 682
Australian Fluorine Chemicals Pty Ltd	000 333 684
Bareage Pty Ltd	060 526 865
BSI Blue Sky International Ltd. (BVI)	
BSI Blue Sky International Ltd. (Mauritius)	
Buttermilk Properties LLC	
Cairnton Pty Ltd	001 735 075
Cairnton Holdings Limited	008 394 134
Captwo Pty Ltd	091 030 929
Casthree Pty Ltd	084 494 619
Castwo Pty Ltd	084 494 520
Catone Pty Ltd	091 030 910
Cavalane Holdings Pty Ltd	080 695 754
CBG Holding Company Pty Limited	163 161 420
Chermon Pty Ltd	123 039 305
Conpress (Hong Kong) Ltd	
Conpress (Malaysia) Sdn Bhd	
Conpress Cayman, LDC	
Conpress Cayman II, LDC	
Conpress Cayman III, LDC	
Conpress Christchurch Pty Ltd	
Conpress Finance BV	
Conpress Holdings Pty Ltd	088 047 974
Conpress International Finance	
Conpress International (Netherlands Antilles) NV	
Conpress International (Netherlands Antilles) II NV	
Conpress Mauritius Limited	
Conpress Securities Pty Limited	160 602 853
Consolidated Custodians International Ltd	
Consolidated Custodians Pty Ltd	008 394 492
Consolidated Gaming Pty Ltd	071 513 409
Consolidated Press (Finance) LLC	
Consolidated Press (Finance) Pty Ltd	001 557 035
Consolidated Press (Finance) II Pty Ltd	603 295 834
Consolidated Press (Finance) III Pty Ltd	604 881 030
Consolidated Press Entertainment Pty Ltd	070 506 606
Consolidated Press Financial Services Pty Ltd	008 457 869
Consolidated Press Holdings (North America) LLC	
Consolidated Press Holdings Pty Ltd	008 394 509
Consolidated Press International Limited	

<u>PARTY/ENTITY NAME</u>	<u>AUSTRALIAN COMPANY</u>
Consolidated Press International Holdings Limited	
Consolidated Press Investments Pty Ltd	000 089 118
Consolidated Press Property Pty Ltd	004 160 703
Cairnton Holdings Bahamas Limited	
C.P. International Investments Ltd	
C.P. International Management Services Limited	
C.P. International Resources Ltd	
C.P. International Securities Ltd	
CPH Barbuda Holdings Limited	
CPH Capital Pty Ltd	096 130 899
CPH Crown Holdings Pty Limited	603 296 804
CPH Direct Investments Pty Ltd	122 328 652
CPH Gaming I Pty Limited	603 295 674
CPH Gaming II Pty Limited	603 295 923
CPH Gaming III Pty Limited	603 296 162
CPH Gaming IVA Pty Limited	603 296 537
CPH Gaming IVB Pty Limited	603 296 546
CPH Investments Management Pty Limited	092 008 172
CPH (Ellerston Leisure) Holdings Pty Limited	608 726 334
CPH PGFG Holdings Pty Limited	603 297 918
CPH PGFG I Pty Limited	603 297 132
CPH Products Pty Limited	106 918 638
CPH Property Pty Limited	000 031 747
CPH S.One Holdings Pty Limited	603 297 927
CPH S.One I Pty Limited	603 297 310
CPH WA Investment Co Pty Limited	129 011 534
CPH Zhaopin Holdings Pty Limited	603 298 719
CPH Zhaopin Holdings I Pty Limited	603 298 344
CPH Zillow Holdings Pty Limited	603 300 090
CPH Zillow Holdings I Pty Limited	603 299 074
CPIL Two Limited	
DCE America Inc.	
ECS Investment Partners Pty Ltd	166 264 375
Ellerstina Inversiones (Malaysia) Sdn Bhd	
Ellerstina Inversiones SA	
Ellerston Asian Emerging Opportunities Fund	
Ellerston Australian Ex-Top 20 Fund	
Ellerston Australian Small Companies Fund	
Ellerston Australian Share Fund	
Ellerston Australian Market Neutral Fund	
Ellerston Capital Limited	110 397 674
Ellerston Capital (Europe) Limited	
Ellerston Capital (Hong Kong) Limited	
Ellerston Capital (Resources No.1) Limited	
Ellerston Global Equity Managers Offshore Fund	
Ellerston Global Equity Managers Fund	
Ellerston India Fund	
Ellerston MicroCap Fund	
Ellerston Opportunities Pty Ltd	150 851 666
Ellerston Overlay ASF	
Ellerston Special Opportunities Platform	
Hoyts Cinemas America Limited	
Hoyts Cinemas Argentina Limited	
Hoyts Cinemas Chile Limited	
Hoyts Cinemas Operations Pty Ltd	006 530 347
Hoyts Cinemas Overseas Holdings Sdn Bhd	
Hoyts Cinemas Polska sp Zoo	
Hoyts Emerging Territories Ltd	
Hoyts Overseas Operations Sdn Bhd	

<u>PARTY/ENTITY NAME</u>	<u>AUSTRALIAN COMPANY</u>
HUSH Holdings Company Inc	
HUSH Holding Subsidiary Inc	
HUSH Holdings US Inc	
Hyde Park Gardens (Jersey) Limited	
Jaslib Pty Ltd	065 059 458
Jasopt Pty Ltd	065 064 164
Lenvoka Pty Limited	003 274 628
Lutrust Pty Limited	088 937 428
Magenta Investments Ltd	
Manoc Developments Pty Ltd	137 556 524
MRED Holdings Limited	
MRED Limited	
Murray Leisure Group Pty Limited	000 090 273
Murray Publishers Pty Limited	000 067 998
Nicarby Pty Ltd	086 715 362
Northeast Cinemas, L.L.C.	
Northeast Cinemas (Connecticut) L.L.C.	
Northeast Cinemas (Maryland) L.L.C.	
Northkom Pty Ltd	082 885 961
Northkom I Pty Limited	604 022 899
Northkom Bahamas Limited	
Nova One Limited	
Nova Two Limited	
Occam Partners Fund LP	
Park Street Partners Cayman II Limited	
Park Street SPV 1 (Cayman) Limited	
Raystonel Pty Limited	123 039 270
Revlake Pty Limited	051 765 818
Ridgegate Proprietary Limited	058 139 923
Rosgrove Pty Limited	051 649 560
S.One Holding Company Pty Limited	601 640 215
Samenic Pty Limited	066 234 900
Savabow Pty Ltd	084 712 774
SBC Burlington Corp	
ScrumPac Pty Ltd	602 375 253
Silthree Pty Ltd	084 494 575
Siltwo Pty Ltd	084 494 495
Silver City Cinemas, Inc.	
Silver City Holdings, Inc.	
Taringah Pty Ltd	105 268 862
Toranaga Pty Ltd	056 229 728
Toray Pty Ltd	002 348 503
Treysta Pty Ltd	078 467 080
West Buttermilk Holdings VIII LLC	
Wilbur Holdings Limited	
Wilbur One Limited	
Wakefield Bahamas Limited	
Western Empire Publications Ltd	
Wooltech Pty Limited	010 717 441