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:

4/06/2019

NO. OF PAGES (Including this page)

6

Dear Manager

RE:

AUSTRALIAN UNITY OFFICE FUND - Form 605

We attach our notice of ceasing to be a substantial holder (Form 605) 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 605 Corporations Act 2001 Section 671B

Notice of ceasing to be a substantial holder AUSTRALIAN UNITY OFFICE FUND To Company Name/Scheme ACN/ARSN/ARBN ARSN 113 369 627 1. Details of substantial holder (1) Ellerston Capital Limited (Primary Person), and its associates being those persons listed in Annexure B Name ACN 110 397 674 ACN/ARSN (if applicable) The holder ceased to be a substantial on 4/06/2019 5/04/2019 The previous notice was given to the company on 5/04/2019 The previous notice was dated 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: Class (6) and Nature of change Person's votes Person whose relevant Consideration given in number of Date of change interest changed relation to change (5) affected securities affected See Annexure A 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 N/A 4. Addresses The addresses of persons named in this form are as follows: Name Address The Substantial Shareholder - c/- Level 11, 179 See annexure

Signature

AUSTRALIAN UNITY OFFICE FUND

| print name | BRIAN O'SULLIVAN | capacity | Director | |
|------------|------------------|----------|-----------|--|
| sign here | Agsul | date | 4/06/2019 | |

Elizabeth Street, Sydney, NSW, 2000

Elizabeth Street, Sydney, NSW, 2000

The entities listed in Annexure A – c/- Level 11, 179

114 Albert Road, SOUTH MELBOURNE, VIC, 3205

AUSTRALIAN UNITY OFFICE FUND ARSN 113 369 627

This is Annexure A of 1 pages referred to in Form Form 605 Notice of ceasing to be a substantial holder.

Signature

print name

sign here

capacity Director

4/06/2019

date

| Date of Change | Person whose relevant interest changed | Consideration give in relation to change (5) | Class (6) and number of securities affected |
|----------------|--|--|---|
| 4/06/2019 | Primary Person | \$32,933,316.20 | -11,163,836 Securities |
| 28/05/2019 | Primary Person | \$38,393.03 | 13,663 Securities |
| 14/05/2019 | Primary Person | \$134,950.00 | 50,000 Securities |
| 13/05/2019 | Primary Person | \$127,693.10 | 47,385 Securities |
| 8/05/2019 | Primary Person | \$11,852.13 | 4,439 Securities |
| 3/05/2019 | Primary Person | \$202,500.00 | 75,000 Securities |
| 2/05/2019 | Primary Person | \$172,845.45 | 63,823 Securities |
| 1/05/2019 | Primary Person | \$40,520.27 | 14,918 Securities |
| 30/04/2019 | Primary Person | \$109,705.08 | 40,312 Securities |
| 26/04/2019 | Primary Person | \$56,923.89 | 20,865 Securities |
| 16/04/2019 | Primary Person | \$135,000.00 | 50,000 Securities |
| 15/04/2019 | Primary Person | \$1,181,035.50 | 434,316 Securities |
| 12/04/2019 | Primary Person | \$7,435.16 | 2,764 Securities |
| 10/04/2019 | Primary Person | \$47,706.62 | 17,920 Securities |
| 8/04/2019 | Primary Person | \$654,150.00 | 245,000 Securities |

AUSTRALIAN UNITY OFFICE FUND ARSN 113 369 627

This is Annexure B of 3 pages referred to in Form Form 605 Notice of ceasing to be a substantial holder.

Signature

| print name | BRIAN O'SULLIVAN | capacity | Director | |
|------------|------------------|----------|-----------|--|
| sign here | FSW | date | 4/06/2019 | |

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 |
| Arctic Capital Ltd | |
| Bareage Pty Ltd | 060 526 865 |
| Buttermilk Properties LLC | |
| Cairnton Holdings Bahamas Limited | |
| Cairnton Holdings Limited | 008 394 134 |
| Cairnton Holdings LLC | |
| Cairnton Pty Ltd | 001 735 075 |
| Captwo Pty Ltd | 091 030 929 |
| Castwo Pty Ltd | 084 494 520 |
| Cavalane Holdings Pty Ltd | 080 695 754 |
| CBG Holding Company Pty Limited | 163 161 420 |
| Chatsworth One Limited | |
| Chatsworth Two Limited | |
| Chermon Pty Ltd | 123 039 305 |
| Conpress (Hong Kong) Ltd | |
| Conpress (Malaysia) Sdn Bhd | |
| Conpress Cayman III, LDC | |
| Conpress Christchurch Pty Ltd | |
| Conpress Finance BV | |
| Conpress Holdings Pty Ltd | 088 047 974 |
| Conpress International Finance Unlimited Company | |
| 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 Limited | 008 394 509 |
| Consolidated Press International Limited | |
| Consolidated Press International Holdings Limited | |
| Consolidated Press Investments Pty Ltd | 000 089 118 |
| Consolidated Press Property Pty Ltd | 004 160 703 |
| C.P. International Investments Ltd | |
| C.P. Strategic Ltd | |
| CPH Barbuda Holdings Limited | <u> </u> |

| COMPANY COMP | | AUSTRALIAN |
|--|--|--|
| CPH Crown Holdings Py Limited | PARTY/ENTITY NAME | |
| CPH Direct Investments Pty Ltd | | 096 130 899 |
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| CPH Gaming III Ply Limited | | |
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| CPH General Number CPH Center CPH CENT | | |
| CPH (Ellerston Leisure) Holdings Pty Limited | | |
| CPH Property Pty Limited | | |
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| Hyde Park Gardens (Jersey) Limited | | |
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| DADTMENTITM NAME | AUSTRALIAN |
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| PARTY/ENTITY NAME | COMPANY |
| Jaslib Pty Ltd | 065 059 458 |
| Jasopt Pty Ltd | 065 064 164 |
| Lutrust Pty Limited | 088 937 428 |
| Manoc Developments Pty Ltd | 137 556 524 |
| MREDAUS4 Holdings Pty Limited | |
| MREDAUS4 Pty 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 | |
| Occam Partners Fund LP | |
| 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. | |
| Tastee Shears Holdings Pty Limited | 627 444 464 |
| Toranaga Pty Ltd | 056 229 728 |
| Toray Pty Ltd | 002 348 503 |
| West Buttermilk Holdings VIII LLC | |
| Wilbur Holdings Aus Pty. Limited | 633 535 565 |
| Wilbur One Aus Pty. Limited | 633 536 179 |