

**Form 603**Corporations Act 2001  
Section 671B**Notice of initial substantial holder**

To Company Name/Scheme

**AUSTRALIAN UNITY OFFICE FUND**

ACN/ARSN

**ARSN 113 369 627****1. Details of substantial holder (1)**

Name

**Lakeville Capital Management Limited**

ACN/ARSN (if applicable)

The holder became a substantial holder on

**10/30/2019****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)
<b>Ordinary</b>	<b>9,605,485 units</b>	<b>9,605,485 units</b>	<b>5.90%</b>

**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
<b>Refer to Annex A</b>		

**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
<b>Refer to Annex B</b>			

**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	
<b>Refer to Annex C</b>				

**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
Refer to Annex D	

**7. Addresses**

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

Name	Address
Refer to Annex E	

**Signature**

print name

WOO HENG CHE STEPHEN

capacity

DIRECTOR

sign here



date 31 / Oct / 2019

**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.

**ANNEX A****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 follow:

Holder of relevant interest	Nature of relevant interest	Class and number of securities
Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Lakeville Capital Management Limited has a relevant interest in the securities as it controls the voting rights and right to dispose as investment manager of various funds and accounts.  Lakeville Capital Investors Limited is a related body corporate (and therefore an associate) of Lakeville Capital Management Limited.	9,605,485 units

**ANNEX B****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 (	Class and number of securities
Lakeville Capital Management Limited and Lakeville Capital Investors Limited	HSBC Custody Nominees (Australia) Limited	Various funds and accounts of which Lakeville Capital Management Limited is investment manager	2,082,384 units
Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Citigroup Pty. Limited	Various funds and accounts of which Lakeville Capital Management Limited is investment manager	7,523,101 units

**ANNEX D****6. Associates**

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

Name and CN / ARSN (if applicable)	Nature of association
Lakeville Capital Investors Limited	Related body corporate of Lakeville Capital Management Limited

**ANNEX E****7. Addresses**

Name	Address
Lakeville Capital Management Limited	Suite 901, Winway Building, 50 Wellington Street, Central, Hong Kong
Lakeville Capital Investors Limited	Floor 4, Willow House, Cricket Square Grand Cayman KY1-9010, Cayman Islands

## ANNEX C

## 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:

Date of change	Person whose relevant interest changed	Direction	Security Name	Consideration given in relation to change	Class and number of securities affected	Persons voted affected
8/2/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	9,277.07	3,110	3,110
8/2/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	38,453.60	12,891	12,891
8/2/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	25,632.75	8,593	8,593
8/5/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	80.78	27	27
8/5/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	335.08	112	112
8/5/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	224.38	75	75
8/6/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	9,400.22	3,142	3,142
8/6/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	38,902.30	13,003	13,003
8/6/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	25,938.85	8,670	8,670
8/7/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	1,822.00	609	609
8/7/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	3,058.84	1,022	1,022
8/7/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	5,524.48	1,852	1,852
8/7/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	22,894.37	7,675	7,675
8/7/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	7,536.33	2,519	2,519
8/7/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	12,678.31	4,236	4,236
8/7/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	15,260.93	5,116	5,116
8/7/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	5,023.22	1,679	1,679
8/7/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	8,449.21	2,823	2,823
8/8/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	34,787.52	11,623	11,623
8/8/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	2,019.48	677	677
8/8/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	5,657.48	1,891	1,891
8/8/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	144,202.26	48,180	48,180
8/8/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	8,376.21	2,808	2,808
8/8/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	23,416.77	7,827	7,827
8/8/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	96,122.87	32,116	32,116
8/8/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	15,611.18	5,218	5,218
8/8/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	5,584.14	1,872	1,872
8/9/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	8,978.97	3,000	3,000
8/9/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	179,735.04	60,052	60,052
8/9/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	781,499.62	261,110	261,110
8/9/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	400,575.80	133,838	133,838
8/12/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	5,516.08	1,843	1,843
8/12/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	22,839.51	7,631	7,631
8/13/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	12,082.70	4,037	4,037
8/13/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	597,882.29	199,095	199,095
8/13/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	15,291.19	5,109	5,109
8/13/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	756,452.70	251,899	251,899
8/13/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	147,165.02	49,006	49,006
8/13/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	2,975.03	994	994
8/15/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	67,234.53	22,464	22,464
8/15/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	495,247.50	165,000	165,000
8/16/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	752,001.25	250,000	250,000
8/16/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	6,368.41	2,118	2,118
8/19/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	29,813.17	9,961	9,961
8/19/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	87,155.10	28,986	28,986
8/19/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	1,721,369.25	573,503	573,503
8/19/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	26,823.66	8,921	8,921
8/19/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	529,755.75	176,497	176,497

