

Form 605Corporations Act 2001
Section 671B**Notice of ceasing to be a substantial holder**To Company Name/Scheme AUSTRALIAN UNITY OFFICE FUNDACN/ARSN ARSN 113 369 627**1. Details of substantial holder(1)**Name Lakeville Capital Management Limited

ACN/ARSN (if applicable) _____

The holder ceased to be a substantial holder on 08 / 11 / 2019The previous notice was given to the company on 31 / 10 / 2019The previous notice was dated 31 / 10 / 2019**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:

Date of change	Person whose relevant interest changed	Nature of change (4)	Consideration given in relation to change(5)	Class (6) and number of securities affected	Person's votes affected
Refer to Annex A and B					

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
Refer to Annex C	

Signature

print name

WOO HENG CHE STEPHEN

capacity

Director

sign here

date **12 / 11 / 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 4 of the form.
- (2) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (3) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (4) 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.
- (5) 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.
- (6) The voting shares of a company constitute one class unless divided into separate classes.
- (7) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

ANNEX A**2. Change 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:

Date of change	Person whose relevant interest changed	Nature of change (4)	Consideration given in relation to changes (5)	Class(6) and number of securities affected	Person's votes affected
8 Nov 2019	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.	Sale of units in market	Refer to Annex B	Refer to Annex B	Refer to Annex B

ANNEX C**4. 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 B

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:

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
31/10/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	units in Australian Unity Office Fund	190,009.45	63,063	63,063
31/10/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	units in Australian Unity Office Fund	493,732.91	163,867	163,867
31/10/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	units in Australian Unity Office Fund	973,413.14	323,070	323,070
04/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	89,646.68	29,699	29,699
04/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	248,918.28	82,464	82,464
04/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	434,293.95	143,877	143,877
04/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	units in Australian Unity Office Fund	100,652.61	33,406	33,406
04/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	units in Australian Unity Office Fund	279,480.78	92,758	92,758
04/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	units in Australian Unity Office Fund	487,613.49	161,836	161,836
05/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	15,728.07	5,214	5,214
05/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	63,835.33	21,162	21,162
06/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	6,186.86	2,051	2,051
06/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	25,109.41	8,324	8,324
07/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	Cash-settled equity swap referencing Australian Unity Office Fund units	9,317.99	3,089	3,089
08/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	units in Australian Unity Office Fund	109,783.08	36,964	36,964
08/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Sell	units in Australian Unity Office Fund	(744,170.71)	(249,495)	(249,495)
08/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Sell	units in Australian Unity Office Fund	(594,470.58)	(199,596)	(199,596)
08/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Sell	Cash-settled equity swap referencing Australian Unity Office Fund units	(109,783.08)	(36,964)	(36,964)
08/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Sell	units in Australian Unity Office Fund	(425,924.72)	(142,798)	(142,798)
08/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Sell	units in Australian Unity Office Fund	(282,319.27)	(94,652)	(94,652)
08/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Sell	Cash-settled equity swap referencing Australian Unity Office Fund units	(244,918.08)	(82,464)	(82,464)
08/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	units in Australian Unity Office Fund	244,918.08	82,464	82,464
08/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Sell	units in Australian Unity Office Fund	(565,771.02)	(189,960)	(189,960)
08/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Sell	Cash-settled equity swap referencing Australian Unity Office Fund units	(524,062.44)	(176,452)	(176,452)
08/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Buy	units in Australian Unity Office Fund	524,062.44	176,452	176,452
08/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Sell	units in Australian Unity Office Fund	(2,022,967.94)	(678,232)	(678,232)
08/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Sell	units in Australian Unity Office Fund	(998,679.21)	(334,823)	(334,823)
08/11/2019	Lakeville Capital Management Limited and Lakeville Capital Investors Limited	Sell	units in Australian Unity Office Fund	(2,413,801.47)	(810,444)	(810,444)