

18 November 2019

To Company Secretary  
Australian Unity Office Fund  
271 Spring Street  
Melbourne VIC 3000

Market Announcements Office  
ASX Limited  
Level 40, Central Park  
152-158 St George's Terrace  
Perth WA 6000

By fax: 03 8682 5057

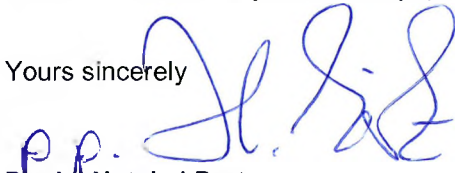
By fax: 1300 135 638

**Australian Unity Office Fund - Notice of initial substantial holder**

On behalf of Athos Capital Limited, and pursuant to Takeovers Panel Guidance Note 20, we submit a Form 603: Notice of initial substantial holder in respect of Australian Unity Office Fund.

Please contact me if you have any questions.

Yours sincerely



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**This communication and any attachments are confidential and may be privileged.**

# Form 603

Corporations Act 2001  
Section 671B

## Notice of initial substantial holder

To Company Name/Scheme Australian Unity Office Fund

ACN/ARSN 113 369 627

### 1. Details of substantial holder (1)

Name Athos Capital Limited

ACN/ARSN (if applicable) \_\_\_\_\_

The holder became a substantial holder on 15 November 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)
Ordinary Units	7,664,671	7,664,671	4.71%

In addition to the shares in which Athos Capital Limited has a relevant interest, it is also holding a cash-settled equity swaps over 1,200,000 shares, representing 0.74% of shares. Together with the shares in which Athos Capital Limited has a relevant interest as described in this notice, Athos Capital Limited has a total economic interest in 8,864,671 ordinary units in the Australian Unity Office Fund, representing 5.44% of the fund's issued capital. Part B of Schedule 1 sets out details of the trades through which Athos Capital Limited acquired its equity swap exposure.

### 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
Athos Capital Limited	Voting rights and right to dispose as fund manager of various funds and accounts.	7,664,671

### 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
Athos Capital Limited	HSBC Custody Nominees (Australia) Limited	Athos Capital Limited	7,664,671 ordinary shares

### 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
Refer to Part A of Schedule 1			

**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

**7. Addresses**

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

Name	Address
Athos Capital Limited	8 <sup>th</sup> Floor, 8 Queen's Road Central, Hong Kong

**Signature**

print name Hitesh Uttam capacity Chief Operating Officer

sign here 

date 18 / Nov / 2019

**Schedule 1 Part A**

Trade Date	Fund	Direction	Security Name	Quantity	Net Price	Currency
11-14-2019	Athos Asia Event Driven Master Fund	Buy	Australian Unity Office Fund	4,403,633.00	2.9134	AUD
11-14-2019	FMAP ACL Limited	Buy	Australian Unity Office Fund	2,433,533.00	2.9119	AUD
11-15-2019	Athos Asia Event Driven Master Fund	Buy	Australian Unity Office Fund	532,973.00	2.9043	AUD
11-15-2019	FMAP ACL Limited	Buy	Australian Unity Office Fund	294,532.00	2.9029	AUD

**Schedule 1 Part B**

Trade Date	Fund	Direction	Security Name	Quantity	Net Price	Currency	Counterparty
11-12-2019	Athos Asia Event Driven Master Fund	Buy	Equity Swap referencing Australian Unity Office Fund	322,036.00	2.9051	AUD	Credit Suisse AG, Dublin
11-12-2019	Athos Asia Event Driven Master Fund	Sell	Equity Swap referencing Australian Unity Office Fund	(128,815.00)	2.9050	AUD	Credit Suisse AG, Dublin
11-12-2019	Athos Asia Event Driven Master Fund	Buy	Equity Swap referencing Australian Unity Office Fund	579,666.00	2.9051	AUD	Credit Suisse AG, Dublin
11-12-2019	FMAP ACL Limited	Sell	Equity Swap referencing Australian Unity Office Fund	(71,185.00)	2.9050	AUD	Credit Suisse AG, Dublin
11-12-2019	FMAP ACL Limited	Buy	Equity Swap referencing Australian Unity Office Fund	177,964.00	2.9051	AUD	Credit Suisse AG, Dublin
11-12-2019	FMAP ACL Limited	Buy	Equity Swap referencing Australian Unity Office Fund	320,334.00	2.9051	AUD	Credit Suisse AG, Dublin