

Form 603

Corporations Act 2001

Section 671B

Notice of initial substantial holder

To Company Name/Scheme Australian Unity Office Fund

ACN/ARSN ACN 606 414 368

1. Details of substantial holder (1)

Name Credit Suisse Holdings (Australia) Limited (on behalf of Credit Suisse Group AG and its affiliates)

ACN/ARSN (if applicable) 008 496 713

The holder became a substantial holder on 31-Jan-2020

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	Persons' votes (5)	Voting power (6)
Trust Units	8,317,485	8,317,485	5.11%

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
Credit Suisse Equities (Australia) Limited (ACN 068 232 708)	Voting rights and right to dispose	8,117,485 Trust Units
Credit Suisse Equities (Australia) Limited (ACN 068 232 708)	Holder of securities subject to an obligation to return under a securities lending agreement	200,000 Trust Units

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
Credit Suisse Equities (Australia) Limited (ACN 068 232 708)	CS Fourth Nominees Pty Limited (ACN 069 126 432)	Credit Suisse Equities (Australia) Limited	8,317,485 Trust Units

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the 4 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	
See Annexure "A"				

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
Credit Suisse Equities (Australia) Limited (ACN 068 232 708)	Related Body Corporate

7. Addresses

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

Name	Address
Credit Suisse Holdings (Australia) Limited (ACN 008 496 713)	Level 31, Gateway, 1 Macquarie Place, Sydney NSW 2000, Australia
Credit Suisse Equities (Australia) Limited (ACN 068 232 708)	Level 31, Gateway, 1 Macquarie Place, Sydney NSW 2000, Australia
CS Third Nominees Pty Limited (ACN 007 053 849)	Level 31, Gateway, 1 Macquarie Place, Sydney NSW 2000, Australia
Credit Suisse Fourth Nominees Pty Limited (ACN 069 126 432)	Level 31, Gateway, 1 Macquarie Place, Sydney NSW 2000, Australia

Signature

print name Winston Loke

capacity Authorised Signatory

sign here

date 5-Feb-2020



Annexure "A"

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the 4 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	
Credit Suisse Equities (Australia) Limited	1-Oct-19	38,009.72 AUD		12,586 Trust Units
Credit Suisse Equities (Australia) Limited	3-Oct-19	28,019.56 AUD		9,278 Trust Units
Credit Suisse Equities (Australia) Limited	4-Oct-19	64,970.09 AUD		21,495 Trust Units
Credit Suisse Equities (Australia) Limited	7-Oct-19	67,617.48 AUD		22,316 Trust Units
Credit Suisse Equities (Australia) Limited	8-Oct-19	63,666.36 AUD		21,012 Trust Units
Credit Suisse Equities (Australia) Limited	16-Oct-19	8,489.22 AUD		-2,811 Trust Units
Credit Suisse Equities (Australia) Limited	17-Oct-19	21,668.50 AUD		-7,175 Trust Units
Credit Suisse Equities (Australia) Limited	18-Oct-19	85,879.74 AUD		-28,437 Trust Units
Credit Suisse Equities (Australia) Limited	21-Oct-19	105,398.0 AUD		-34,900 Trust Units
Credit Suisse Equities (Australia) Limited	22-Oct-19	152,105.32 AUD		-50,366 Trust Units
Credit Suisse Equities (Australia) Limited	23-Oct-19	145,926.40 AUD		-48,320 Trust Units
Credit Suisse Equities (Australia) Limited	24-Oct-19	194,798.77 AUD		-64,501 Trust Units
Credit Suisse Equities (Australia) Limited	25-Oct-19	535,238.52 AUD		-177,021 Trust Units
Credit Suisse Equities (Australia) Limited	11-Nov-19	3,454.99 AUD		1,165 Trust Units
Credit Suisse Equities (Australia) Limited	12-Nov-19	4,067,140.0 AUD		1,400,000 Trust Units
Credit Suisse Equities (Australia) Limited	14-Nov-19	581,000.0 AUD		-200,000 Trust Units
Credit Suisse Equities (Australia) Limited	15-Nov-19	1,482.58 AUD		-506 Trust Units
Credit Suisse Equities (Australia) Limited	20-Nov-19	1,845.20 AUD		-659 Trust Units
Credit Suisse Equities (Australia) Limited	20-Nov-19	2,125,270.45 AUD		-753,785 Trust Units

Credit Suisse Equities (Australia) Limited	21-Nov-19	710,634.53 AUD		-246,215 Trust Units
Credit Suisse Equities (Australia) Limited	21-Nov-19	7,908.98 AUD		2,723 Trust Units
Credit Suisse Equities (Australia) Limited	22-Nov-19	42,884.06 AUD		14,700 Trust Units
Credit Suisse Equities (Australia) Limited	27-Nov-19	20,745.55 AUD		7,172 Trust Units
Credit Suisse Equities (Australia) Limited	27-Nov-19	2,919.20 AUD		-1,000 Trust Units
Credit Suisse Equities (Australia) Limited	28-Nov-19	35,707.09 AUD		-12,400 Trust Units
Credit Suisse Equities (Australia) Limited	2-Dec-19	3,721.71 AUD		-1,300 Trust Units
Credit Suisse Equities (Australia) Limited	3-Dec-19	40.47 AUD		14 Trust Units
Credit Suisse Equities (Australia) Limited	4-Dec-19	43.20 AUD		15 Trust Units
Credit Suisse Equities (Australia) Limited	5-Dec-19	40.16 AUD		-14 Trust Units
Credit Suisse Equities (Australia) Limited	5-Dec-19	328.11 AUD		114 Trust Units
Credit Suisse Equities (Australia) Limited	6-Dec-19	42.95 AUD		-15 Trust Units
Credit Suisse Equities (Australia) Limited	9-Dec-19	328.29 AUD		-114 Trust Units
Credit Suisse Equities (Australia) Limited	11-Dec-19	86.40 AUD		30 Trust Units
Credit Suisse Equities (Australia) Limited	12-Dec-19	17,191.30 AUD		-5,990 Trust Units
Credit Suisse Equities (Australia) Limited	12-Dec-19	968.57 AUD		337 Trust Units
Credit Suisse Equities (Australia) Limited	13-Dec-19	86.10 AUD		-30 Trust Units
Credit Suisse Equities (Australia) Limited	13-Dec-19	30,120.65 AUD		-10,495 Trust Units
Credit Suisse Equities (Australia) Limited	13-Dec-19	3,714.27 AUD		1,291 Trust Units
Credit Suisse Equities (Australia) Limited	16-Dec-19	6,661.27 AUD		-2,321 Trust Units
Credit Suisse Equities (Australia) Limited	16-Dec-19	13,003.10 AUD		4,515 Trust Units
Credit Suisse Equities (Australia) Limited	17-Dec-19	53,034.73 AUD		-18,479 Trust Units
Credit Suisse Equities (Australia) Limited	17-Dec-19	27,607.68 AUD		9,586 Trust Units
Credit Suisse Equities (Australia) Limited	18-Dec-19	1,700.04 AUD		-592 Trust Units
Credit Suisse Equities (Australia) Limited	19-Dec-19	2,973.02 AUD		-1,036 Trust Units

Credit Suisse Equities (Australia) Limited	20-Dec-19	7,267.13 AUD		-2,532 Trust Units
Credit Suisse Equities (Australia) Limited	20-Dec-19	6,672.75 AUD		2,325 Trust Units
Credit Suisse Equities (Australia) Limited	23-Dec-19	15,983.14 AUD		-5,569 Trust Units
Credit Suisse Equities (Australia) Limited	23-Dec-19	12,669.80 AUD		4,430 Trust Units
Credit Suisse Equities (Australia) Limited	24-Dec-19	5,138.58 AUD		-1,794 Trust Units
Credit Suisse Equities (Australia) Limited	24-Dec-19	21,997,605.77 AUD		7,664,671 Trust Units
Credit Suisse Equities (Australia) Limited	27-Dec-19	6,469.56 AUD		2,242 Trust Units
Credit Suisse Equities (Australia) Limited	27-Dec-19	37,448.57 AUD		12,951 Trust Units
Credit Suisse Equities (Australia) Limited	27-Dec-19	1,317.06 AUD		456 Trust Units
Credit Suisse Equities (Australia) Limited	30-Dec-19	3,897.03 AUD		1,353 Trust Units
Credit Suisse Equities (Australia) Limited	31-Dec-19	21,997,605.77 AUD		-7,664,671 Trust Units
Credit Suisse Equities (Australia) Limited	31-Dec-19	21,997,605.77 AUD		7,664,671 Trust Units
Credit Suisse Equities (Australia) Limited	31-Dec-19	37,473.30 AUD		13,044 Trust Units
Credit Suisse Equities (Australia) Limited	2-Jan-20	5,441.35 AUD		-1,894 Trust Units
Credit Suisse Equities (Australia) Limited	2-Jan-20	24,513.54 AUD		8,578 Trust Units
Credit Suisse Equities (Australia) Limited	3-Jan-20	998.07 AUD		-348 Trust Units
Credit Suisse Equities (Australia) Limited	3-Jan-20	2.86 AUD		1 Trust Units
Credit Suisse Equities (Australia) Limited	3-Jan-20	7,855.19 AUD		2,737 Trust Units
Credit Suisse Equities (Australia) Limited	6-Jan-20	4,029.90 AUD		-1,414 Trust Units
Credit Suisse Equities (Australia) Limited	6-Jan-20	7,125.54 AUD		2,493 Trust Units
Credit Suisse Equities (Australia) Limited	6-Jan-20	2,111.85 AUD		741 Trust Units
Credit Suisse Equities (Australia) Limited	7-Jan-20	2,795.38 AUD		-974 Trust Units
Credit Suisse Equities (Australia) Limited	7-Jan-20	634.92 AUD		-222 Trust Units
Credit Suisse Equities (Australia) Limited	7-Jan-20	25,514.45 AUD		8,908 Trust Units
Credit Suisse Equities (Australia) Limited	7-Jan-20	8,168.10 AUD		2,866 Trust Units

Credit Suisse Equities (Australia) Limited	8-Jan-20	3,308.74 AUD		-1,163 Trust Units
Credit Suisse Equities (Australia) Limited	9-Jan-20	526.14 AUD		-185 Trust Units
Credit Suisse Equities (Australia) Limited	10-Jan-20	14,806.16 AUD		-5,187 Trust Units
Credit Suisse Equities (Australia) Limited	10-Jan-20	4,114.84 AUD		-1,442 Trust Units
Credit Suisse Equities (Australia) Limited	10-Jan-20	13,665.60 AUD		4,745 Trust Units
Credit Suisse Equities (Australia) Limited	13-Jan-20	1,486.88 AUD		-520 Trust Units
Credit Suisse Equities (Australia) Limited	13-Jan-20	406.12 AUD		-142 Trust Units
Credit Suisse Equities (Australia) Limited	13-Jan-20	10,747.91 AUD		3,719 Trust Units
Credit Suisse Equities (Australia) Limited	14-Jan-20	4,660.71 AUD		-1,624 Trust Units
Credit Suisse Equities (Australia) Limited	14-Jan-20	2,323.56 AUD		804 Trust Units
Credit Suisse Equities (Australia) Limited	14-Jan-20	46,143.33 AUD		15,943 Trust Units
Credit Suisse Equities (Australia) Limited	15-Jan-20	24,499.29 AUD		-8,488 Trust Units
Credit Suisse Equities (Australia) Limited	15-Jan-20	110.21 AUD		38 Trust Units
Credit Suisse Equities (Australia) Limited	15-Jan-20	29,570.48 AUD		10,177 Trust Units
Credit Suisse Equities (Australia) Limited	16-Jan-20	14,100.66 AUD		-4,888 Trust Units
Credit Suisse Equities (Australia) Limited	16-Jan-20	31,185.21 AUD		10,785 Trust Units
Credit Suisse Equities (Australia) Limited	17-Jan-20	20,100.01 AUD		-6,930 Trust Units
Credit Suisse Equities (Australia) Limited	17-Jan-20	24,557.76 AUD		-8,462 Trust Units
Credit Suisse Equities (Australia) Limited	17-Jan-20	46,217.35 AUD		15,941 Trust Units
Credit Suisse Equities (Australia) Limited	17-Jan-20	36,979.48 AUD		12,752 Trust Units
Credit Suisse Equities (Australia) Limited	20-Jan-20	2,301.93 AUD		-797 Trust Units
Credit Suisse Equities (Australia) Limited	20-Jan-20	2,784,289.55 AUD		-962,490 Trust Units
Credit Suisse Equities (Australia) Limited	20-Jan-20	136.03 AUD		47 Trust Units
Credit Suisse Equities (Australia) Limited	20-Jan-20	35,831.52 AUD		12,388 Trust Units
Credit Suisse Equities (Australia) Limited	21-Jan-20	15,117.93 AUD		-5,221 Trust Units

Credit Suisse Equities (Australia) Limited	21-Jan-20	43,407.23 AUD		15,050 Trust Units
Credit Suisse Equities (Australia) Limited	22-Jan-20	44,902.85 AUD		-15,547 Trust Units
Credit Suisse Equities (Australia) Limited	22-Jan-20	2,754.84 AUD		-952 Trust Units
Credit Suisse Equities (Australia) Limited	22-Jan-20	50,087.36 AUD		17,271 Trust Units
Credit Suisse Equities (Australia) Limited	23-Jan-20	15,438.61 AUD		-5,361 Trust Units
Credit Suisse Equities (Australia) Limited	23-Jan-20	9,609.11 AUD		-3,337 Trust Units
Credit Suisse Equities (Australia) Limited	23-Jan-20	40,504.79 AUD		13,979 Trust Units
Credit Suisse Equities (Australia) Limited	24-Jan-20	106.93 AUD		-37 Trust Units
Credit Suisse Equities (Australia) Limited	24-Jan-20	1,508.43 AUD		-522 Trust Units
Credit Suisse Equities (Australia) Limited	28-Jan-20	12,148.31 AUD		-4,190 Trust Units
Credit Suisse Equities (Australia) Limited	29-Jan-20	21,637.10 AUD		-7,397 Trust Units
Credit Suisse Equities (Australia) Limited	30-Jan-20	8,146.43 AUD		-2,794 Trust Units
Credit Suisse Equities (Australia) Limited	30-Jan-20	6,551.09 AUD		2,191 Trust Units
Credit Suisse Equities (Australia) Limited	31-Jan-20	1,361.86 AUD		457 Trust Units
Credit Suisse Equities (Australia) Limited	31-Jan-20	4,536.88 AUD		1,525 Trust Units
Credit Suisse Equities (Australia) Limited	31-Jan-20	Refer to Annexure B of Notice	Stock borrowed under ASLA	100,000 Trust Units
Credit Suisse Equities (Australia) Limited	31-Jan-20	Refer to Annexure B of Notice	Stock borrowed under ASLA	100,000 Trust Units

This is Annexure "A" referred to in the Form 603 "Notice of initial substantial holder"

Signature

Credit Suisse Holdings (Australia) Limited (ACN 008 496 713)

print name Winston Loke capacity Authorised Signatory
 sign here date 5-Feb-2020



Annexure "B"

This is Annexure "B" referred to in the Form 603 "Notice of initial substantial holder"

Signature

Credit Suisse Holdings (Australia) Limited (ACN 008 496 713)

print name	Winston Loke	capacity	Authorised Signatory
sign here		date	5-Feb-2020



Prescribed information**Schedule**

Type of agreement	Australian Securities Lending Agreement
Parties to agreement	Credit Suisse Equities (Australia) Limited and Deutsche Securities Australia Limited
Transfer date	31-Jan-2020
Holder of voting rights	Borrower
Are there any restrictions on voting rights?	Yes
If yes, detail	Voting rights to be exercised in accordance with lender's instructions provided such instructions are received 7 days prior
Scheduled return date (if any)	N/A
Does the borrower have the right to return early?	Yes
If yes, detail	Early return is subject to the lender's acceptance
Does the lender have the right to recall early?	Yes
If yes, detail	With 4 business days prior notice or earlier upon agreement
Will the securities be returned on settlement?	Yes
If yes, detail any exceptions	If an event of default occurs in respect of either the lender or the borrower, the obligation of the borrower to deliver the securities to the lender will be netted off against the obligation of the lender to return securities or cash held by the lender as collateral.

Prescribed information

Schedule

Type of agreement	Australian Securities Lending Agreement
Parties to agreement	Credit Suisse Equities (Australia) Limited and Merrill Lynch Equities (Australia) limited
Transfer date	31-Jan-2020
Holder of voting rights	Borrower
Are there any restrictions on voting rights?	Yes
If yes, detail	Voting rights to be exercised in accordance with lender's instructions provided such instructions are received 7 days prior.
Scheduled return date (if any)	N/A
Does the borrower have the right to return early?	Yes
If yes, detail	At will
Does the lender have the right to recall early?	Yes
If yes, detail	With 4 business days prior notice.
Will the securities be returned on settlement?	Yes
If yes, detail any exceptions	If an event of default occurs in respect of either the lender or the borrower, the obligation of the borrower to deliver the securities to the lender will be netted off against the obligation of the lender to return securities or cash held by the lender as collateral.