

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: 29/11/2018

NO. OF PAGES (Including this page) 8

Dear Manager

RE:
AUSTRALIAN UNITY OFFICE FUND - Form 604

We attach our notice of a change in substantial holding (Form 604) 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 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme AUSTRALIAN UNITY OFFICE FUND

ACN/ARSN/ARBN ARSN 113 369 627

1. Details of substantial holder (1)

Name Ellerston Capital Limited (Primary Person), and its associates being those persons listed in Annexure B

ACN/ARSN (if applicable) ACN 110 397 674

There was a change in the interests of the substantial holder on

27/11/2018

The previous notice was given to the company on

22/06/2018

The previous notice was dated

22/06/2018

2. Previous and present 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 when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous Notice		Present Notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Securities	12,007,876	7.37%	13,727,300	8.43%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate 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 (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A	See Annexure A

Note, all transactions took place on a prescribed financial market (ASX or ChiX)

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of Securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Primary Person	HSBC Custody Nominees (Australia) Limited	HSBC Custody Nominees (Australia) Limited	In respect of 9,609,108 Securities shares held by HSBC Custody Nominees (Australia) Limited as nominee under s608(1)(b) and (c) by having the power to control voting and disposal.	9,609,108 Securities	5.9%
Primary Person	HSBC Custody Nominees (Australia) Limited	HSBC Custody Nominees (Australia) Limited	In respect of 4,118,192 Securities shares held by HSBC Custody Nominees (Australia) Limited as nominee under s608(1)(b) and (c) by having the power to control voting and disposal.	4,118,192 Securities	2.53%

5. 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
N/A	

6. Addresses

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

Name	Address
See annexures	The Substantial Shareholder – c/- Level 11, 179 Elizabeth Street, Sydney, NSW, 2000

	The entities listed in Annexure B – c/- Level 11, 179 Elizabeth Street, Sydney, NSW, 2000
AUSTRALIAN UNITY OFFICE FUND	114 Albert Road, SOUTH MELBOURNE, VIC, 3205

Signature

print name IAN KELLY capacity Company Secretary

sign here  date 29/11/2018

AUSTRALIAN UNITY OFFICE FUND ARSN 113 369 627

This is Annexure A of 1 pages referred to in Form Form 604 Change of interests of substantial holder.

Signature

print name

IAN KELLY

capacity

Company Secretary

sign here

IAN KELLY

date

29/11/2018

Date of Change	Person whose relevant interest changed	Natures of change (4)	Consideration give in relation to change (5)	Class (6) and number of securities affected	Persons's votes affected
29/11/2018	Primary Person	Buy	\$19,933.00	7,262 Securities	7,262
28/11/2018	Primary Person	Buy	\$128,984.00	47,247 Securities	47,247
27/11/2018	Primary Person	Buy	\$487,754.00	174,570 Securities	174,570
23/11/2018	Primary Person	Buy	\$97,495.00	34,696 Securities	34,696
22/11/2018	Primary Person	Buy	\$69,572.00	24,396 Securities	24,396
20/11/2018	Primary Person	Buy	\$66,349.00	23,492 Securities	23,492
19/11/2018	Primary Person	Buy	\$7,153.00	2,534 Securities	2,534
16/11/2018	Primary Person	Buy	\$37,264.00	13,198 Securities	13,198
15/11/2018	Primary Person	Buy	\$10,406.00	3,700 Securities	3,700
14/11/2018	Primary Person	Buy	\$3,770.00	1,339 Securities	1,339
13/11/2018	Primary Person	Buy	\$790,380.00	281,542 Securities	281,542
12/11/2018	Primary Person	Buy	\$54,909.00	19,423 Securities	19,423
9/11/2018	Primary Person	Buy	\$56,650.00	20,000 Securities	20,000
8/11/2018	Primary Person	Buy	\$41,295.00	14,537 Securities	14,537
6/11/2018	Primary Person	Buy	\$7,216.00	2,532 Securities	2,532
2/11/2018	Primary Person	Buy	\$98,350.00	35,000 Securities	35,000
1/11/2018	Primary Person	Buy	\$29,233.00	10,309 Securities	10,309
31/10/2018	Primary Person	Buy	\$275,667.00	96,800 Securities	96,800
30/10/2018	Primary Person	Buy	\$146,982.00	51,687 Securities	51,687
29/10/2018	Primary Person	Buy	\$116,887.00	41,013 Securities	41,013
26/10/2018	Primary Person	Buy	\$1,381,966.00	484,900 Securities	484,900
25/10/2018	Primary Person	Buy	\$847,876.00	297,500 Securities	297,500
24/10/2018	Primary Person	Buy	\$1,679,039.00	589,054 Securities	589,054
23/10/2018	Primary Person	Buy	\$1,389,367.00	484,100 Securities	484,100
19/10/2018	Primary Person	Buy	\$60,739.00	21,092 Securities	21,092
17/10/2018	Primary Person	Buy	\$20,446.00	7,149 Securities	7,149

Date of Change	Person whose relevant interest changed	Natures of change (4)	Consideration give in relation to change (5)	Class (6) and number of securities affected	Persons's votes affected
12/10/2018	Primary Person	Buy	\$178,775.00	62,728 Securities	62,728
11/10/2018	Primary Person	Buy	\$220,529.00	77,108 Securities	77,108
9/10/2018	Primary Person	Buy	\$43,491.00	15,260 Securities	15,260
8/10/2018	Primary Person	Buy	\$229,759.00	80,600 Securities	80,600
4/09/2018	Primary Person	Sell	\$1,385,935.00	528,983 Securities	528,983
31/08/2018	Primary Person	Buy	\$91,074.00	34,007 Securities	34,007
28/08/2018	Primary Person	Buy	\$41,417.00	15,376 Securities	15,376
24/08/2018	Primary Person	Buy	\$58,892.00	21,867 Securities	21,867
20/08/2018	Primary Person	Sell	\$3,135.00	1,161 Securities	1,161
15/08/2018	Primary Person	Buy	\$558.00	212 Securities	212
10/08/2018	Primary Person	Sell	\$38,419.00	14,711 Securities	14,711
9/08/2018	Primary Person	Sell	\$904.00	343 Securities	343
8/08/2018	Primary Person	Sell	\$31,845.00	12,391 Securities	12,391
7/08/2018	Primary Person	Sell	\$36,926.00	14,396 Securities	14,396
3/08/2018	Primary Person	Sell	\$923,515.00	369,406 Securities	369,406
2/08/2018	Primary Person	Buy	\$25,386.00	10,281 Securities	10,281
1/08/2018	Primary Person	Buy	\$33,538.00	13,500 Securities	13,500
31/07/2018	Primary Person	Buy	\$16,483.00	6,564 Securities	6,564
30/07/2018	Primary Person	Buy	\$18.00	7 Securities	7
17/07/2018	Primary Person	Buy	\$43,186.00	17,520 Securities	17,520
16/07/2018	Primary Person	Sell	\$1,211,010.00	482,440 Securities	482,440
11/07/2018	Primary Person	Sell	\$165,026.00	66,124 Securities	66,124
5/07/2018	Primary Person	Buy	\$14,494.00	6,008 Securities	6,008
3/07/2018	Primary Person	Buy	\$73,697.00	30,519 Securities	30,519
2/07/2018	Primary Person	Buy	\$62,502.00	25,511 Securities	25,511
26/06/2018	Primary Person	Buy	\$68,127.00	27,239 Securities	27,239

AUSTRALIAN UNITY OFFICE FUND ARSN 113 369 627

This is Annexure B of 3 pages referred to in Form Form 604 Change of interests of substantial holder.

Signature

print name

IAN KELLY

capacity

Company
Secretary

sign here

EM Kelly

date

29/11/2018

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	
Australian Fluorine Chemicals Pty Ltd	000 333 684
Bareage Pty Ltd	060 526 865
BSI Blue Sky International Ltd. (BVI)	
BSI Blue Sky International Ltd. (Mauritius)	
Buttermilk Properties LLC	
Cairnton Pty Ltd	001 735 075
Cairnton Holdings Limited	008 394 134
Captwo Pty Ltd	091 030 929
Casthree Pty Ltd	084 494 619
Castwo Pty Ltd	084 494 520
Cavalane Holdings Pty Ltd	080 695 754
CBG Holding Company Pty Limited	163 161 420
Chermon Pty Ltd	123 039 305
Compress (Hong Kong) Ltd	
Compress (Malaysia) Sdn Bhd	
Compress Cayman, LDC	
Compress Cayman II, LDC	
Compress Cayman III, LDC	
Compress Christchurch Pty Ltd	
Compress Finance BV	
Compress Holdings Pty Ltd	088 047 974
Compress International Finance	
Compress International (Netherlands Antilles) NV	
Compress International (Netherlands Antilles) II NV	
Compress Mauritius Limited	
Compress 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 Ltd	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

PARTY/ENTITY NAME	AUSTRALIAN COMPANY
Cairnton Holdings Bahamas Limited	
C.P. International Investments Ltd	
C.P. International Management Services Limited	
C.P. International Resources Ltd	
C.P. International Securities Ltd	
CPH Barbuda Holdings Limited	
CPH Capital Pty Ltd	096 130 899
CPH Crown Holdings Pty Limited	603 296 804
CPH Direct Investments Pty Ltd	122 328 652
CPH Gaming I Pty Limited	603 295 674
CPH Gaming II Pty Limited	603 295 923
CPH Gaming III Pty Limited	603 296 162
CPH Gaming IVA Pty Limited	603 296 537
CPH Gaming IVB Pty Limited	603 296 546
CPH (Ellerston Leisure) Holdings Pty Limited	608 726 334
CPH Property Pty Limited	000 031 747
CPH S.One Holdings Pty Limited	603 297 927
CPH S.One I Pty Limited	603 297 310
CPH Zhaopin Holdings Pty Limited	603 298 719
CPH Zhaopin Holdings I Pty Limited	603 298 344
CPH Zillow Holdings Pty Limited	603 300 090
CPH Zillow Holdings I Pty Limited	603 299 074
CPIL Two Limited	
DCE America Inc.	
ECS Investment Partners Pty Ltd	166 264 375
Ellerstina Inversiones (Malaysia) Sdn Bhd	
Ellerstina Inversiones SA	
Ellerston Asian Emerging Opportunities Fund	
Ellerston Australian Ex-Top 20 Fund	
Ellerston Australian Small Companies Fund	
Ellerston Australian Share Fund	
Ellerston Australian Market Neutral Fund	
Ellerston Capital Limited	110 397 674
Ellerston Capital (Europe) Limited	
Ellerston Capital (Hong Kong) Limited	
Ellerston Capital (Resources No.1) Limited	
Ellerston Global Equity Managers Offshore Fund	
Ellerston Global Equity Managers Fund	
Ellerston India Fund	
Ellerston MicroCap Fund	
Ellerston Opportunities Pty Ltd	150 851 666
Ellerston Overlay ASF	
Ellerston Special Opportunities Platform	
Hoyts Cinemas America Limited	
Hoyts Cinemas Argentina Limited	
Hoyts Cinemas Chile Limited	
Hoyts Cinemas Operations Pty Ltd	006 530 347
Hoyts Cinemas Overseas Holdings Sdn Bhd	
Hoyts Cinemas Polska sp Zoo	
Hoyts Emerging Territories Ltd	
Hoyts Overseas Operations Sdn Bhd	
HUSH Holdings Company Inc	
HUSH Holding Subsidiary Inc	
HUSH Holdings US Inc	
Hyde Park Gardens (Jersey) Limited	
Jaslib Pty Ltd	065 059 458
Jasopt Pty Ltd	065 064 164
Lutrust Pty Limited	088 937 428
Magenta Investments Ltd	

<u>PARTY/ENTITY NAME</u>	<u>AUSTRALIAN COMPANY</u>
Manoc Developments Pty Ltd	137 556 524
MRED Holdings Limited	
MRED 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	
Nova One Limited	
Nova Two Limited	
Occam Partners Fund LP	
Park Street Partners Cayman II Limited	
Park Street SPV 1 (Cayman) Limited	
Raystonel Pty Limited	123 039 270
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.	
Taringah Pty Ltd	105 268 862
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 Limited	
Wilbur One Limited	
Wakefield Bahamas Limited	
Western Empire Publications Ltd	
Wooltech Pty Limited	010 717 441