

Form 603

Corporations Act 2001

Section 671B

Notice of initial substantial holderTo Company Name/Scheme **Australian Unity Office Fund**ACN/ARSN **ARSN 113 369 627****1. Details of substantial holder (1)**Name **Samson Rock Capital LLP**

ACN/ARSN (if applicable)

The holder became a substantial holder on **08/11/2019****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 Shares	4,636,730	4,636,730	7.44%

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
Samson Rock Capital LLP	Samson Rock Capital in its capacity as investment manager has the power to control voting and/or disposal of securities.	4,636,730 Ordinary Shares

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
Samson Rock Capital LLP	Samson Rock Capital LLP	Samson Rock Capital LLP	4,636,730 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
		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
N/A	

7. Addresses

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

Name	Address
Samson Rock Capital LLP	30 Broadwick Street, London W1F 8LX, UK

Signature

print name **George Yanakiev** capacity **COO/CRO, Partner**

sign here  date **11/11/2019**

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 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.

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:

Date of change	Person whose relevant interest changed	Nature of change	Consideration (9)		Class of securities	Number of securities	Person's votes affected
			Cash	Non-cash			
03/09/2019	Samson Rock Capital LLP	Purchase	455,973.53		Ordinary Shares	151,235	151,235
13/09/2019	Samson Rock Capital LLP	Purchase	3,015,000.00		Ordinary Shares	1,000,000	1,000,000
16/09/2019	Samson Rock Capital LLP	Purchase	950,361.17		Ordinary Shares	315,211	315,211
17/09/2019	Samson Rock Capital LLP	Purchase	1,510,000.00		Ordinary Shares	500,000	500,000
17/09/2019	Samson Rock Capital LLP	Purchase	7,914.38		Ordinary Shares	2,625	2,625
18/09/2019	Samson Rock Capital LLP	Purchase	91,722.33		Ordinary Shares	30,422	30,422
19/09/2019	Samson Rock Capital LLP	Purchase	4,785,679.35		Ordinary Shares	1,587,290	1,587,290
20/09/2019	Samson Rock Capital LLP	Purchase	755,000.00		Ordinary Shares	250,000	250,000
20/09/2019	Samson Rock Capital LLP	Purchase	17,682.98		Ordinary Shares	5,865	5,865
23/09/2019	Samson Rock Capital LLP	Purchase	302,000.00		Ordinary Shares	100,000	100,000
23/09/2019	Samson Rock Capital LLP	Purchase	35,188.07		Ordinary Shares	11,671	11,671
24/09/2019	Samson Rock Capital LLP	Purchase	26,827.47		Ordinary Shares	8,898	8,898
25/09/2019	Samson Rock Capital LLP	Purchase	151,000.00		Ordinary Shares	50,000	50,000
26/09/2019	Samson Rock Capital LLP	Purchase	433,942.92		Ordinary Shares	143,928	143,928
25/09/2019	Samson Rock Capital LLP	Purchase	386,800.38		Ordinary Shares	128,292	128,292
27/09/2019	Samson Rock Capital LLP	Purchase	302,000.00		Ordinary Shares	100,000	100,000
30/09/2019	Samson Rock Capital LLP	Purchase	37,265.40		Ordinary Shares	12,360	12,360
01/10/2019	Samson Rock Capital LLP	Purchase	755,000.00		Ordinary Shares	250,000	250,000
01/10/2019	Samson Rock Capital LLP	Purchase	73,957.95		Ordinary Shares	24,530	24,530
02/10/2019	Samson Rock Capital LLP	Purchase	67,992.28		Ordinary Shares	22,514	22,514
02/10/2019	Samson Rock Capital LLP	Purchase	495,834.84		Ordinary Shares	164,456	164,456
29/10/2019	Samson Rock Capital LLP	Purchase	713,241.00		Ordinary Shares	237,747	237,747
30/10/2019	Samson Rock Capital LLP	Purchase	2,995,000.00		Ordinary Shares	1,000,000	1,000,000
31/10/2019	Samson Rock Capital LLP	Purchase	780,723.00		Ordinary Shares	260,241	260,241
05/11/2019	Samson Rock Capital LLP	Purchase	1,581,226.14		Ordinary Shares	523,624	523,624
06/11/2019	Samson Rock Capital LLP	Purchase	228,395.30		Ordinary Shares	75,753	75,753
07/11/2019	Samson Rock Capital LLP	Purchase	1,562,263.33		Ordinary Shares	517,340	517,340
08/11/2019	Samson Rock Capital LLP	Purchase	13,881,089.88		Ordinary Shares	4,636,730	4,636,730

This is annexure "A" as mentioned in form 603 Notice of initial substantial holder



George Yanakiev
COO/CRO, Partner
Date: 11/11/2019

