

Form 603Corporations 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 JPMorgan Chase & Co. and its affiliates
ACN (if applicable) NA

The holder became a substantial holder on 12 August 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)
Ordinary	9,327,098	9,327,098	5.73%

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
J.P. MORGAN SECURITIES PLC	Rehypothecation of client securities under a Prime Brokerage Agreement	8,956,010 (Ordinary)
J.P. MORGAN SECURITIES AUSTRALIA LIMITED	Purchase and sales of securities in its capacity as Principal/Proprietary	371,088 (Ordinary)

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
J.P. MORGAN SECURITIES PLC	Citi Australia	Various Clients And Custodians	8,956,010 (Ordinary)
J.P. MORGAN SECURITIES AUSTRALIA LIMITED	Ecapital Nominees Pty Ltd	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	371,088 (Ordinary)

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 Appendix				

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN (if applicable)	Nature of association
J.P. MORGAN SECURITIES PLC	Subsidiary of JPMorgan Chase & Co.
J.P. MORGAN SECURITIES AUSTRALIA LIMITED	Subsidiary of JPMorgan Chase & Co.

7. Addresses

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

Name	Address
JPMORGAN CHASE & CO.	383 Madison Avenue, New York, New York, NY, 10179, United States
J.P. MORGAN SECURITIES PLC	25 Bank Street, Canary Wharf, London, E14 5JP, England
J.P. MORGAN SECURITIES AUSTRALIA LIMITED	LEVEL 18, 83-85 CASTLEREAGH STREET, SYDNEY, NS, NSW 2000, Australia

Signature

Print name James Goodfellow

Capacity Compliance Officer

Sign here of Goodfellow

Date 14 August 2020

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

TRADES FOR RELEVANT PERIOD						Appendix
Transaction Date	Entity	Product Type	Type of Transaction	Quantity	Price (AUD)	Consideration
Balance at start of relevant period				474,959		
14-Apr-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	610	2.12	\$ 1,294.65
14-Apr-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	113	2.12	\$ 239.00
14-Apr-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(640)	2.13	\$ 1,363.20
16-Apr-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	715	2.00	\$ 1,430.00
16-Apr-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(244)	2.00	\$ 486.78
17-Apr-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	974	2.08	\$ 2,025.92
20-Apr-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,040	2.04	\$ 2,121.60
20-Apr-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(118)	2.00	\$ 236.00
21-Apr-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	84	2.02	\$ 169.68
21-Apr-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	786	2.01	\$ 1,579.86
22-Apr-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,251	2.00	\$ 2,502.25
23-Apr-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,161	2.00	\$ 2,322.00
24-Apr-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,524	2.00	\$ 3,055.27
27-Apr-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1	2.04	\$ 2.04
28-Apr-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,155	2.04	\$ 2,354.70
30-Apr-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,021	2.05	\$ 2,093.05
4-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,146	2.00	\$ 2,292.00
5-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,305	2.02	\$ 2,635.76
8-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,156	1.98	\$ 2,294.34
11-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,227	1.99	\$ 2,441.35
13-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,363	1.98	\$ 2,691.93
15-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,927	2.03	\$ 3,908.62
18-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	2,021	2.01	\$ 4,062.05
18-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Borrow - Return	(15,735)	-	\$ -
19-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,923	2.04	\$ 3,922.92
20-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,047	2.00	\$ 2,088.77
20-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	681	2.01	\$ 1,368.81
21-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	2,607	2.04	\$ 5,322.67
22-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,025	2.04	\$ 2,090.51
25-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	2,789	2.04	\$ 5,696.27
26-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	3,156	2.15	\$ 6,776.12
27-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	2,408	2.19	\$ 5,269.85
28-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	2,472	2.17	\$ 5,364.24
29-May-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,687	2.18	\$ 3,677.66
1-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	2,108	2.17	\$ 4,584.14
2-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	56	2.16	\$ 120.91
3-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,891	2.19	\$ 4,141.29
4-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,867	2.24	\$ 4,182.08
5-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	469	2.25	\$ 1,055.25
9-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	522	2.35	\$ 1,227.49
10-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,312	2.36	\$ 3,096.32
11-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,386	2.30	\$ 3,187.80
11-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	485	2.29	\$ 1,108.43
12-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,444	2.13	\$ 3,069.42
12-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	651	2.20	\$ 1,432.20
15-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,745	2.16	\$ 3,764.00
16-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,855	2.13	\$ 3,951.15
17-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	704	2.14	\$ 1,506.56
18-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,936	2.17	\$ 4,207.65
19-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,384	2.20	\$ 3,044.80
22-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	683	2.20	\$ 1,499.19
23-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,543	2.28	\$ 3,519.69
24-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	2,164	2.19	\$ 4,739.16
24-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Borrow - Return	(15,000)	-	\$ -
25-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,250	2.18	\$ 2,725.00
26-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,297	2.19	\$ 2,833.95
29-Jun-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,256	2.13	\$ 2,675.28
2-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,111	2.15	\$ 2,385.07
3-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	991	2.14	\$ 2,120.74
6-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	733	2.11	\$ 1,546.26
8-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	305	2.06	\$ 628.16
9-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	971	1.99	\$ 1,927.44
10-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,132	2.02	\$ 2,286.64
15-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,759	2.03	\$ 3,569.57
16-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,152	2.02	\$ 2,327.04
17-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,711	2.03	\$ 3,473.33
20-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	102	2.00	\$ 204.00
20-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	7	1.99	\$ 13.90
20-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	891	2.00	\$ 1,777.55
21-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,512	2.00	\$ 3,024.00
22-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,050	2.06	\$ 2,163.00
22-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(12,495)	2.00	\$ 24,990.00
24-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(67,936)	2.05	\$ 139,268.80
27-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	825	2.12	\$ 1,747.52
27-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(10,000)	2.10	\$ 21,000.00
27-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(1,047)	2.08	\$ 2,177.76
27-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(3,596)	2.06	\$ 7,407.76
28-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(3,168)	2.10	\$ 6,652.80
28-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(9,052)	2.10	\$ 19,009.20
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,204	2.12	\$ 2,552.48
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	758	2.08	\$ 1,576.64
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(3,069)	2.09	\$ 6,398.87
29-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(10,000)	2.08	\$ 20,800.00
30-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(4,427)	2.04	\$ 9,031.08
31-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(1,293)	2.05	\$ 2,652.30
31-Jul-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(3,351)	2.04	\$ 6,836.04
3-Aug-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,643	2.09	\$ 3,433.87
4-Aug-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	314	2.04	\$ 638.99
4-Aug-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	519	2.04	\$ 1,056.17
4-Aug-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	815	2.04	\$ 1,658.53
5-Aug-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,045	2.03	\$ 2,121.35
5-Aug-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	512	2.07	\$ 1,059.84
6-Aug-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,495	2.07	\$ 3,094.65
10-Aug-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(15,117)	2.11	\$ 31,874.95
11-Aug-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Buy	1,477	2.18	\$ 3,219.86
11-Aug-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(10,956)	2.14	\$ 23,483.15
11-Aug-20	J.P. MORGAN SECURITIES AUSTRALIA LIMITED	REIT	Sell	(9,044)	2.15	\$ 19,444.60
12-Aug-20	J.P. MORGAN SECURITIES PLC	REIT	On Lend	8,956,010	-	\$ -
Balance at end of relevant period				9,327,098		