

Form 605

Corporations Act 2001
Section 671B

Notice of ceasing to be a substantial holder

To Company Name/Scheme Australian Unity Office Fund (AOF)

ACN/ARSN ARSN 113 369 627

1. Details of substantial holder (1)

Name Maso Capital Investments Limited (MCIL), Blackwell Partners LLC – Series A (Blackwell), Star V Partners LLC (Star), Maso Capital Partners Limited (MCPL) and the persons listed in Annexure A

ACN/ARSN (if applicable) N/A

The holder ceased to be a substantial holder on 20/01/2025
The previous notice was given to the company on 01/11/2019
The previous notice was dated 01/11/2019

2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) 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 (4)	Consideration given in relation to change (5)	Class (6) and number of securities affected	Person's votes affected
20/01/2025	MCIL, Blackwell, Star, MCPL and the persons listed in Part 1 of Annexure A	On-market sale of Ordinary Units	See Annexure B	See Annexure B	See Annexure B

3. Changes in association

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

4. Addresses

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

Name	Address
MCIL	190 Elgin Avenue, George Town, Grand Cayman KY1-9008, Cayman Islands
MCPL	8/F Printing House, 6 Duddell Street, Central, Hong Kong
Blackwell	280 South Mangum Street, Suite 210, Durham North Carolina 27701, USA
Star	2100 West End Avenue, Suite 1000, Nashville, TN 37203, USA
Persons listed in Annexure A	See Annexure A

Signature

print name Manoj Jain capacity Authorised Signatory

sign here  date 20 January 2025

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 4 of the form.
- (2) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (3) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (4) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. 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.

- (5) 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.
- (6) The voting shares of a company constitute one class unless divided into separate classes.
- (7) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

Annexure A – Substantial Holders

This is Annexure A of 1 page (including this page) referred to in the Form 605 ('Notice of ceasing to be a substantial holder') signed by me and dated 20 January 2025

Signature 

Manoj Jain

Name

Name	Address
Part 1: Persons with the same 'relevant interest' in AOF as MCIL, Blackwell, Star and/or MCPL	
(a) Maso Capital Master Fund Limited	190 Elgin Avenue, George Town, Grand Cayman KY1-9008, Cayman Islands
(b) Maso Capital Offshore Limited	190 Elgin Avenue, George Town, Grand Cayman KY1-9008, Cayman Islands
(c) Maso Capital Arbitrage Fund Limited	190 Elgin Avenue, George Town, Grand Cayman KY1-9008, Cayman Islands
(d) Manoj Jain	Maso Capital Partners Limited, 8/F Printing House, 6 Duddell Street, Central, Hong Kong
(e) Sohit Khurana	Maso Capital Partners Limited, 8/F Printing House, 6 Duddell Street, Central, Hong Kong
Part 2: Associates of MCIL, Blackwell, Star and MCPL	
(a) Maso Capital Offshore Fund Limited	190 Elgin Avenue, George Town, Grand Cayman KY1-9008, Cayman Islands
(b) Maso Capital US Fund Limited	190 Elgin Avenue, George Town, Grand Cayman KY1-9008, Cayman Islands
(c) MCAF Offshore Fund Limited	190 Elgin Avenue, George Town, Grand Cayman KY1-9008, Cayman Islands
(d) MCAF US Fund Limited	190 Elgin Avenue, George Town, Grand Cayman KY1-9008, Cayman Islands

Annexure B – Transaction summary

This is Annexure B of 1 page (including this page) referred to in the Form 605 ('Notice of ceasing to be a substantial holder') signed by me and dated 20 January 2025

Signature 

Manoj Jain
Name

Maso Capital Investments Limited

Date of Change	Volume Sold	Total Consideration (\$)
20/01/2025	3,007,604	\$3,188,060.24
Total	3,007,604	\$3,188,060.24

Blackwell Partners LLC – Series A

Date of Change	Volume Sold	Total Consideration (\$)
20/01/2025	8,731,763	\$9,255,668.78
Total	8,731,763	\$9,255,668.78

Star V Partners LLC

Date of Change	Volume Sold	Total Consideration (\$)
20/01/2025	4,162,135	\$4,411,863.10
Total	4,162,135	\$4,411,863.10