

1 February 2018

Charter Hall Direct Property
Management Limited
ACN 073 623 784
AFSL 226849
Responsible entity of
Charter Hall Direct Office Fund
ARSN 116 064 343
Level 20, No.1 Martin Place
Sydney NSW 2000
GPO Box 2704 Sydney NSW 2001
T +61 2 8651 9000
Australia 1300 652 790
Registry 1300 137 895
www.charterhall.com.au

Charter Hall Direct Office Fund (DOF or fund) Withdrawal Offer - closes 23 February 2018

Dear Adviser,

As per the fund's product disclosure statement, investors in DOF may choose to participate in semi-annual withdrawal offers. The fund's current withdrawal offer is limited to \$7.5 million¹.

Important dates

Open: Wednesday, 31 January 2018

Close: Friday, 23 February 2018 (5pm AEST)

Payment: Friday, 2 March 2018

The Withdrawal Offer refers to the following unit classes:

- MAQ0433AU - Charter Hall Direct Office Fund - Class Retail
- MAQ0448AU - Charter Hall Direct Office Fund - Class Wholesale
- MAQ0650AU - Charter Hall Direct Office Fund - Ordinary Units
- MAQ0842AU - Charter Hall Direct Office Fund – Class Wholesale A

To find out more or to download a withdrawal offer form, visit the website: charterhall.com.au/chdoffliquidity

Important details about the offer for Ausmaq users:

- If the withdrawal offer is over-subscribed there will be a pro-rata scale-back applied.
- We have opened this fund to UNIT redemptions only, dollar redemptions have been deactivated.
- Please transmit your unit redemption orders to Ausmaq before the 9:30 am 18/08/2017 cut-off; late orders will not be processed and cancelled.
- Expected settlement first week of September 2017.

Yours sincerely



Steven Bennett
Head of Direct Property, Charter Hall

The withdrawal offer will be funded from surplus cash. Investors will be subject to scale-back. CHDPML may increase the withdrawal amount above \$7.5 million in its discretion, subject to DOF having surplus cash.