

31 July 2019

Charter Hall Direct Property
Management Limited
ACN 073 623 784
AFSL 226849

Responsible entity of
Charter Hall Direct Office Fund (ARSN 116 064 343)
Charter Hall Direct PFA Fund (ARSN 097 860 690)
Charter Hall Direct Industrial Fund No.4 (ARSN 615 153 817)

Level 20, No.1 Martin Place
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Australia 1300 652 790
Registry 1300 137 895
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Charter Hall Direct Limited Withdrawal Offer* - closing 23 August 2019

Dear Adviser,

As per the respective fund product disclosure statements, investors may choose to participate in semi-annual withdrawal offers for the Charter Hall Direct Office Fund (DOF), Charter Hall Direct PFA Fund (PFA) or Charter Hall Direct Industrial Fund No.4 (DIF4).

Important dates

Open: Wednesday, 31 July 2019

Close: Friday, 23 August 2019 (5pm AEST)

Payment: Friday, 6 September 2019

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
- PFA0001AU - Charter Hall Direct PFA Fund - Class Original
- MAQ5880AU - Charter Hall Direct PFA Fund - Class Ordinary
- MAQ0854AU - Charter Hall Direct Industrial Fund No.4 - Class Ordinary

Offer amounts and withdrawal forms

| FUND | OFFER AMOUNT | DOWNLOAD WITHDRAWAL FORM AT |
|------|--------------|--|
| DOF | \$10 million | www.charterhall.com.au/chdofliquidity |
| PFA | \$5 million | www.charterhall.com.au/pfaliquidity |
| DIF4 | \$5 million | www.charterhall.com.au/dif4liquidity |

The Withdrawal Offer will be funded from surplus cash and investors may be subject to scale-back. The Responsible Entity may increase the withdrawal amount above the offer amount in its discretion subject to the relevant fund having surplus cash. See the relevant withdrawal form for more information.

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 these funds to UNIT redemptions only, dollar redemptions have been deactivated.
- Please transmit your unit redemption orders to Ausmaq before the 5pm 21 August 2019 cut-off; late orders will not be processed and will be cancelled.
- Expected settlement first week of first week of September 2019.

Yours sincerely



Steven Bennett
Head of Direct Property, Charter Hall