

FERNYARD PTY LTD
<HEALTH CENTRE STAFF S/F>
11 HONEYSUCKLE COURT
VICTORIA POINT QLD 4165

30 September 2022

Charter Hall Direct PFA Fund - Original Units
ARSN:097 860 690
Periodic Statement

Investor number: 0009585681 **Dealer group:** Core Advisor Group Pty Ltd
Tax reference: Quoted **Adviser name:** Christopher McKnight
Statement period: 01 July 2021 to 30 June 2022

TABLE A Transaction Summary - Unit movement					
Date	Transaction	Number of Units	Unit Price ¹ (\$)	Total Value (\$)	Balance of Units
01/07/2021	Opening Balance	7,244.0000	\$1.0493	\$7,601.13	7,244.0000
30/06/2022	Closing Balance	7,244.0000	\$1.1128	\$8,061.12	7,244.0000

1. The redemption value is calculated using the Exit Price. The Exit Price is the Unit Price less a sell spread, currently 2.5%. The sell spread reflects the costs and expenses anticipated with any sale or future sale of the Fund's investments and the subsequent provision of liquidity to investors. This cost accrues to the Fund, not the Manager, and ensures that exiting investors share in the divestment costs with continuing investors. Further information on the Exit Price is available in the Product Disclosure Statement (PDS) available at www.charterhall.com.au. There are no withdrawal or termination fees applicable to redemptions.

TABLE B Fund Distribution Summary						
Record Date	Payment Date	Transaction	Gross Distribution (\$)	Ongoing Adviser Service Fee (\$)	Withholding Tax (\$)	Net Distribution (\$)
31/07/2021	16/08/2021	CH Dir PFA Fund - Original Units JULY 2021 Dist	\$45.28	\$0.00	\$0.00	\$45.28
31/08/2021	15/09/2021	CH Dir PFA Fund - Original Units AUG 2021 Dist	\$45.28	\$0.00	\$0.00	\$45.28
30/09/2021	15/10/2021	CH Dir PFA Fund - Original Units SEP 2021 Dist	\$45.28	\$0.00	\$0.00	\$45.28
31/10/2021	15/11/2021	CH Dir PFA Fund - Original Units OCT 2021 Dist	\$45.28	\$0.00	\$0.00	\$45.28
30/11/2021	15/12/2021	CH Dir PFA Fund - Original Units NOV 2021 Dist	\$45.28	\$0.00	\$0.00	\$45.28
31/12/2021	17/01/2022	CH Dir PFA Fund - Original Units DEC 2021 Dist	\$45.28	\$0.00	\$0.00	\$45.28
31/01/2022	15/02/2022	CH Dir PFA Fund - Original Units JAN 2022 Dist	\$45.28	\$0.00	\$0.00	\$45.28