

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

30 September 2022

Charter Hall Direct PFA Fund - Ordinary 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 Price¹ (\$)	Total Value (\$)	Balance of Units
01/07/2021	Opening Balance	10,204.0816	\$1.1141	\$11,368.37	10,204.0816
30/06/2022	Closing Balance	10,204.0816	\$1.1981	\$12,225.51	10,204.0816

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 - Ordinary Units JULY 2021 Dist	\$63.78	\$0.00	\$0.00	\$63.78
31/08/2021	15/09/2021	CH Dir PFA Fund - Ordinary Units AUG 2021 Dist	\$63.78	\$0.00	\$0.00	\$63.78
30/09/2021	15/10/2021	CH Dir PFA Fund - Ordinary Units SEP 2021 Dist	\$63.78	\$0.00	\$0.00	\$63.78
31/10/2021	15/11/2021	CH Dir PFA Fund - Ordinary Units OCT 2021 Dist	\$63.78	\$0.00	\$0.00	\$63.78
30/11/2021	15/12/2021	CH Dir PFA Fund - Ordinary Units NOV 2021 Dist	\$63.78	\$0.00	\$0.00	\$63.78
31/12/2021	17/01/2022	CH Dir PFA Fund - Ordinary Units DEC 2021 Dist	\$63.78	\$0.00	\$0.00	\$63.78
31/01/2022	15/02/2022	CH Dir PFA Fund - Ordinary Units JAN 2022 Dist	\$63.78	\$0.00	\$0.00	\$63.78