

2019/20



036 5164

TAYLORMADE 4BG SUPER PTY LTD
 <TAYLORMADE 4BG R/F A/C>
 PO BOX 191
 HAMILTON CENTRAL QLD 4007

Charter Hall Direct Office Fund (DOF) - Retail Units

Unitholder Number: 0009203869

Unitholder Name: TAYLORMADE 4BG SUPER PTY LTD

ATTRIBUTION MANAGED INVESTMENT TRUST MEMBER ANNUAL STATEMENT FOR THE YEAR ENDED 30 JUNE 2020

This statement assumes that investors are Australian resident individual unitholders.

Charter Hall has prepared a guide to assist investors complete their tax return. However, we recommend that investors seek independent professional advice. The guide is available at www.charterhall.com.au/taxationguide.

Summary of 2020 Tax Return (supplementary section) Items

Tax Return (supplementary section)	Amount (\$) ¹	Tax Return Label
Share of non-primary production (NPP) income	0.00	13U
NPP income - Franked distributions from trusts	0.00	13C
Other deductions relating to NPP distributions	0.00	13Y
Share of franking credit from franked dividends	0.00	13Q
Share of credit for TFN amounts withheld	0.00	13R
Share of credit for non-resident withholding amounts withheld	0.00	13A
Total current year capital gains	0.00	18H
Net capital gain	0.00	18A
Assessable foreign source income	0.00	20E
Other net foreign source income	0.00	20M
Foreign income tax offsets	0.00	20O

Please see reverse for detailed components of the distribution.

Components of Distribution

	Cash Distribution (\$)	Tax Paid/Offsets (\$ (E))	Attribution Amount (\$)
Australian Income			
Dividends – Unfranked	0.00		0.00
Conduit Foreign Income	0.00		0.00
Interest	0.00		0.00
Other income	0.00		0.00
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Non-Primary Production Income (A)	0.00		0.00
Dividend Franked amount (Franked Dist) (X)	0.00	0.00	0.00
Capital Gains			
Discounted capital gain (TAP)	0.00	0.00	0.00
Discounted capital gain (NTAP)	0.00	0.00	0.00
Capital gains – Other method (TAP)	0.00	0.00	0.00
Capital gains – Other method (NTAP)	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Net Capital Gain	0.00	0.00	0.00
AMIT CGT Gross up amount			0.00
Other capital gains distribution	48.78		
Total current year capital gains (C)	48.78		0.00
	<hr/>	<hr/>	<hr/>
Foreign Income			
Assessable foreign source income	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Foreign Income (D)	0.00	0.00	
	<hr/>		
Cash Distribution Sub Total (A+X+C+D)	48.78		
Other Non-Assessable Amounts			
Net exempted amounts	0.00		
Non-assessable non-exempt amounts (F)	0.00		
Other non-attributable amounts	9,809.69		
	<hr/>		
Gross Cash Distribution (G)	9,858.47		
Attribution Managed Investment Trust (AMIT) cost base adjustments			
AMIT cost base net amount - excess	9,858.47		
	<hr/>		
AMIT cost base net amount - shortfall	0.00		
	<hr/>		
Other amounts deducted from trust distributions			
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax	0.00		
Less: Other expenses	0.00		
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Net Cash Distribution	9,858.47		
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Notes:

- All amounts are in Australian dollars and withholding tax has been deducted where applicable. Charter Hall has prepared a Tax Guide to assist you in completing your 2020 Tax return. This guide can be found at www.charterhall.com.au/taxationguide.

2019/20



036 4664

TAYLORMADE 4BG SUPER PTY LTD
 <TAYLORMADE 4BG R/F A/C>
 PO BOX 191
 HAMILTON CENTRAL QLD 4007

Unitholder No: 0009203869
Tax Reference: Quoted
Dealer Group: Lifespan Financial Planning Pty Ltd
Adviser Name: Janet Ruth Willmot

Charter Hall Direct Office Fund (DOF) - Retail Units
ARSN: 116 064 343
APIR Code: MAQ0433AU

Periodic Statement - 01 July 2019 to 30 June 2020

Calculation Of Your Investment Return

Investment Return	Amount(\$)
Closing Balance	\$180,903.52
Add: disposal proceeds	\$0.00
Less: opening balance	\$175,707.79
Less: application / reinvestment amounts	\$0.00
Less: direct fees	\$0.00
Change in market value (growth value)	\$5,195.73
Add: gross distribution amounts (distribution return)	\$9,858.47
Investment return (total return)	\$15,054.20

Management costs are calculated using an estimate of the Indirect Cost Ratio (ICR). The ICR is calculated by dividing the fund's management costs and expenses by its average net assets. Further, any performance fee paid over the term of the fund is included in the management cost. Accrued management costs and expenses may increase or decrease over time before they are actually paid. As a result, the "Total Fees Paid" is likely to be different to the fees paid, as the calculation is based on the amount of performance fees paid and an estimate of management costs and expenses fees accrued (which generally affects the unit price).

This is not a statement for tax purposes. We have sent you a separate statement which contains all the information about your investment that you need to complete your tax return.

The disposal proceeds and/or acquisition costs have been calculated based on the published unit price and may not reflect the amount that you have paid or received for your units, and therefore may not reflect your actual return.

Termination Value Of Holding

Date	Number of Units	Net asset per unit @ 30 June 2020	Investment value	Termination fee	Termination value
30 June 2020	131,537.5000	\$1.3753	\$180,903.52	N/A	\$180,903.52

Fee Summary

Direct Fees	Management Costs	Total Fees Paid
\$0.00	\$1,986.65	\$1,986.65

Direct Fees: This amount includes all the direct fees and costs which were charged to your account during the statement period. Typically, this comprises the contribution fee and any adviser service fee or ongoing adviser service fees which you and your adviser have agreed.

Management Costs: This approximate amount includes all the management costs that were not paid directly out of your account. Typically, this comprises our management fee, fund expenses and indirect costs including any performance fee paid.

Total Fees Paid: This approximate amount includes all the fees and costs which affected your investment during the statement period.

Distribution Summary

Payment date	Transaction	Gross Distribution	Ongoing Adviser Service Fee	Withholding Tax	Net Distribution
15/10/2019	CH DOF Retail Sep 2019 Dist	\$2,442.78	\$0.00	\$0.00	\$2,442.78
17/01/2020	CH DOF Retail Dec 2019 Dist	\$2,490.14	\$0.00	\$0.00	\$2,490.14
15/04/2020	CH DOF Retail MAR 2020 Dist	\$2,479.74	\$0.00	\$0.00	\$2,479.74
17/07/2020	CH DOF Retail JUN 2020 Dist	\$2,445.81	\$0.00	\$0.00	\$2,445.81
Total for statement period		\$9,858.47	\$0.00	\$0.00	\$9,858.47

Transaction Summary - Unit Movement

Date	Transaction	Number of units	Unit Price	Fee	Value	Balance of units
01/07/2019	Opening Balance	131,537.5000	\$1.3358		\$175,707.79	131,537.5000
30/06/2020	Closing Balance	131,537.5000	\$1.3753		\$180,903.52	131,537.5000

The net asset value of a unit is based on the published unit price. The transaction amount for opening and termination balances is based on the net asset values and may not reflect the amount that you have paid, received or may receive for your units upon disposal.

Important Notes

If you have a complaint in relation to this statement, please contact the Complaints Officer for Charter Hall Group on +61 2 8651 9000 or write to Charter Hall Group at GPO Box 2704, Sydney NSW 2001.

All financial amounts in this Statement are expressed in Australian dollars unless otherwise stated. Any discrepancies between totals in tables, or in calculations, are due to rounding.

Please check this statement carefully and retain it for your records. To report a discrepancy please call the telephone number quoted in the top right hand corner of the first page of this statement. The statement and the closing balance shown include only those transactions registered during the statement period. Unitholders should not rely on the balance shown in this statement as being a complete and current record of their holding and the issuer will not be liable for any loss incurred by a Unitholder who relies on the balance shown as a record of their current holding.

Thank you for investing with Charter Hall Direct Property. If you have any questions regarding your investment, please contact our Investor Services team on 1300 137 895.

Yours sincerely,
Charter Hall Direct Property

TAYLORMADE 4BG SUPER PTY LTD
 <TAYLORMADE 4BG R/F A/C>
 PO BOX 191
 HAMILTON CENTRAL QLD 4007

Investor Number: U0009203869
TFN/ABN Status: Quoted
Record Date: 30/06/2020
Payment Date: 17/07/2020

Distribution Statement and Holding Summary for Period Ended 30 June 2020

Fund: Charter Hall Direct Office Fund (DOF) - Retail Units
APIR Code: MAQ0433AU
Payment Description: CH DOF Retail JUN 2020 Dist

Number of units held at Record Date	Distribution Rate per unit	Gross Distribution ¹	Withholding Tax ²	Ongoing Adviser Services Fee ³	Net Distribution Credited
131,537.5000	1.8594 cents	\$2,445.81	Nil	Nil	\$2,445.81

- All distributions are in Australian dollars.
- Withholding tax is deducted if your TFN or ABN has not been recorded or if non-resident withholding tax applies.
- This ongoing adviser service fee is the fee you have negotiated with your financial adviser and is paid directly to your adviser by Charter Hall.

Please log onto www.investorserve.com.au to update your details, or alternatively contact Boardroom Pty Limited on 1300 137 895 or charterhall@boardroomlimited.com.au

Holding Summary as at Period End Date

Date	Unit Price (Ex Price) ¹	Units Held	Value
30/06/2020	\$1.3753	131,537.5000	\$180,903.52

- This price does not include the 2.5% Sell Spread in the event an investor elects to take part in the regular withdrawal offers.

Information for Custodians and Nominee Companies only

A breakdown of this distribution's estimated taxation components for the purpose of Subdivision 12-H of the Taxation Administration Act 1953 (Cth) can be found on our website <https://www.charterhall.com.au/doftaxation>. This should assist you in determining the appropriate level of withholding tax to be applied to foreign residents.

Thank you for investing with Charter Hall Direct Property. If you have any questions regarding your investment, please contact our Investor Services team on 1300 137 895.

Yours sincerely,

Charter Hall Direct Property

Please retain this statement for taxation purposes.

Direct Credit Instruction

The total net payment has been paid in accordance with your instructions as shown below:

Bank Name Macquarie Bank Limited
BSB 182-512
Account No *****175

Amount Deposited
\$2,445.81

Please check the above details are correct and the payment has been credited to your account.



036 3218

TAYLORMADE 4BG SUPER PTY LTD
 <TAYLORMADE 4BG R/F A/C>
 PO BOX 191
 HAMILTON CENTRAL QLD 4007

Investor Number: U0009203869
TFN/ABN Status: Quoted
Record Date: 31/03/2020
Payment Date: 15/04/2020

Distribution Statement and Holding Summary for Period Ended 31 March 2020

Fund: Charter Hall Direct Office Fund (DOF) - Retail Units
APIR Code: MAQ0433AU
Payment Description: CH DOF Retail MAR 2020 Dist

Number of units held at Record Date	Distribution Rate per unit	Gross Distribution ¹	Withholding Tax ²	Ongoing Adviser Services Fee ³	Net Distribution Credited
131,537.5000	1.8852 cents	\$2,479.74	Nil	Nil	\$2,479.74

- All distributions are in Australian dollars.
- Withholding tax is deducted if your TFN or ABN has not been recorded or if non-resident withholding tax applies.
- This ongoing adviser service fee is the fee you have negotiated with your financial adviser and is paid directly to your adviser by Charter Hall.

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Holding Summary as at Period End Date

Date	Unit Price (Ex Price) ¹	Units Held	Value
31/03/2020	\$1.3881	131,537.5000	\$182,587.20

- This price does not include the 2.5% Sell Spread in the event an investor elects to take part in the regular withdrawal offers.

Information for Custodians and Nominee Companies only

A breakdown of this distribution's estimated taxation components for the purpose of Subdivision 12-H of the Taxation Administration Act 1953 (Cth) can be found on our website <https://www.charterhall.com.au/doftaxation>. This should assist you in determining the appropriate level of withholding tax to be applied to foreign residents.

Thank you for investing with Charter Hall Direct Property. If you have any questions regarding your investment, please contact our Investor Services team on 1300 137 895.

Yours sincerely,

Charter Hall Direct Property

Please retain this statement for taxation purposes.

Direct Credit Instruction

The total net payment has been paid in accordance with your instructions as shown below:

Bank Name Macquarie Bank Limited
BSB 182-512
Account No *****175

Amount Deposited
\$2,479.74

Please check the above details are correct and the payment has been credited to your account.

30/9/20



036 5049
 TAYLORMADE 4BG SUPER PTY LTD
 <TAYLORMADE 4BG R/F A/C>
 PO BOX 191
 HAMILTON CENTRAL QLD 4007

Investor Number: U0009203869
 TFN/ABN Status: Quoted
 Record Date: 30/09/2019
 Payment Date: 15/10/2019

Distribution Statement and Holding Summary for Period Ended 30 September 2019

Fund: Charter Hall Direct Office Fund (DOF) - Retail Units
 APIR Code: MAQ0433AU
 Payment Description: CH DOF Retail Sep 2019 Dist

Number of units held at Record Date	Distribution Rate per unit	Gross Distribution ¹	Withholding Tax ²	Ongoing Adviser Services Fee ³	Net Distribution Credited
131,537.5000	1.8571 cents	\$2,442.78	Nil	Nil	\$2,442.78

- All distributions are in Australian dollars.
- Withholding tax is deducted if your TFN or ABN has not been recorded or if non-resident withholding tax applies.
- This ongoing adviser service fee is the fee you have negotiated with your financial adviser and is paid directly to your adviser by Charter Hall.

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Holding Summary as at Period End Date

Date	Unit Price (Ex Price)	Units Held	Value
30/09/2019	\$1.326	131,537.5000	\$174,418.73

- This price does not include the 2.5% Sell Spread in the event an investor elects to take part in the regular withdrawal offers.

Information for Custodians and Nominee Companies only

A breakdown of this distribution's estimated taxation components for the purpose of Subdivision 12-H of the Taxation Administration Act 1953 (Cth) can be found on our website <https://www.charterhall.com.au/doftaxation>. This should assist you in determining the appropriate level of withholding tax to be applied to foreign residents.

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Yours sincerely,

Charter Hall Direct Property

Please retain this statement for taxation purposes.

Direct Credit Instruction

The total net payment has been paid in accordance with your instructions as shown below:

Bank Name: Macquarie Bank Limited
 BSB: 182-512
 Account No: *****3175

Amount Deposited
\$2,442.78

Please check the above details are correct and the payment has been credited to your account.

036 4990
 TAYLORMADE 4BG SUPER PTY LTD
 <TAYLORMADE 4BG R/F A/C>
 PO BOX 191
 HAMILTON CENTRAL QLD 4007

Investor Number: U0009203869
 TFN/ABN Status: Quoted
 Record Date: 31/12/2019
 Payment Date: 17/01/2020

Distribution Statement and Holding Summary for Period Ended 31 December 2019

Fund: Charter Hall Direct Office Fund (DOF) - Retail Units
 APIR Code: MAQ0433AU
 Payment Description: CH DOF Retail Dec 2019 Dist

Number of units held at Record Date	Distribution Rate per unit	Gross Distribution ¹	Withholding Tax ²	Ongoing Adviser Services Fee ³	Net Distribution Credited
131,537.5000	1.8931 cents	\$2,490.14	Nil	Nil	\$2,490.14

- All distributions are in Australian dollars.
- Withholding tax is deducted if your TFN or ABN has not been recorded or if non-resident withholding tax applies.
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Holding Summary as at Period End Date

Date	Unit Price (Ex Price) ¹	Units Held	Value
31/12/2019	\$1.4063	131,537.5000	\$184,981.19

- This price does not include the 2.5% Sell Spread in the event an investor elects to take part in the regular withdrawal offers.

Information for Custodians and Nominee Companies only

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Yours sincerely,

Charter Hall Direct Property

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The total net payment has been paid in accordance with your instructions as shown below:

Bank Name: Macquarie Bank Limited
 BSB: 182-512
 Account No: *****175

Amount Deposited
\$2,490.14

Please check the above details are correct and the payment has been credited to your account.