



V HYDE-SMITH PTY LTD
<VHS SUPERANNUATION FUND A/C>
41 ACRES ROAD
KELLYVILLE NSW 2155

Unitholder No: 0009195203
Tax Reference: Quoted
Dealer Group: Hillross Financial Services Limited
Adviser Name: David O'Brien

Charter Hall Direct Industrial Fund No. 3 - Ordinary
ARSN: 601348225
APIR Code: MAQ0845AU

Periodic Statement - 01 July 2018 to 30 June 2019

Calculation Of Your Investment Return

Investment Return	Amount(\$)
Closing Balance	\$35,266.08
Add: disposal proceeds	\$0.00
Less: opening balance	\$34,271.25
Less: application / reinvestment amounts	\$0.00
Less: direct fees	\$0.00
Change in market value (growth value)	\$994.83
Add: gross distribution amounts (distribution return)	\$2,278.60
Investment return (total return)	\$3,273.43

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 2019	Investment value	Termination fee	Termination value
30 June 2019	29,785.5441	\$1.1840	\$35,266.08	N/A	\$35,266.08

Fee Summary

Direct Fees	Management Costs	Total Fees Paid
\$0.00	\$425.62	\$425.62

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
15/10/2018	CH DIF 3 Ord Sept 2018 Dist	\$569.65	\$0.00	\$0.00	\$569.65
15/01/2019	CH DIF 3 Ord Dec 2018 Dist	\$569.65	\$0.00	\$0.00	\$569.65
15/04/2019	CH DIF 3 Ord Mar 2019 Dist	\$569.65	\$0.00	\$0.00	\$569.65
22/07/2019	CH DIF 3 Ord Jun 2019 Dist	\$569.65	\$0.00	\$0.00	\$569.65
Total for statement period		\$2,278.60	\$0.00	\$0.00	\$2,278.60

Transaction Summary - Unit Movement

Date	Transaction	Number of units	Unit Price	Fee	Value	Balance of units
01/07/2018	Opening Balance	29,785.5441	\$1.1506		\$34,271.25	29,785.5441
30/06/2019	Closing Balance	29,785.5441	\$1.1840		\$35,266.08	29,785.5441

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 you should write to Charter Hall Group including your name, address and Unitholder Number. If you would like to lodge a complaint or for further information on our complaint procedure please contact Boardroom (Victoria) Pty Limited on the contact details quoted on the top right hand corner of the first page of the statement. If your complaint is not resolved within (10) business days. If we are unable to resolve the matter within that time, we will contact you to let you know how long it will take to resolve the complaint.

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