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29 September 2023

Charter Hall Direct Office Fund (DOF) - Wholesale A Units
ARSN: 116 064 343
Periodic Statement

Investor number: 0010689121 **Dealer group:** Hillross Financial Services Limited
Tax reference: Quoted **Adviser name:** Ryan Morse
Statement period: 01 July 2022 to 30 June 2023

TABLE A Transaction Summary - Unit movement					
Date	Transaction	Number of Units	Unit Price ¹ (\$)	Total Value (\$)	Balance of Units
01/07/2022	Opening Balance	34,260.1133	\$1.7849	\$61,150.88	34,260.1133
30/06/2023	Closing Balance	34,260.1133	\$1.5981	\$54,751.09	34,260.1133

1.The redemption value is calculated using the Exit Price.

TABLE B Fund Distribution Summary						
Record Date	Payment Date	Transaction	Gross Distribution (\$)	Ongoing Adviser Service Fee (\$)	Withholding Tax (\$)	Net Distribution (\$)
30/09/2022	14/10/2022	CH DOF WS A SEP 2022 Dist	\$792.27	\$0.00	\$0.00	\$792.27
30/12/2022	16/01/2023	CH DOF WS A DEC 2022 Dist	\$792.27	\$0.00	\$0.00	\$792.27
31/03/2023	17/04/2023	CH DOF WS A MAR 2023 Dist	\$792.27	\$0.00	\$0.00	\$792.27
30/06/2023	17/07/2023	CH DOF WS A JUN 2023 Dist	\$792.27	\$0.00	\$0.00	\$792.27
Total for statement period			\$3,169.08	\$0.00	\$0.00	\$3,169.08

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TABLE C
Fees and Costs Summary¹

Type of Fee	Amount (\$)
Fees deducted directly from your account² This amount has been deducted directly from your account (reflected in the transactions listed on this statement).	\$0.00
Fees and costs deducted from your investment³ This approximate amount has been deducted from your investment and covers amounts that have reduced the return on your investment and that are not reflected as transactions listed on this statement.	\$588.92
TOTAL FEES AND COSTS YOU PAID This approximate amount includes all the fees and costs that affected your investment during the period.	\$588.92

1. Total fees and costs are an estimate calculated by dividing the fees and costs by the Fund's average net assets for the period. Accrued fees and costs may increase or decrease over time before they are actually paid. As a result, the "total fees and costs you paid" is an approximate amount and is likely to be different to the fees paid.

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

3. This amount includes costs incurred by the Fund that were not paid directly out of your account. This can comprise management fees, performance fees and fund expenses, as well as transaction costs including stamp duty on asset purchases or divestment costs when an asset is sold. An actively managed property fund may have significant costs relating to the purchase and sale of property.

For this period, approximately \$0 has been deducted from your investment for payment of acquisition and divestment costs, of which \$0 relates to stamp duty on acquired properties. 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.

Performance fees are based on the amount accrued or paid during the period, which amounts to approximately \$0 being deducted from your investment. Performance fees are only payable when the fund outperforms the relevant PDS benchmark.

The balance of fees and costs deducted from your investment comprises management fees and other fund expenses.

TABLE D
Calculation of your Net Investment Return

Calculation of the Investment Return	Amount (\$)	Amount sourced from
Closing Balance	\$54,751.09	Table A
Add: withdrawal payment	\$0.00	Table A
Less: opening balance	\$61,150.88	Table A
Less: applications/allotments/reinvestments	\$0.00	Table A
Less: fees deducted directly from your account	\$0.00	Table C
Change in market value (growth return) ¹	-\$6,399.79	
Add: gross distribution amounts (distribution return)	\$3,169.08	Table B
Net Investment return (total return)	-\$3,230.71	

1. The growth return is the change in the value of your investment in the period, taking into account transactions and excluding distributions. This amount is only for reporting purposes.

Please note, this is not a statement for tax purposes. We send a separate tax statement which contains all the information about your investment that you need to complete your tax return.

Important notes

Thank you for investing with Charter Hall. If you have any questions regarding this statement, please call BoardRoom on 1300 137 895 or email us at charterhall@boardroomlimited.com.au.

If you have a complaint in relation to this statement, please contact the Complaints Officer for Charter Hall on +61 2 8651 9000 or write to Charter Hall at GPO Box 2704, Sydney NSW 2001. We are a member of the Australian Financial Complaints Authority (AFCA), an independent external dispute resolution service. If you have a complaint that you have been unable to resolve with us, AFCA can assist you. Their contact details are: GPO Box 3, Melbourne VIC 3001, Email: info@afca.org.au, Phone: 1800 931 678 (free call).

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. While every reasonable care has been taken to ensure that the information on this statement is correct and the information contained in this document is believed to be accurate at the time of compilation Charter Hall Direct Property Management Limited (CHDPML) cannot accept liability for any error or misprint. This statement was prepared by CHDPML. This information is of a general nature and is not intended to provide you with financial advice or take into account your personal objectives, financial situation or needs. Before acting on the information, consider its appropriateness to your circumstances and read the relevant product disclosure statement (PDS), available at www.charterhall.com.au. You may wish to seek independent financial advice from a licensed or authorised financial adviser before making an investment decision. The performance of your investment in any Fund is not guaranteed. Past performance is not a reliable indicator of future performance.