

BASE STATION 59 PTY LTD
<JG&EJ RANDELL FAMILY SMSF AC>
59 WAITE ROAD
NETHERBY SA 5062

30 September 2022

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

Investor number: 0012133201 Dealer group: No Dealer
Tax reference: Quoted Adviser name: No Adviser
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
27/10/2021	Opening Balance	0.0000	\$0.0000	\$0.00	0.0000
27/10/2021	Off Market Transfer	51,129.9724	\$1.6771	\$85,750.08	51,129.9724
30/06/2022	Closing Balance	51,129.9724	\$1.7849	\$91,261.89	51,129.9724

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 (\$)
31/12/2021	17/01/2022	CH DOF WS A DEC 2021 Dist	\$1,182.38	\$0.00	\$0.00	\$1,182.38
31/03/2022	14/04/2022	CH DOF WS A MAR 2022 Dist	\$1,182.38	\$0.00	\$0.00	\$1,182.38
30/06/2022	18/07/2022	CH DOF WS A JUN 2022 Dist	\$1,182.38	\$0.00	\$0.00	\$1,182.38
Total for statement period			\$3,547.14	\$0.00	\$0.00	\$3,547.14

TABLE C Fees and Costs Summary ¹	
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.	\$846.75
TOTAL FEES AND COSTS YOU PAID This approximate amount includes all the fees and costs that affected your investment during the period.	\$846.75

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 \$288.26 has been deducted from your investment for payment of acquisition and divestment costs, of which \$6.01 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 \$0.00 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	\$91,261.89	Table A
Add: withdrawal payment	\$0.00	Table A
Less: opening balance	\$0.00	Table A
Less: applications/allotments/reinvestments	\$85,750.08	Table A
Less: fees deducted directly from your account	\$0.00	Table C
Change in market value (growth return)¹	\$5,511.81	
Add: gross distribution amounts (distribution return)	\$3,547.14	Table B
Net Investment return (total return)	\$9,058.95	

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.

Charter Hall Direct Property Management Limited
 ACN 073 623 784
 AFSL 226649
 Level 20, No 1 Martin Place
 Sydney NSW 2000
 GPO Box 2704, Sydney NSW 2001
 Registry 1300 137 895
 F+61 2 9221 4655
 Web: www.charterhall.com.au
 Email: charterhall@boardroomlimited.com.au

BASE STATION 59 PTY LTD
 <JG&EJ RANDELL FAMILY SMSF AC>
 59 WAITE ROAD
 NETHERBY SA 5062

Charter Hall Direct Office Fund (DOF) Wholesale A Units

Investor Number: 0012133201

Investor Name: BASE STATION 59 PTY LTD

Attribution Managed Investment Trust Member Annual Statement for the year ended 30 June 2022

This statement assumes that you are an Australian resident individual unitholder. We recommend that if this is not applicable, or your situation is unusual or complex, that you seek professional advice.

Summary of 2022 Tax Return (supplementary section) Items

Tax Return (supplementary section)	Amount (\$) ¹	Tax Return Label
Share of non-primary production (NPP) income	1,551.36	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	123.24	18H
Net capital gain	89.10	18A
Assessable foreign source income	0.00	20E
Other net foreign source income	0.00	20M
Foreign income tax offsets	0.00	20O
Australian Franking Credit from New Zealand Franking Company	0.00	20F

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	1,268.19		1,268.19
Clean Building	283.17		283.17
NCMI – Non primary production	0.00		0.00
Excluded from NCMI – Non primary production	0.00		0.00
Non-Primary Production Income (A)	1,551.36		1,551.36
Dividends: Franked amount (Franked Dist) (X)	0.00	0.00	0.00
Capital Gains			
Discounted capital gain (TAP)	34.14	0.00	34.14
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)	54.96	0.00	54.96
NCMI capital gains	0.00		
Excluded from NCMI capital gains	0.00		
Net Capital Gain	89.10	0.00	89.10
AMIT CGT Gross up amount			34.14
Other capital gains distribution	34.14		
Total current year capital gains (C)	123.24		123.24
Foreign Income			
Assessable foreign source income	0.00	0.00	0.00
Australian Franking Credit from NZ Company			
Total foreign income (D)	0.00	0.00	
Cash Distribution Sub Total (A+X+C+D)	1,674.60		
Other Non-Assessable Amounts			
Net exempted amounts	0.00		
Non-assessable non-exempt amounts (F)	0.00		
Other non-attributable amounts	1,872.54		
Gross Cash Distribution (G)	3,547.14		
Attribution Managed Investment Trust (AMIT)	Amounts (\$)		
cost base adjustments			
AMIT cost base net amount – excess (decrease)	1,872.54		
AMIT cost base net amount – shortfall (increase)	0.00		
Other amounts deducted from trust distributions	Amounts (\$)		
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax	0.00		
Less: Other expenses	0.00		
Net Cash Distribution	3,547.14		

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 2022 Tax return. This guide can be found at www.charterhall.com.au/taxationguide.

PLEASE RETAIN THIS STATEMENT FOR INCOME TAX PURPOSES

BASE STATION 59 PTY LTD
<JG&EJ RANDELL FAMILY SMSF AC>
59 WAITE ROAD
NETHERBY SA 5062

Investor Number: U0012133201
TFN/ABN Status: Quoted
Record Date: 30/06/2022
Payment Date: 18/07/2022

Distribution Statement and Holding Summary for Period Ended 30 June 2022

Fund: Charter Hall Direct Office Fund (DOF) Wholesale A Units
APIR Code: MAQ0842AU
Payment Description: CH DOF WS A JUN 2022 Dist
Dealer Group: No Dealer
Adviser Name: No Adviser

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
51,129.9724	2.3125 cents	\$1,182.38	Nil	Nil	\$1,182.38

- 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/charterhall 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
30/06/2022	\$1.7849	51,129.9724	\$91,261.89

1. This is the Unit Price, not the Exit Price. Units redeemed under Liquidity Events or Limited Withdrawal Offers redeemed at the Exit Price, being the Unit Price less the Sell Spread, currently 2.5%.

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. 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: Commonwealth Bank of Australia
BSB: 067-167
Account No: *****521

Amount Deposited
\$1,182.38

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

BASE STATION 59 PTY LTD
<JG&EJ RANDELL FAMILY SMSF AC>
59 WAITE ROAD
NETHERBY SA 5062

Investor Number: U0012133201
TFN/ABN Status: Quoted
Record Date: 31/03/2022
Payment Date: 14/04/2022

Distribution Statement and Holding Summary for Period Ended 31 March 2022

Fund: Charter Hall Direct Office Fund (DOF) Wholesale A Units
APIR Code: MAQ0842AU
Payment Description: CH DOF WS A MAR 2022 Dist
Dealer Group: No Dealer
Adviser Name: No Adviser

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
51,129.9724	2.3125 cents	\$1,182.38	Nil	Nil	\$1,182.38

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Holding Summary as at Period End Date

Date	Unit Price (Ex Price) ¹	Units Held	Value
31/03/2022	\$1.7505	51,129.9724	\$89,503.02

- This is the Unit Price, not the Exit Price. Units redeemed under Liquidity Events or Limited Withdrawal Offers redeemed at the Exit Price, being the Unit Price less the Sell Spread, currently 2.5%.

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59 WAITE ROAD
NETHERBY SA 5062

Investor Number: U0012133201
TFN/ABN Status: Quoted
Record Date: 31/12/2021
Payment Date: 17/01/2022

Distribution Statement and Holding Summary for Period Ended 31 December 2021

Fund: Charter Hall Direct Office Fund (DOF) Wholesale A Units
APIR Code: MAQ0842AU
Payment Description: CH DOF WS A DEC 2021 Dist
Dealer Group: No Dealer
Adviser Name: No Adviser

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
51,129.9724	2.3125 cents	\$1,182.38	Nil	Nil	\$1,182.38

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Holding Summary as at Period End Date

Date	Unit Price (Ex Price) ¹	Units Held	Value
31/12/2021	\$1.7427	51,129.9724	\$89,104.20

1. This is the Unit Price, not the Exit Price. Units redeemed under Liquidity Events or Limited Withdrawal Offers redeemed at the Exit Price, being the Unit Price less the Sell Spread, currently 2.5%.

Information for Custodians and Nominee Companies only

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Direct Credit Instruction

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Bank Name: Commonwealth Bank of Australia
BSB: 067-167
Account No: *****521

Amount Deposited
\$1,182.38

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



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NETHERBY SA 5062

Charter Hall Direct Property
Management Limited
ACN 073 623 784
AFSL 226849

Level 20, No.1 Martin Place
Sydney NSW 2000
GPO Box 2704 Sydney NSW 2001
T +61 2 8651 9000
Australia 1300 652 790
Registry 1300 137 895
F +61 2 9221 4655
www.charterhall.com.au

Charter Hall Direct Office Fund (DOF) Wholesale A Units

APIR Code: MAQ0842AU
Investor Number: U0012133201
Tax File Number: Quoted

Dealer Group: No Dealer
Adviser Name: No Adviser

Statement Period 27-10-2021 to 27-10-2021

Transaction Statement

Date	Transaction Type	Number of Units	Price per Unit	Total Application Amount	Balance of Units
27-10-2021	Opening Balance				0.0000
	Off Market Transfer	51,129.9724	\$1.6771	\$85,750.08	51,129.9724
	Balance at 27-10-2021	51,129.9724	\$1.6823	\$86,015.95	51,129.9724

Should you have any questions regarding your investment please contact Boardroom (Victoria) Pty Ltd on 1300 137 895 or email charterhall@boardroomlimited.com.au

Note: The closing balance shown includes the transfers or other transactions registered as at close of business on the last day of the statement period indicated above. Investors should not rely on the balance shown in this statement as being a complete record of their current holding and the Issuer will not be liable for any financial loss incurred by the Investor who relies on the balances shown without making their own adjustments for any transfers or other transactions which have yet to be registered.

The Australian Tax Office advises you to keep this statement. Disposal of securities may lead to capital gains tax. Phone 1300 720 092 if you need a Guide to capital gains tax.



MR JEREMY GEORGE RANDELL &
MRS ERICA JOAN RANDELL
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T +61 2 8651 9000
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www.charterhall.com.au

Charter Hall Direct Office Fund (DOF) Wholesale A Units

APIR Code: MAQ0842AU
Investor Number: U0009676104
Tax File Number: Quoted

Dealer Group: No Dealer
Adviser Name: No Adviser

Statement Period 27-10-2021 to 27-10-2021

Transaction Statement

Date	Transaction Type	Number of Units	Price per Unit	Total Application Amount	Balance of Units
27-10-2021	Opening Balance				51,129.9724
	Off Market Transfer	-51,129.9724	\$1.6771	-\$85,750.08	0.0000
	Balance at 27-10-2021	0.0000	\$1.6823	\$0.00	0.0000

Should you have any questions regarding your investment please contact Boardroom (Victoria) Pty Ltd on 1300 137 895 or email charterhall@boardroomlimited.com.au

Note: The closing balance shown includes the transfers or other transactions registered as at close of business on the last day of the statement period indicated above. Investors should not rely on the balance shown in this statement as being a complete record of their current holding and the Issuer will not be liable for any financial loss incurred by the Investor who relies on the balances shown without making their own adjustments for any transfers or other transactions which have yet to be registered.

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Management Limited
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T +61 2 8651 9000
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www.charterhall.com.au

Charter Hall Direct Office Fund (DOF) Wholesale A Units

APIR Code: MAQ0842AU
Investor Number: U0012133201
Tax File Number: Quoted

Dealer Group: No Dealer
Adviser Name: No Adviser

Statement Period 10-11-2000 to 17-11-2021

Transaction Statement

Date	Transaction Type	Number of Units	Price per Unit	Total Application Amount	Balance of Units
27-10-2021	Opening Balance				0.0000
	Off Market Transfer	51,129.9724	\$1.6771	\$85,750.08	51,129.9724
	Balance at 17-11-2021	51,129.9724	\$1.6852	\$86,164.23	51,129.9724

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MR JEREMY GEORGE RANDELL &
MRS ERICA JOAN RANDELL
<JG & EJ RANDELL S/F A/C>
59 WAITE ROAD
NETHERBY SA 5062

Investor Number: U0009676104
TFN/ABN Status: Quoted
Record Date: 30/09/2021
Payment Date: 15/10/2021

Distribution Statement and Holding Summary for Period Ended 30 September 2021

Fund: Charter Hall Direct Office Fund (DOF) Wholesale A Units
APIR Code: MAQ0842AU
Payment Description: CH DOF WS A SEP 2021 Dist
Dealer Group: No Dealer
Adviser Name: No Adviser

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
51,129.9724	2.3125 cents	\$1,182.38	Nil	Nil	\$1,182.38

- 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
30/09/2021	\$1.6771	51,129.9724	\$85,750.08

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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

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Direct Credit Instruction

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

Bank Name: Adelaide Bank Limited
BSB: 610-101
Account No: *****266

Amount Deposited
\$1,182.38

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

MR JEREMY GEORGE RANDELL &
MRS ERICA JOAN RANDELL
<JG & EJ RANDELL S/F A/C>
59 WAITE ROAD
NETHERBY SA 5062

Charter Hall Direct Office Fund (DOF) Wholesale A Units

Investor Number: 0009676104

Investor Name: MR JEREMY GEORGE RANDELL & MRS ERICA JOAN RANDELL

Attribution Managed Investment Trust Member Annual Statement for the year ended 30 June 2022

This statement assumes that you are an Australian resident individual unitholder. We recommend that if this is not applicable, or your situation is unusual or complex, that you seek professional advice.

Summary of 2022 Tax Return (supplementary section) Items

Tax Return (supplementary section)	Amount (\$) ¹	Tax Return Label
Share of non-primary production (NPP) income	517.12	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	41.08	18H
Net capital gain	29.70	18A
Assessable foreign source income	0.00	20E
Other net foreign source income	0.00	20M
Foreign income tax offsets	0.00	20O
Australian Franking Credit from New Zealand Franking Company	0.00	20F

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	422.73		422.73
Clean Building	94.39		94.39
NCMI – Non primary production	0.00		0.00
Excluded from NCMI – Non primary production	0.00		0.00
Non-Primary Production Income (A)	517.12		517.12
Dividends: Franked amount (Franked Dist) (X)	0.00	0.00	0.00
Capital Gains			
Discounted capital gain (TAP)	11.38	0.00	11.38
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)	18.32	0.00	18.32
NCMI capital gains	0.00		
Excluded from NCMI capital gains	0.00		
Net Capital Gain	29.70	0.00	29.70
AMIT CGT Gross up amount			11.38
Other capital gains distribution	11.38		
Total current year capital gains (C)	41.08		41.08
Foreign Income			
Assessable foreign source income	0.00	0.00	0.00
Australian Franking Credit from NZ Company			
Total foreign income (D)	0.00	0.00	
Cash Distribution Sub Total (A+X+C+D)	558.20		
Other Non-Assessable Amounts			
Net exempted amounts	0.00		
Non-assessable non-exempt amounts (F)	0.00		
Other non-attributable amounts	624.18		
Gross Cash Distribution (G)	1,182.38		
Attribution Managed Investment Trust (AMIT) cost base adjustments	Amounts (\$)		
AMIT cost base net amount – excess (decrease)	624.18		
AMIT cost base net amount – shortfall (increase)	0.00		
Other amounts deducted from trust distributions	Amounts (\$)		
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax	0.00		
Less: Other expenses	0.00		
Net Cash Distribution	1,182.38		

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 2022 Tax return. This guide can be found at www.charterhall.com.au/taxationguide.

PLEASE RETAIN THIS STATEMENT FOR INCOME TAX PURPOSES