

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

30 September 2022

Charter Hall Direct Industrial Fund No. 4 ARSN:615 152 817 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	41,486.8901	\$1.1893	\$49,340.36	41,486.8901
30/06/2022	Closing Balance	41,486.8901	\$1.3594	\$56,397.28	41,486.8901

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 DIF 4 - ORD DEC 2021 Dist	\$700.09	\$0.00	\$0.00	\$700.09
31/03/2022	14/04/2022	CH DIF 4 - ORD MAR 2022 Dist	\$700.09	\$0.00	\$0.00	\$700.09
30/06/2022	18/07/2022	CH DIF 4 - ORD JUN 2022 Dist	\$700.09	\$0.00	\$0.00	\$700.09
Total for statement period			\$2,100.27	\$0.00	\$0.00	\$2,100.27

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.	\$1,593.81
TOTAL FEES AND COSTS YOU PAID This approximate amount includes all the fees and costs that affected your investment during the period.	\$1,593.81

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 \$698.21 has been deducted from your investment for payment of acquisition and divestment costs, of which \$460.60 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 \$581.23 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	\$56,397.28	Table A
Add: withdrawal payment	\$0.00	Table A
Less: opening balance	\$0.00	Table A
Less: applications/allotments/reinvestments	\$49,340.36	Table A
Less: fees deducted directly from your account	\$0.00	Table C
Change in market value (growth return) ¹	\$7,056.92	
Add: gross distribution amounts (distribution return)	\$2,100.27	Table B
Net Investment return (total return)	\$9,157.19	

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
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 AFSL 226849
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 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 Industrial Fund No. 4

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	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
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	0.00		0.00
Clean Building	0.00		0.00
NCMI – Non primary production	0.00		0.00
Excluded from NCMI – Non primary production	0.00		0.00
Non-Primary Production Income (A)	0.00		0.00
Dividends: 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
NCMI capital gains	0.00		
Excluded from NCMI capital gains	0.00		
Net Capital Gain	0.00	0.00	0.00
AMIT CGT Gross up amount			0.00
Other capital gains distribution	0.00		
Total current year capital gains (C)	0.00		0.00
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)	0.00		
Other Non-Assessable Amounts			
Net exempted amounts	0.00		
Non-assessable non-exempt amounts (F)	0.00		
Other non-attributable amounts	2,100.27		
Gross Cash Distribution (G)	2,100.27		
Attribution Managed Investment Trust (AMIT) cost base adjustments			
AMIT cost base net amount – excess (decrease)	2,100.27		
AMIT cost base net amount – shortfall (increase)	0.00		
Other amounts deducted from trust distributions			
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax	0.00		
Less: Other expenses	0.00		
Net Cash Distribution	2,100.27		

Notes:

¹ 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
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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 Industrial Fund No. 4
APIR Code: MAQ0854AU
Payment Description: CH DIF 4 - ORD 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
41,486.8901	1.6875 cents	\$700.09	Nil	Nil	\$700.09

- 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	\$1.3594	41,486.8901	\$56,397.28

1. This is the Unit Price, not the Exit Price. Units redeemed under Liquidity Events or Limited Withdrawal Offers are 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/dif4taxation>. 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
\$700.09

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 Industrial Fund No. 4
APIR Code: MAQ0854AU
Payment Description: CH DIF 4 - ORD 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
41,486.8901	1.6875 cents	\$700.09	Nil	Nil	\$700.09

- All distributions are in Australian dollars.
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Holding Summary as at Period End Date

Date	Unit Price (Ex Price) ¹	Units Held	Value
31/03/2022	\$1.2996	41,486.8901	\$53,916.36

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

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Amount Deposited
\$700.09

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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

30 March 2022

Charter Hall Direct Industrial Fund No. 4 ARSN:615 152 817 Exit Statement

Investor number: 0009676104 Dealer group: No Dealer
Tax reference: Quoted Adviser name: No Adviser
Statement period: 01 July 2021 to 27 October 2021

TABLE A Transaction summary - Unit movement					
Date	Transaction	Number of Units	Unit Price ¹ (\$)	Total Value (\$)	Balance of Units
29/09/2021	Opening Balance	0.0000	\$0.0000	\$0.00	0.0000
29/09/2021	Application	41,486.8901	\$1.2052	\$50,000.00	41,486.8901
27/10/2021	Off Market Transfer	-41,486.8901	\$1.1893	-\$49,340.36	0.0000
27/10/2021	Closing Balance	0.0000	\$0.0000	\$0.00	0.0000

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 (\$)
30/09/2021	15/10/2021	CH DIF 4 - ORD SEP 2021 Dist	\$700.09	\$0.00	\$0.00	\$700.09
Total for statement period			\$700.09	\$0.00	\$0.00	\$700.09

**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.	\$149.69
TOTAL FEES AND COSTS YOU PAID This approximate amount includes all the fees and costs that affect your investment during the period.	\$149.69

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 \$54.95 has been deducted from your investment for payment of acquisition and divestment costs, of which \$29.56 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 \$62.53 being deducted from your investment. Performance fees are only payable when the fund outperforms the relevant PDS benchmark.

**TABLE D
Calculation of your net investment return**

Calculation of the Investment Return	Amount (\$)	Amount sourced from
Closing Balance	\$0.00	Table A
Add: withdrawal payment	\$49,340.36	Table A
Less: opening balance	\$0.00	Table A
Less: applications/allotments/reinvestments	\$50,000.00	Table A
Less: fees deducted directly from your account	\$0.00	Table C
Change in market value (growth return) ¹	-\$659.64	
Add: gross distribution amounts (distribution return)	\$700.09	Table B
Net Investment return (total return)	\$40.45	

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.

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BASE STATION 59 PTY LTD
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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 Industrial Fund No. 4
APIR Code: MAQ0854AU
Payment Description: CH DIF 4 - ORD 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
41,486.8901	1.6875 cents	\$700.09	Nil	Nil	\$700.09

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 - 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
31/12/2021	\$1.2958	41,486.8901	\$53,758.71

1. This is the Unit Price, not the Exit Price. Units redeemed under Liquidity Events or Limited Withdrawal Offers are 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/dif4taxation>. 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: Commonwealth Bank of Australia
BSB: 067-167
Account No: *****521

Amount Deposited
\$700.09

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

Charter Hall Direct Property
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Charter Hall Direct Industrial Fund No. 4

APIR Code: MAQ0854AU
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	41,486.8901	\$1.1893	\$49,340.36	41,486.8901
	Balance at 27-10-2021	41,486.8901	\$1.1915	\$49,431.63	41,486.8901

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
<JG & EJ RANDELL S/F A/C>
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Charter Hall Direct Property
Management Limited
ACN 073 623 784
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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 Industrial Fund No. 4

APIR Code: MAQ0854AU
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				41,486.8901
	Off Market Transfer	-41,486.8901	\$1.1893	-\$49,340.36	0.0000
	Balance at 27-10-2021	0.0000	\$1.1915	\$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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Charter Hall Direct Property
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ACN 073 623 784
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Sydney NSW 2000
GPO Box 2704 Sydney NSW 2001

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Registry 1300 137 895
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www.charterhall.com.au

Charter Hall Direct Industrial Fund No. 4

APIR Code: MAQ0854AU
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	41,486.8901	\$1.1893	\$49,340.36	41,486.8901
	Balance at 17-11-2021	41,486.8901	\$1.3005	\$53,953.70	41,486.8901

S00125597670

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

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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 Industrial Fund No. 4
APIR Code: MAQ0854AU
Payment Description: CH DIF 4 - ORD 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
41,486.8901	1.6875 cents	\$700.09	Nil	Nil	\$700.09

- 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
30/09/2021	\$1.1893	41,486.8901	\$49,340.36

1. This is the Unit Price, not the Exit Price. Units redeemed under Liquidity Events or Limited Withdrawal Offers are 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/dif4taxation>. 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: Adelaide Bank Limited
BSB: 610-101
Account No: *****266

Amount Deposited
\$700.09

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

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



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

Investor Number

U0009676104

Dear Investor

CONFIRMATION OF INVESTMENT – CHARTER HALL DIRECT INDUSTRIAL FUND NO.4

Thank you for investing in Charter Hall Direct Industrial Fund No.4. Your application has now been processed and you have been issued units in the fund.

Distributions are paid quarterly in arrears to your nominated bank account, unless you have chosen to participate in the distribution reinvestment plan. The distribution will be based on the number of units you have at the end of each quarter and will be paid within 25 days of the period end.

Please take a few moments to check the information below:

• Monies received:	\$50,000.00
• Upfront adviser fee:	\$0.00
• Ongoing adviser fee (per annum):	Nil
• Ongoing adviser fee effective from:	//
• Net application amount:	\$50,000.00
• Application price:	\$1.2052
• Number of units issued to you:	41,486.8901
• Tax File Number status:	Quoted
• APIR code:	MAQ0854AU
• Email address:	jeremy.g.randell@gmail.com
• Adviser:	No Adviser
• Distribution instruction:	Cash
• Financial institution/BSB:	610-101
• Account number:	70678266
• Account name:	J & E RANDELL - JG & EJ RANDELL S/F
• Investment recorded on:	29 September 2021

A holding statement is attached for your records.

Access your investment online

You can access details and manage your information via Boardroom's user-friendly and secure InvestorServe website portal: www.investorserve.com.au

This portal provides investors with an online interface to view holding balances, transaction history, and distribution payments as well as offering a range of other useful functions.

There is also a link to the portal on the fund's website www.charterhall.com.au/dif4 under Investor Centre.

How to log in

If you are already an InvestorServe user, please login using the username and password you have previously established.

Otherwise, for all new InvestorServe users, simply follow the four steps below:

STEP 1 – Ensure that you have the following information close to hand:

- ✓ your new Investor Number, which is located at the top of this letter; and
- ✓ your InvestorServe password, which will be sent to you in a separate letter in the next few days.

STEP 2 – Visit www.investorserve.com.au and select “Register Now”

STEP 3 – Enter the required information and follow the prompts to verify your identity

For security reasons, to access InvestorServe you will need to enter your Investor Number, InvestorServe password (mailed separately), as well as the name and postcode (or country of residence if outside Australia) as addressed in this letter. You will then be prompted to create your own InvestorServe Account, which for future use allows you to easily log in using your account name and password.

STEP 4 – Log in and check your details are up to date

We recommend that you log in to view and update your details which have been recorded by Boardroom to ensure that your records and preferences are accurate and up to date. We encourage you to choose electronic communications as this will allow you to access your statements electronically and help to reduce paper usage and its impact on the environment.

Details that can be recorded and/or updated online include:

- ✓ CRS/FATCA self certification;
- ✓ bank, credit union or building society account details;
- ✓ TFN, ABN and/or Exemption Codes; and
- ✓ communication preferences.

If for any reason you are having difficulty logging in, accessing your information or have a question in respect of your individual holding(s), please contact Boardroom on 1300 137 895 or at charterhall@boardroomlimited.com.au. For security purposes, you will be required to quote your investor number during any communications with the registry.

Thank you for your ongoing support of Charter Hall and if you have any questions about your investment, please speak to your adviser or contact us on 1300 652 790.

Yours faithfully



Steven Bennett
Direct CEO, Charter Hall



MR JEREMY GEORGE RANDELL &
MRS ERICA JOAN RANDELL
<JG & EJ RANDELL S/F A/C>
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Sydney NSW 2000
GPO Box 2704 Sydney NSW 2001
T +61 2 8851 9000
Australia 1300 652 790
Registry 1300 137 895
F +61 2 9221 4655
www.charterhall.com.au

Charter Hall Direct Industrial Fund No. 4

APIR Code: MAQ0854AU
Investor Number: U0009676104
Tax File Number: Quoted

Dealer Group: No Dealer
Adviser Name: No Adviser

Statement Period 29-09-2021 to 29-09-2021

Transaction Statement

Date	Transaction Type	Number of Units	Price per Unit	Total Application Amount	Balance of Units
29-09-2021	Opening Balance				0.0000
	Application	41,486.8901	\$1.2052	\$50,000.00	41,486.8901
	Balance at 29-09-2021	41,486.8901		\$50,000.00	41,486.8901

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 &
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Investor Number	U0009676104
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Dear Investor

CONFIRMATION OF INVESTMENT – CHARTER HALL DIRECT INDUSTRIAL FUND NO.4

Thank you for investing in Charter Hall Direct Industrial Fund No.4. Your application has now been processed and you have been issued units in the fund.

Distributions are paid quarterly in arrears to your nominated bank account, unless you have chosen to participate in the distribution reinvestment plan. The distribution will be based on the number of units you have at the end of each quarter and will be paid within 25 days of the period end.

Please take a few moments to check the information below:

• Monies received:	\$50,000.00
• Upfront adviser fee:	\$0.00
• Ongoing adviser fee (per annum):	Nil
• Ongoing adviser fee effective from:	//
• Net application amount:	\$50,000.00
• Application price:	\$1.2052
• Number of units issued to you:	41,486.8901
• Tax File Number status:	Quoted
• APIR code:	MAQ0854AU
• Email address:	jeremy.g.randell@gmail.com
• Adviser:	No Adviser
• Distribution instruction:	Cash
• Financial institution/BSB:	610-101
• Account number:	70678266
• Account name:	J & E RANDELL - JG & EJ RANDELL S/F
• Investment recorded on:	29 September 2021

A holding statement is attached for your records.

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

Charter Hall Direct Industrial Fund No. 4

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	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
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	0.00		0.00
Clean Building	0.00		0.00
NCMI – Non primary production	0.00		0.00
Excluded from NCMI – Non primary production	0.00		0.00
Non-Primary Production Income (A)	0.00		0.00
Dividends: 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
NCMI capital gains	0.00		
Excluded from NCMI capital gains	0.00		
Net Capital Gain	0.00	0.00	0.00
AMIT CGT Gross up amount			0.00
Other capital gains distribution	0.00		
Total current year capital gains (C)	0.00		0.00
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)	0.00		
Other Non-Assessable Amounts			
Net exempted amounts	0.00		
Non-assessable non-exempt amounts (F)	0.00		
Other non-attributable amounts	700.09		
Gross Cash Distribution (G)	700.09		
Attribution Managed Investment Trust (AMIT) cost base adjustments	Amounts (\$)		
AMIT cost base net amount – excess (decrease)	700.09		
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	700.09		

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