

Charter Hall Group*

Extraordinary General Meeting 7 August 2015

*Charter Hall Limited (ACN 113 531 150)

*Charter Hall Property Trust (ARSN 113 339 147)

Agenda

1. Chairman's Address: David Clarke

2. Formal Business

3. Questions

Chairman's Address

David Clarke



Charter Hall Group Extraordinary General Meeting 7 August 2015

Chairman's address

Good morning. On behalf of the Board of Directors it is my pleasure to welcome you all to this Extraordinary General Meeting of the Charter Hall Group.

My name is David Clarke and I am the Chairman of the Charter Hall Group Board of Directors.

Now would be a good time to make sure your mobile phones are silent for the duration of this meeting.

It is now 12.00pm, and as the necessary quorum is present, I declare this meeting properly constituted and open.

Now, I would now like to introduce my fellow Board members:

- Anne Brennan, Non-Executive Director, Chair of the Remuneration and Human Resources Committee (RHRC) and a member of the Audit, Risk and Compliance Committee (ARCC) (by phone)
- David Deverall, Non-Executive Director, Chair of the ARCC, and a member of the Nominations Committee
- Peter Kahan, Non-Executive Director, and a member of the RHRC and Nominations Committee (by phone)
- Colin McGowan, Non-Executive Director, a member of the RHRC, and who also Chairs the Investment Committee (by phone) and
- Joint Managing Directors, David Harrison and David Southon.

Phil Garling, Non-Executive Director and a member of the RHRC has sent his apologies and is unable to attend today's meeting.

Also present today and I welcome:

- Tracey Jordan, our Company Secretary

We will now move to the formal business of the meeting and the resolution for your consideration.

Formal Business

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Formal Business

- If there are Securityholders who are eligible to vote who have not received their yellow voting card, please see a representative from Link Market Services at the registration desk
- Today's meeting is being webcast live and is available on our website
- Securityholders holding a red card are not eligible to vote but can speak at the meeting
- Visitors holding a blue card are not eligible to vote or speak at the meeting
- Copies of the Notice of Meeting and Explanatory Memorandum are available from the front desk

Item 1- Resolution

Resolution 1 is proposed as an ordinary resolution of Charter Hall Limited (**CHL**) and will be approved if passed by at least 50% of votes cast by securityholders entitled to vote on the resolution.

Voting on resolution 1 will take place by way of a poll.

Your Directors support the resolution being put to Securityholders, except for situations where they have an interest in that resolution, in which case, they individually make no recommendation.

Where permitted to do so, the Chairman of the Meeting will vote all available proxies ‘for’ the item of business.

To consider, and if thought fit, pass the following resolution, as an ordinary resolution of Securityholders:

“To ratify, for the purposes of Listing Rule 7.4 and for all other purposes, the issue of 47,071,130 fully paid ordinary Stapled Securities by Charter Hall Group at \$4.78 per Stapled Security on 27 May 2015 to certain institutional, professional and other wholesale investors under an institutional placement for the purposes and on the terms set out in the Explanatory Memorandum in the Notice of Meeting convening this meeting.”

Resolution - Proxies

FOR:	83,332,296	94.62%
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OPEN:	130,297	0.15%
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AGAINST:	4,610,821	5.23%
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ABSTAIN:	148,758,083	N/A
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Questions

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Disclaimer

This presentation has been prepared by Charter Hall Group (being Charter Hall Limited (ABN 57 113 531 150) and Charter Hall Funds Management Limited (ABN 31 082 991 786) (AFSL 262861) as the responsible entity for Charter Hall Property Trust (ARSN 113 339 147)) (the “Group”). It is a presentation of general background information about the Group’s activities as at 30 June 2015 unless otherwise stated. It is not intended to be relied upon as advice to investors or potential investors and does not take into account the investment objectives, financial situation or needs of any particular investor. A reader should, before making any decisions in relation to their investment or potential investment in the Group, seek their own professional advice. This presentation is not an offer or invitation or recommendation for subscription or purchase of securities or other financial products.

This presentation includes “forward-looking statements” within the meaning of securities laws of applicable jurisdictions. Forward-looking statements can generally be identified by the use of forward-looking words such as “may”, “will”, “expect”, “intend”, “plan”, “estimate”, “anticipate”, “believe”, “continue”, “objectives”, “outlook”, “guidance” or other similar words, and include statements regarding certain plans, strategies and objectives of management and expected financial performance. These forward-looking statements involve known and unknown risks, uncertainties and other factors, many of which are outside the control of the Group, and its officers, employees, agents or associate. Actual results, performance or achievements may vary materially from any projections and forward looking statements and the assumptions on which those statements are based. Readers are cautioned not to place undue reliance on forward-looking statements and the Group assumes no obligation to update such information.

All information contained herein is current as at 30 June 2015 unless otherwise stated, and all references to dollars (\$) or A\$ are Australian Dollars unless otherwise stated.

