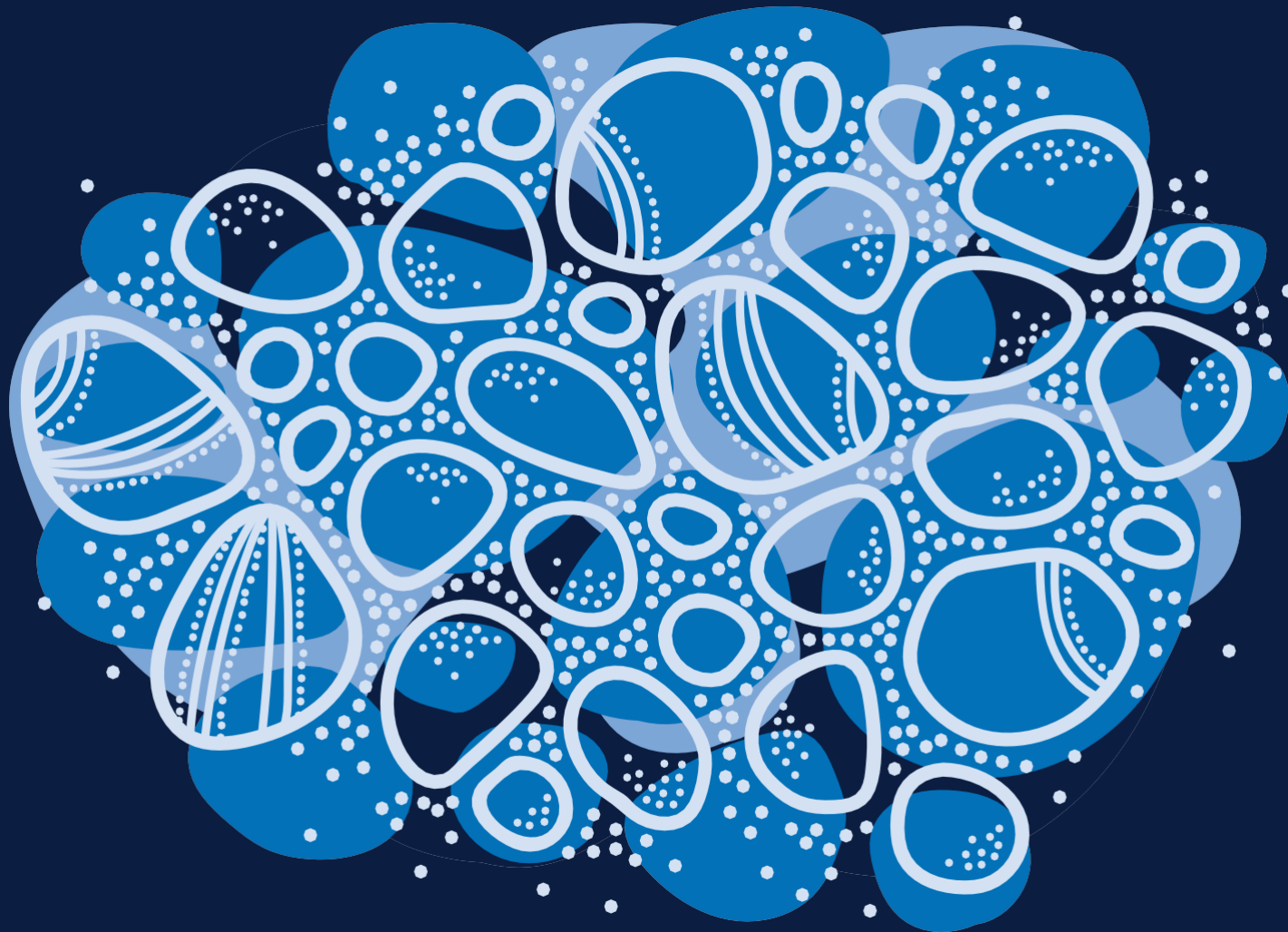




2021 Full Year Results

Charter Hall Group

23 August 2021



Acknowledgment of Country

Charter Hall is proud to work with our customers and communities to invest in, develop, and create property assets on land across Australia and New Zealand.

We pay our respects to the traditional owners, their elders past and present and value their care and custodianship of these lands.

Unearthed Purposes
This piece depicts our Earth
and what it provides to us.

Casey Coolwell
@chaboodesigns



David Harrison
Managing Director
& Group CEO



Sean McMahon
Chief Investment
Officer



Russell Proutt
Chief Financial
Officer

Agenda

1. Highlights and Strategy
2. Property Funds Management
3. Property Investment
4. Financial Result
5. Outlook and Guidance
6. Additional Information

Cover: MidWest Logistics Hub,
Truganina

Left: David Jones
Castlereagh Street,
Sydney



1

Highlights and Strategy

2 Chifley Square, Sydney

Group highlights¹

Group Returns	Property Investments	Funds Management	Investment Capacity
<div>Operating earnings</div> <div>\$284 million</div> <div>Statutory profit²</div> <div>\$477 million</div>	<div>Property Investment portfolio</div> <div>\$2.4bn</div>	<div>FUM</div> <div>\$52.3bn</div> <div>Up 29.0% or</div> <div>\$11.7bn</div>	<div>Group investment capacity⁶</div> <div>\$6.7bn</div>
<div>OEPS</div> <div>61.0cps</div>	<div>Total Property Investment return⁴</div> <div>15.0%</div>	<div>Gross transactions</div> <div>\$10.1bn</div>	<div>Balance sheet</div> <div>NTA growth</div> <div>14.8%</div>
<div>Return on Contributed Equity³</div> <div>16.5%</div>	<div>Property Investment yield</div> <div>6.1%</div>	<div>Property Funds Management yield⁵</div> <div>6.6%</div>	<div>Net balance sheet gearing</div> <div>5.0%</div>

1. Figures and statistics throughout this presentation are for the 12 months to 30 June 2021 unless otherwise stated

2. Attributable to stapled securityholders

3. Return on contributed equity is calculated as total operating earnings post-tax per security divided by the opening contributed equity per security for the 12 months to 30 June 2021





4. Total Property Investment (PI) return is calculated as distributions received from Funds plus growth in investment value divided by the opening investment value of the PI portfolio for the 12 months to 30 June 2021. This excludes investments in new vehicles held for less than a year and investments in Direct funds

5. Property Funds Management (PFM) yield is calculated as PFM operating earnings post tax per security (includes 50% allocation of net interest) divided by the opening NTA per security for the 12 months to 30 June 2021

6. Investment capacity calculated as cash plus undrawn debt facilities for CHC and the funds management platform. At 30 June 2021, platform cash was \$1.6bn. Excludes committed and unallotted equity.

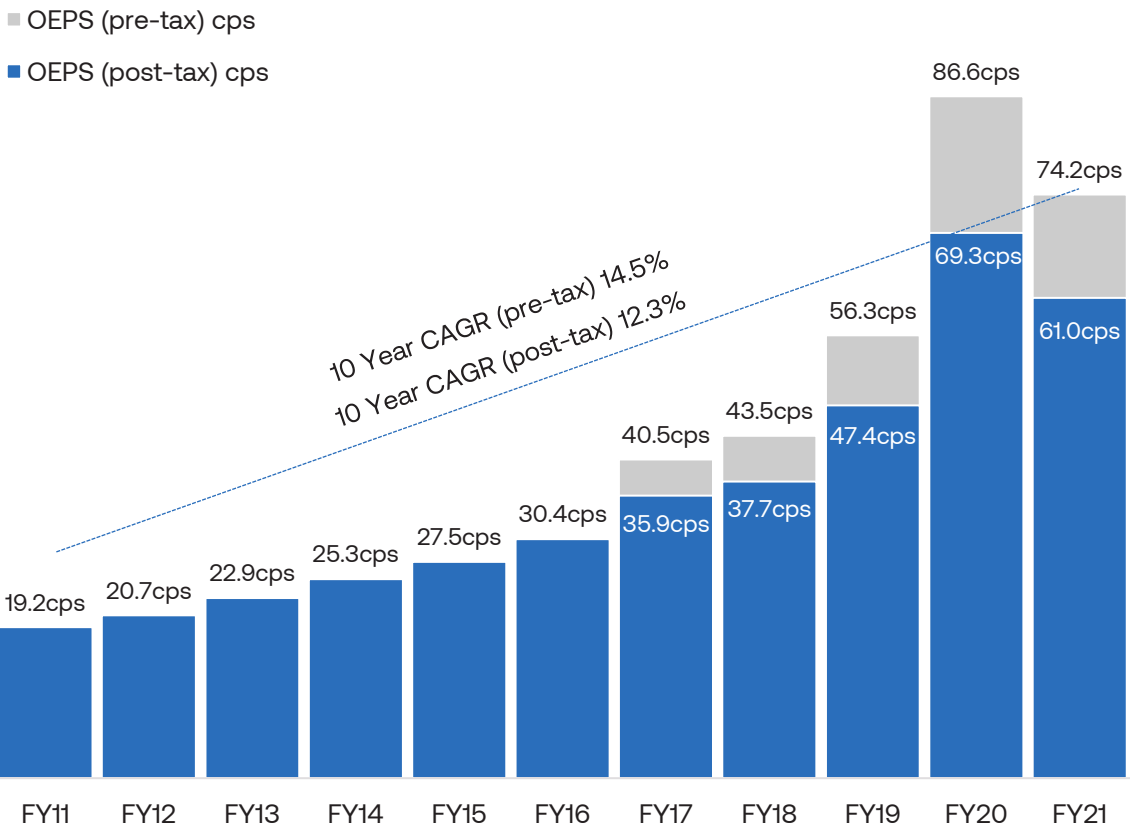
Our strategy

We use our property expertise to access, deploy, manage and invest equity in our core real estate sectors to create value and generate superior returns for our customers

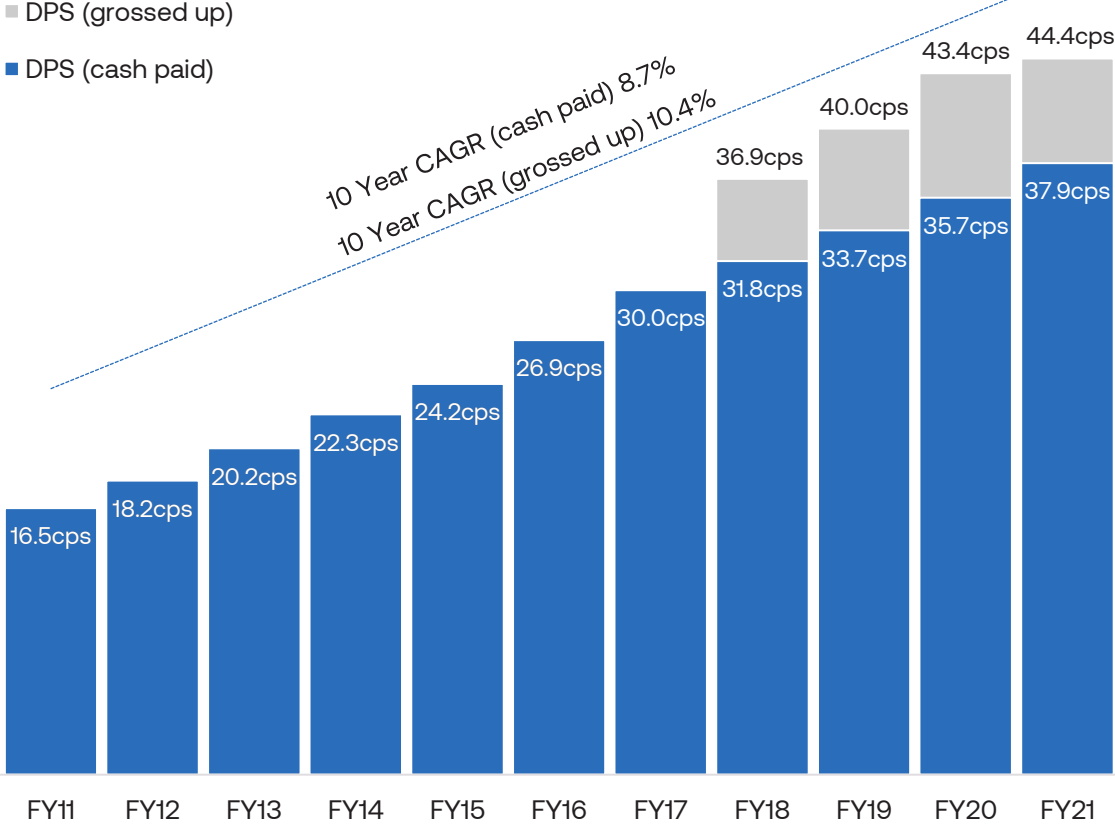
	 Access Accessing equity from listed, wholesale and retail investors	 Deploy Creating value through attractive investment opportunities	 Manage Funds management, asset management, leasing and development services	 Invest Investing along side our capital partners
1 year	Gross equity deployed \$5.3bn	Gross transactions \$10.1bn	FUM \$52.3bn	Increase in PI \$381m Up 18.8%
		Divestments \$2.1bn	FUM growth \$11.7bn	Total PI return 15.0%
3 years	Gross equity deployed \$13.8bn	Gross transactions \$23.3bn	FUM growth \$29.1bn	Increase in PI \$703m Up 41.2%
		Divestments \$3.9bn	FUM growth \$34.8bn	Total PI return 11.3%
5 years	Gross equity deployed \$17.8bn	Gross transactions \$32.1bn	FUM growth \$34.8bn	Increase in PI \$1.3bn Up 119.4%
		Divestments \$7.2bn	FUM growth \$34.8bn	Total PI return 13.4%

Operating earnings per security growth

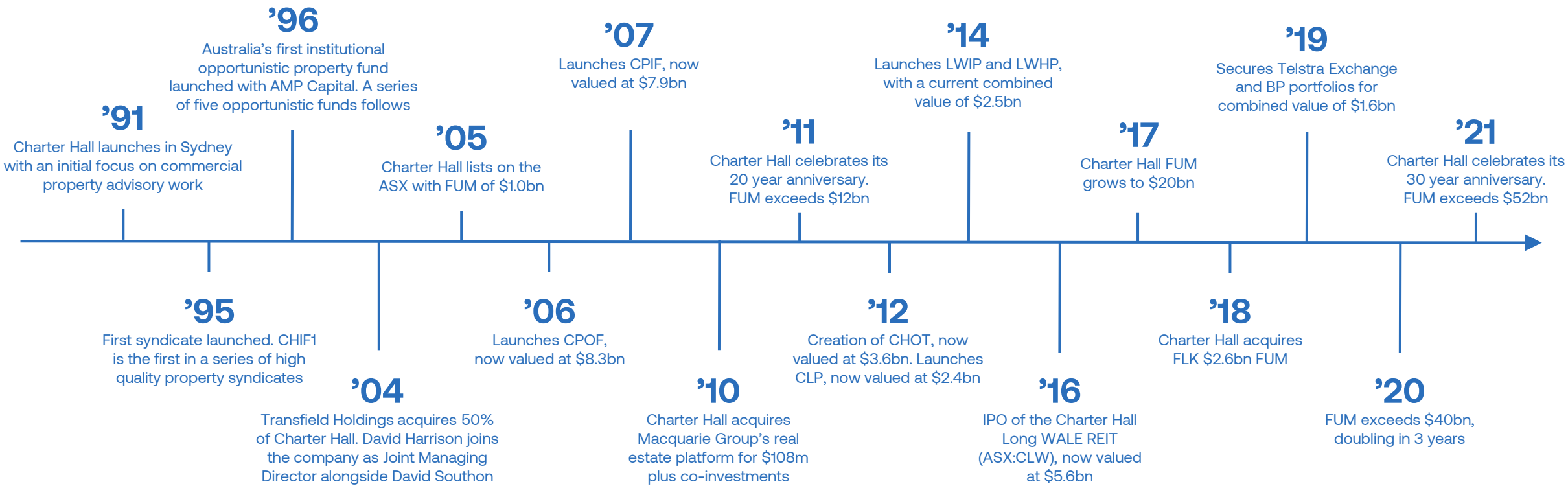
Operating earnings per security growth



Distributions per security growth

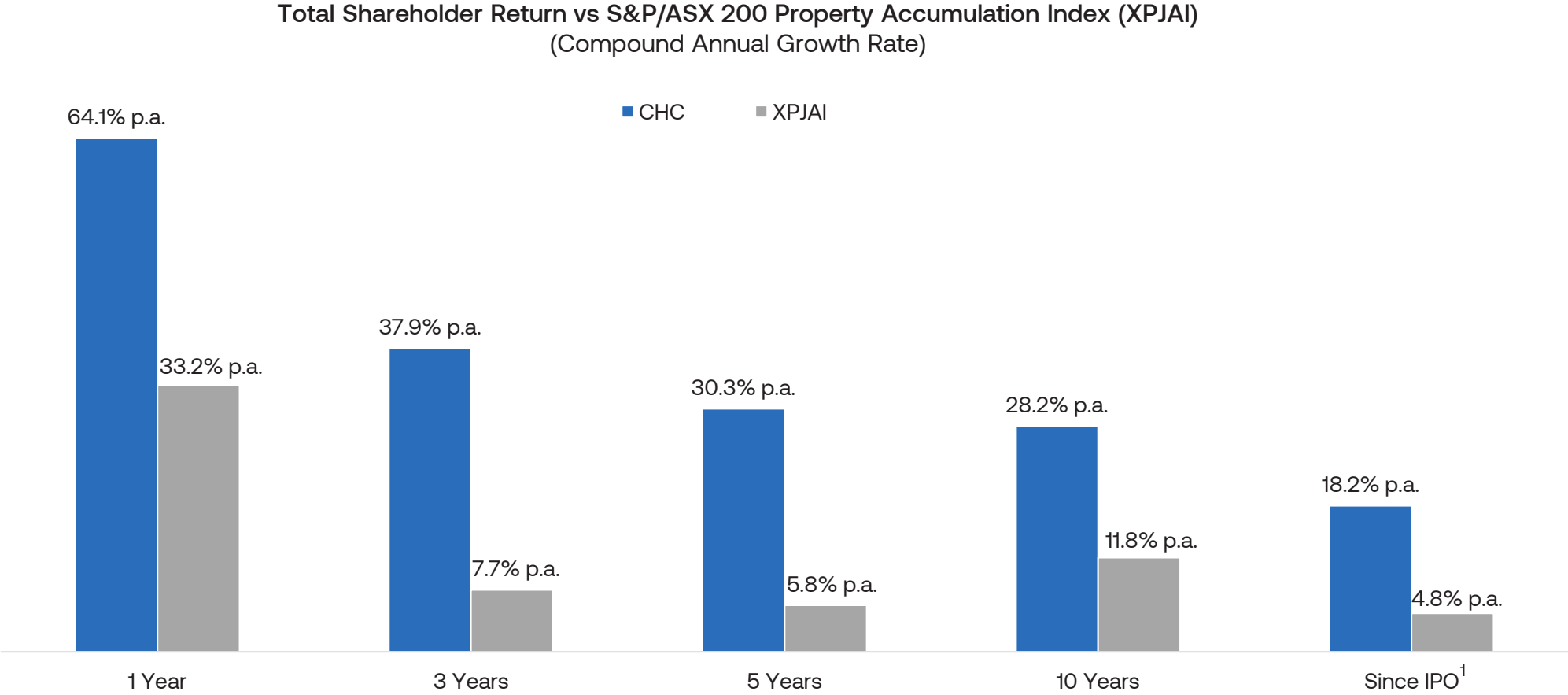


30 years of active partnership



Charter Hall performance

Outperformance relative to AREIT Index



1. IPO July 2005
Source: UBS
Charter Hall Group
2021 Full Year Results



2 Property Funds Management

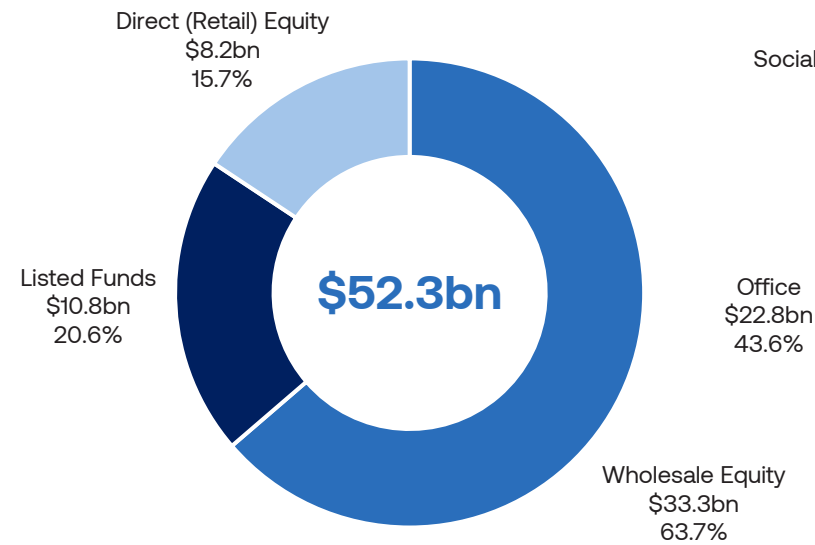
Arnott's, Huntingwood Distribution Facility, Huntingwood

Group funds management portfolio

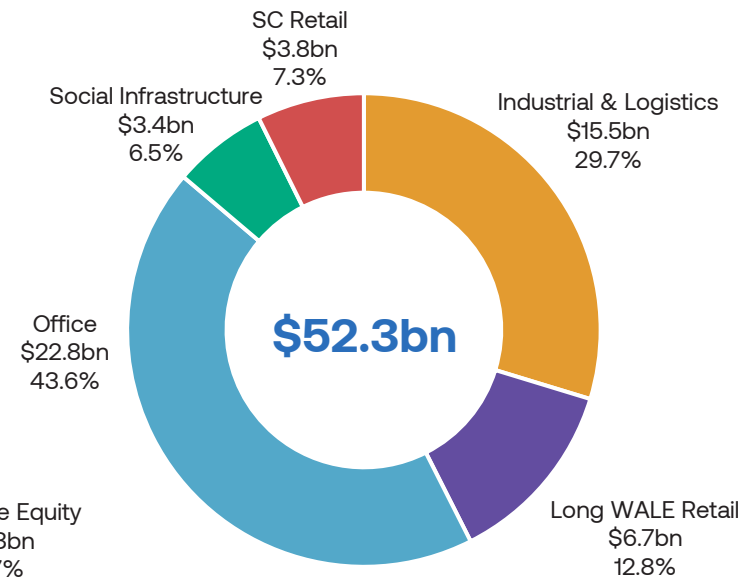
FUM has increased to \$52.3bn

	Portfolio value (\$bn)	Lettable area (m sqm)	No. of Properties	Net rent (\$m)	WALE (years)	Occupancy (%)	WACR (%)
30 June 2021	52.3	9.0	1,388	2,492	9.1	97.7	4.79
30 June 2020	40.5	7.9	1,104	2,167	8.6	97.5	5.27

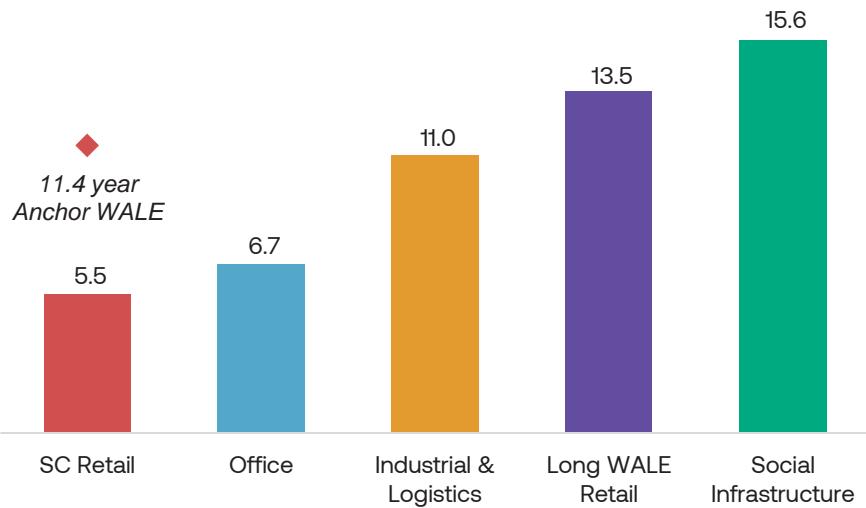
FUM by equity source



FUM by sector



WALE by sector



Diversified tenant customers

The top 20 tenants make up 58% of platform rent

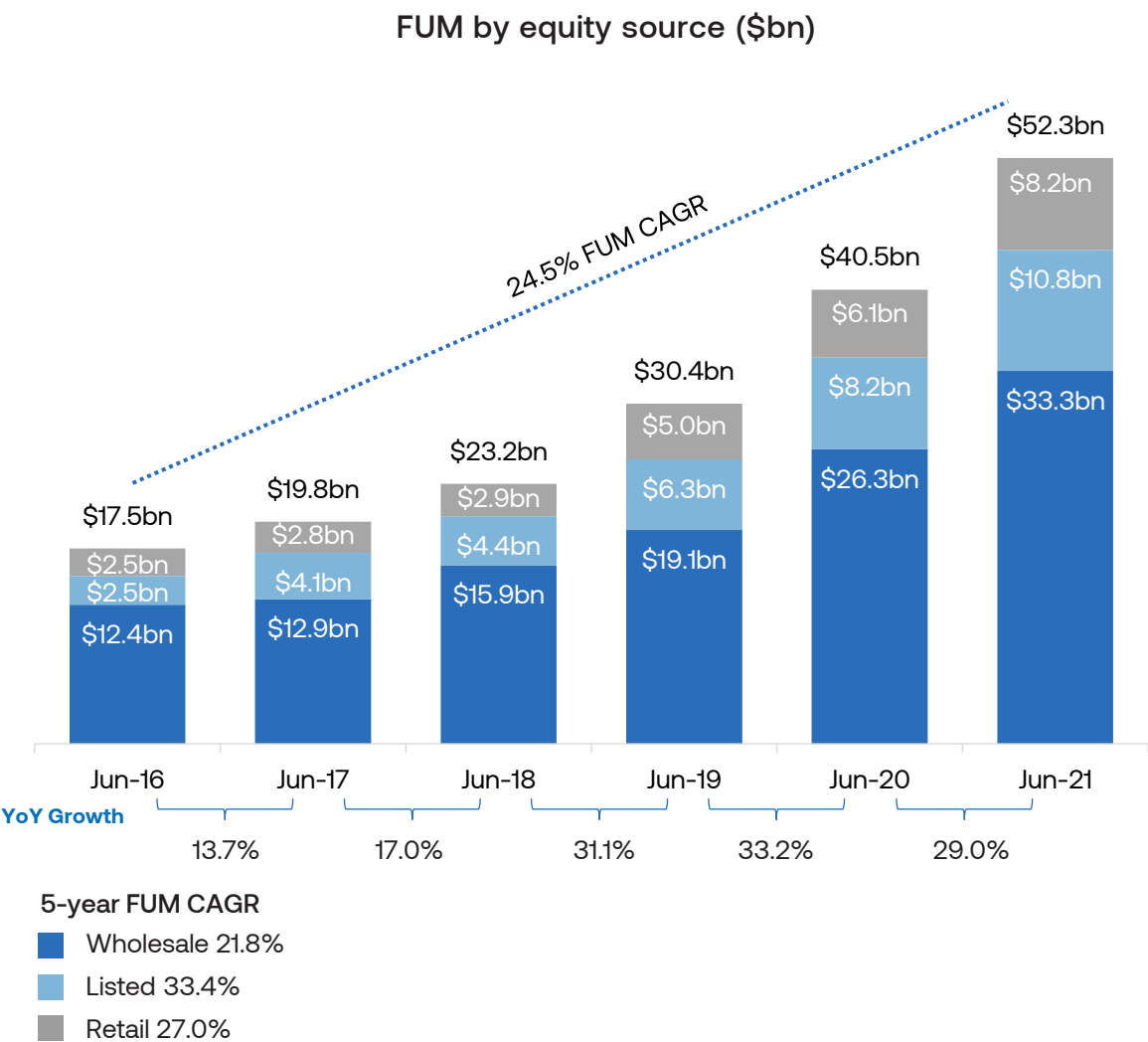
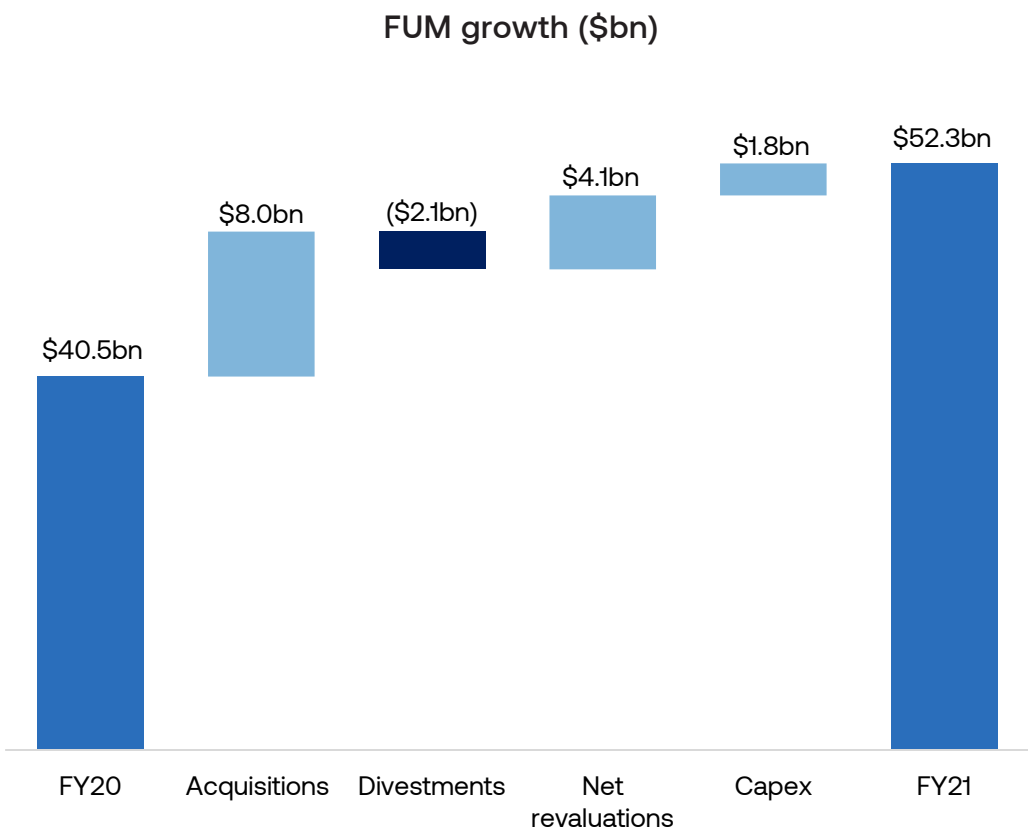
- 24% of platform leases are NNN
- Cross-sector relationships continue to drive platform growth

Top 20 platform tenants by net income



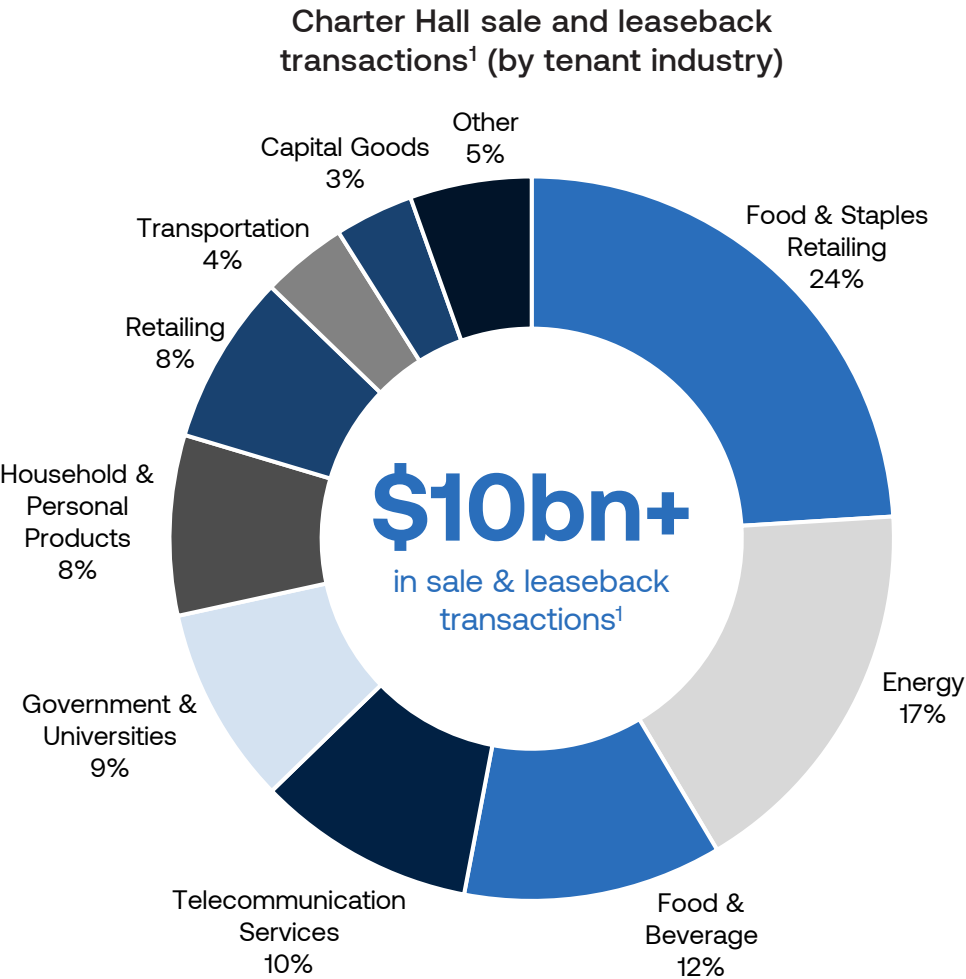
Funds Under Management (FUM) growth

5 year FUM CAGR of 24.5%



Sale and leaseback activity

Charter Hall is the market leader in Australian sale and leaseback partnerships



Existing Charter Hall sale and leaseback partnerships

Government & universities	 Australian Government	 VICTORIA State Government	 BRISBANE CITY	 AFP AUSTRALIAN FEDERAL POLICE	 WESTERN SYDNEY UNIVERSITY			
Food & beverage retail and production	 Arnott's Group	 PFD FOOD SERVICES	 coles	 CCA COCA-COLA AMATIL	 Woolworths	 INGHAM'S Heart of the Table	 ALH Group	 ALDI
Transportation & logistics	 DHL	 PRIXCAR SERVICES	 AURIZON	 CEVA LOGISTICS				
Packaging	 VISY FOR A BETTER WORLD	 COSPAK HARNESSING THE POWER OF PACKAGING	Fuel & convenience retail	 bp	 AMPOL			
Other major corporates & multinationals	 TELSTRA	 suez	 BOQ	 BUNNINGS warehouse	 DAVID JONES			

1. Sale and leaseback transactions over the last 7 years

FY21 transactional activity

\$10.1bn of transactional activity, comprising over 100 transactions with 20 active funds/partnerships

	Industrial & Logistics	Long WALE Retail	Office	Social Infrastructure/ Other	Shopping Centre Retail	Total
Acquisitions (\$bn)	2.8	2.2	2.3	0.7	–	8.0
Divestments (\$bn)	(0.4)	(0.2)	(1.0)	(0.3)	(0.1)	(2.1)
Net transaction (\$bn)	2.4	1.9	1.3	0.4	(0.1)	5.9
Gross transactions (\$bn)	3.3	2.4	3.3	1.0	0.1	10.1



Coles Ocado, MidWest Logistics Hub, Truganina



Australian Red Cross, Sydney



Bunnings Warehouse, Footscray



Mater, 14 Stratton Street, Newstead

Development drives FUM growth

94% of Industrial and 66% of Office development WIP is pre-leased



Artist impression: 60 King William Street, Adelaide (70% pre-leased to Government)

Completion value(\$m)

	Completions (last 12 months)	Committed projects	Uncommitted projects ³	Total pipeline ⁴
Industrial & Logistics	869	1,490	1,545	3,034
Long WALE Retail	-	109	-	109
Office ¹	113	2,627	2,741	5,368
Social Infrastructure	70	171	-	171
Shopping Centre Retail ²	27	12	95	107
Total	1,078	4,409	4,380	8,789

1. \$2.6bn of uncommitted Office developments have approved DA's
2. Reflects development spend only and excludes existing centre value
3. Includes potential end value of uncommitted development projects
4. \$4.2bn included in FUM at 30 June 2021



- Strong period of **inflows from all equity sources**
- Continued growth in Wholesale pooled funds and partnerships
- Growth in equity inflows continues with **growth in scale**
- **Over 45,000 investors** across FUM platform
- Direct platform average monthly inflows continue to be approximately **\$90 million per month**

Equity inflows

(\$m)	FY18	FY19	FY20	FY21
Wholesale pooled funds	649	1,802	1,272	2,111
Wholesale partnerships	322	219	1,298	1,448
Listed funds	77	692	1,369	659
Direct funds	653	691	1,136	1,107
Gross equity inflows	1,701	3,404	5,076	5,326
Net equity inflows	1,487	3,287	4,585	4,761



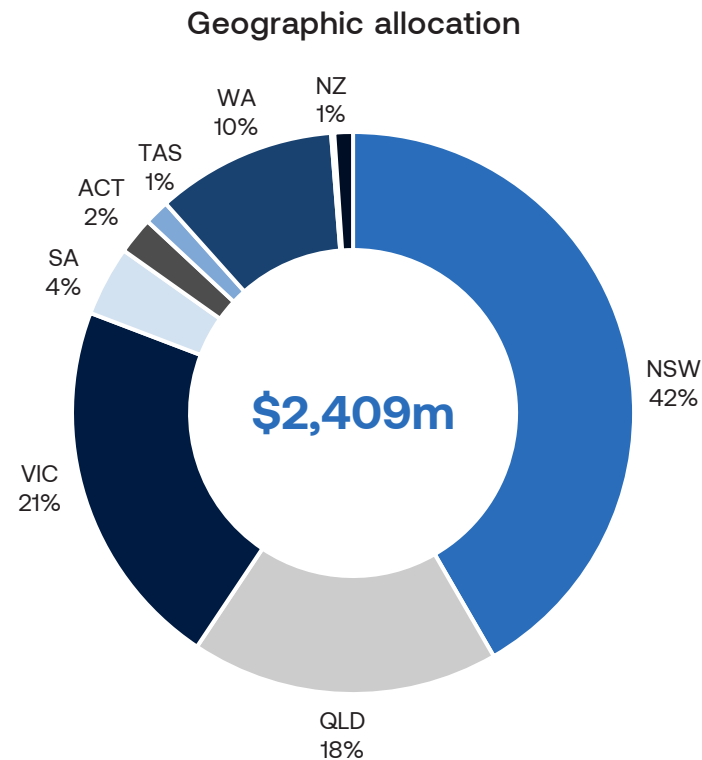
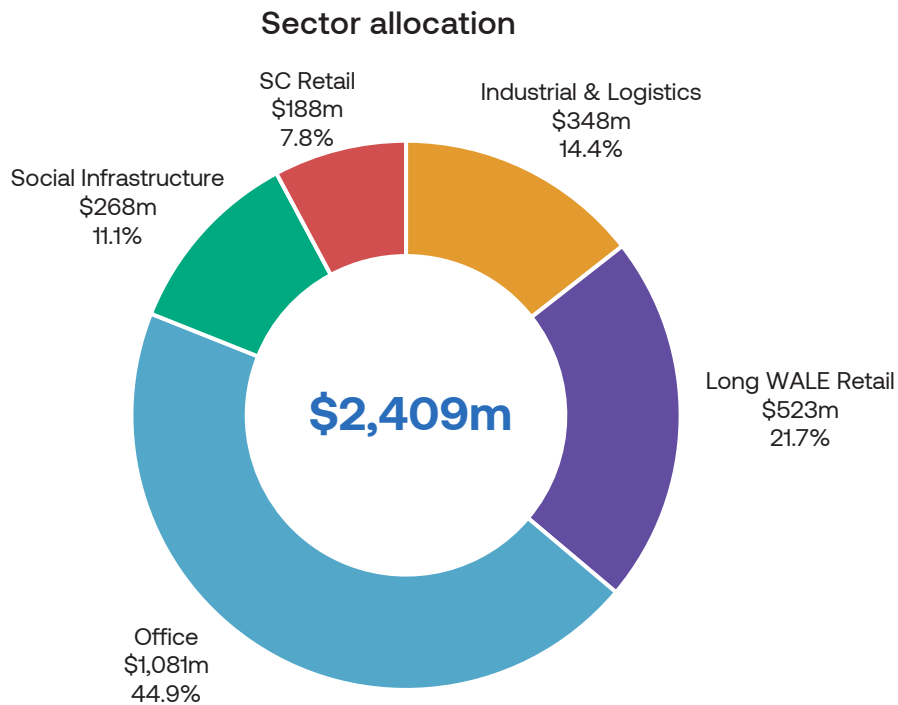
3 Property Investment

130 Lonsdale Street, Melbourne

Property Investment portfolio

Property Investment WALE increased from 8.7 to 9.1 years

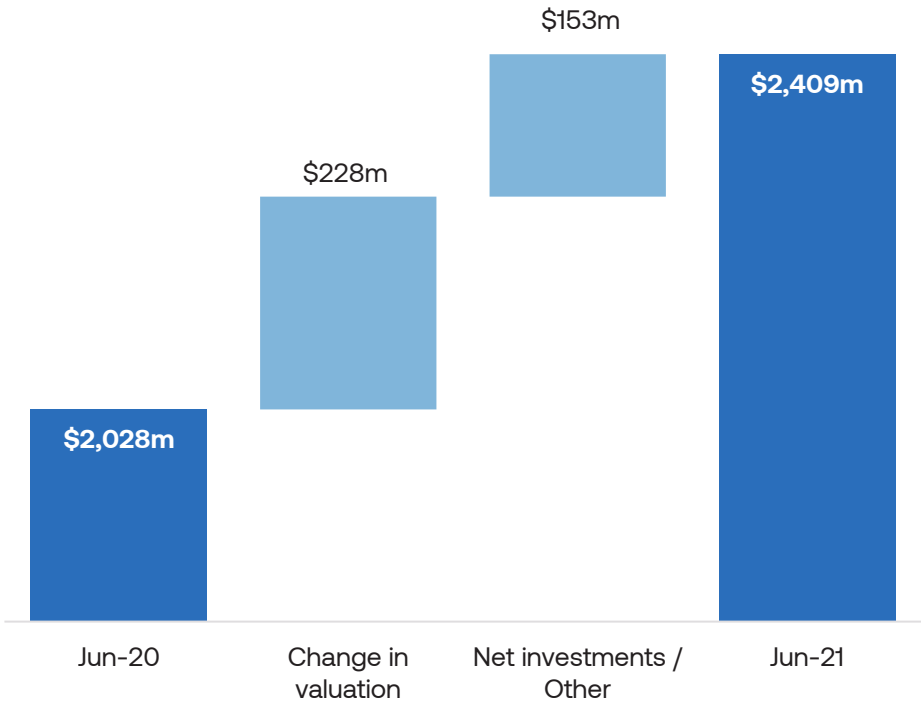
	Portfolio Value (\$bn)	No. of Properties	WALE (years)	Occupancy (%)	WARR (%)	WACR (%)	WADR (%)
30 June 2021	2.4	1,322	9.1	97.4	3.1	4.86	6.0
30 June 2020	2.0	1,027	8.7	97.6	3.3	5.25	6.5



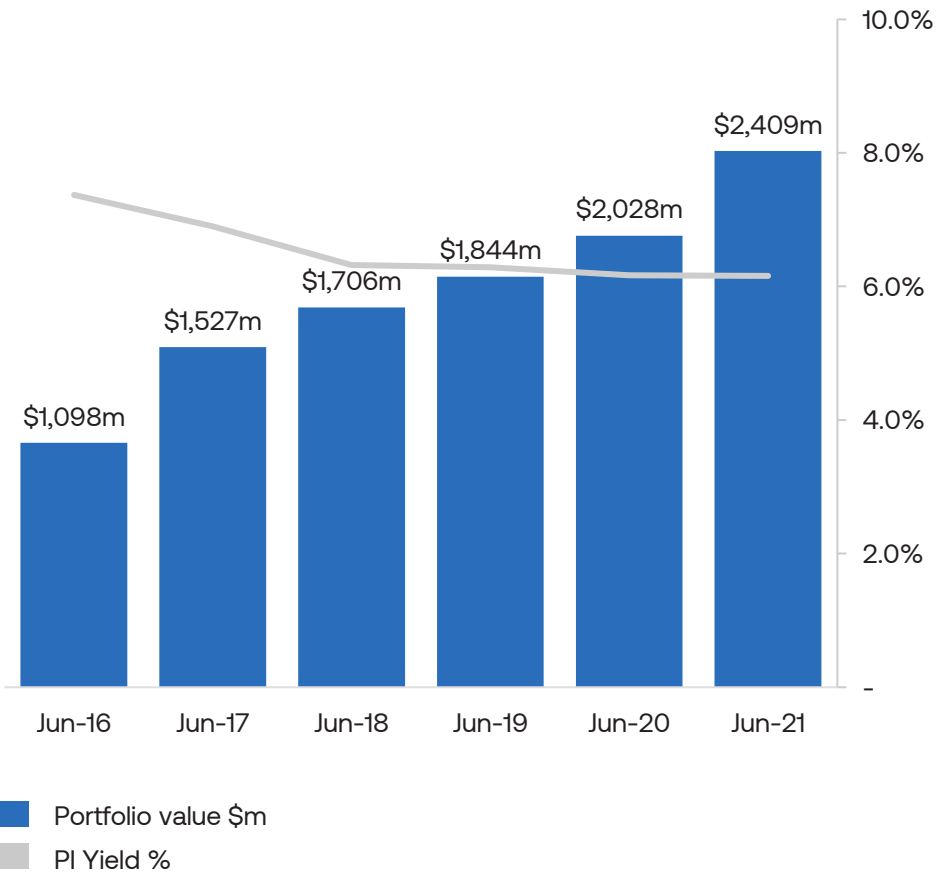
Property investment portfolio movement

PI yield of 6.1% remains attractive

Property Investment portfolio movement



Property Investment portfolio yield

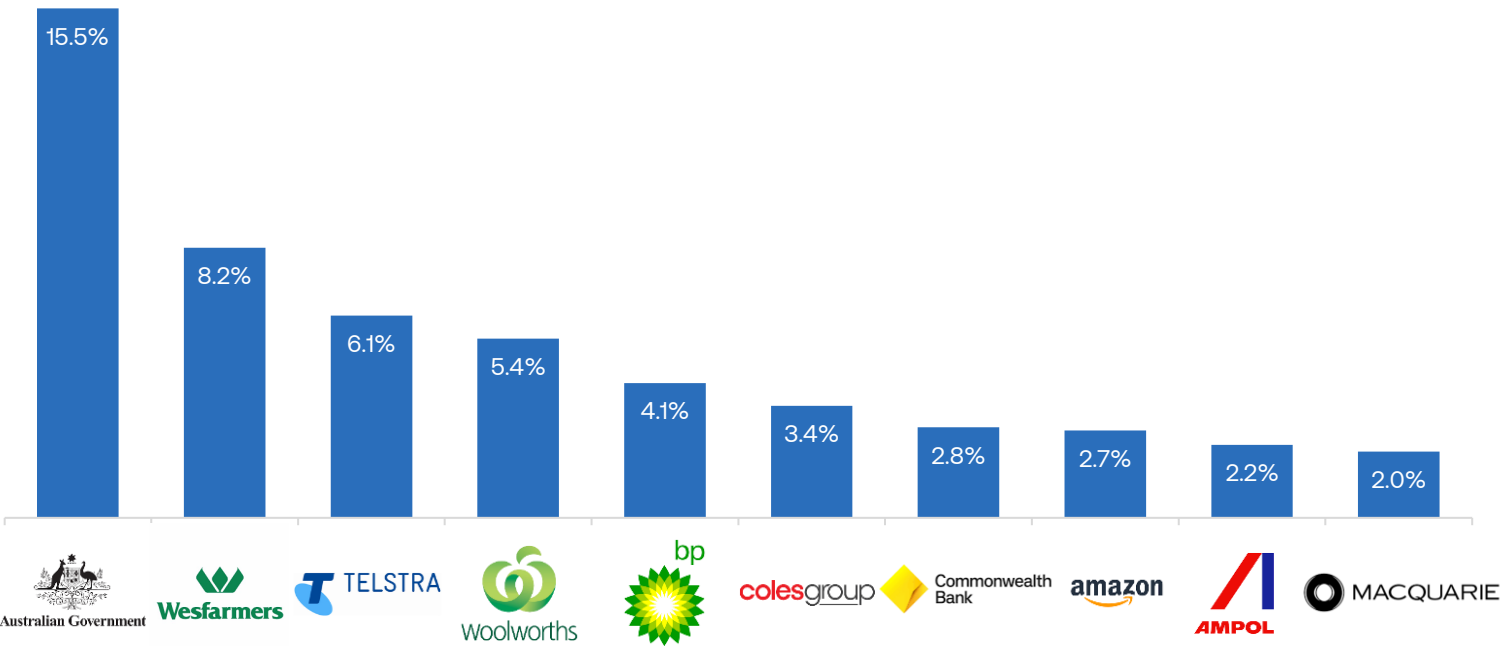


Diversified Property Investment earnings

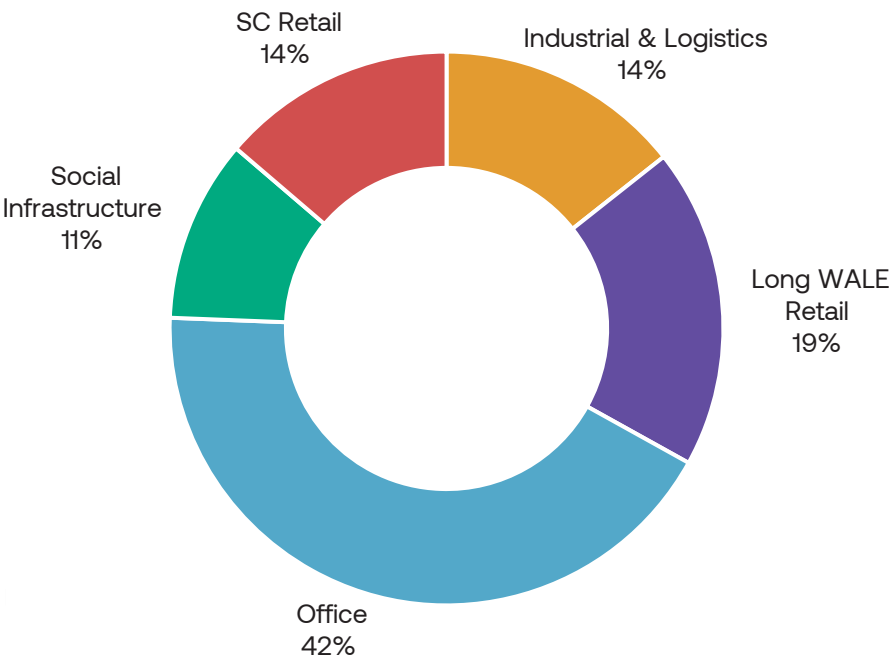
No single asset contributes more than 5% of portfolio investments

- 76% repeat and 39% multi-sector customers across 2,524 leases
- Tenant retention rate of 81.3% for the 12 months to 30 June 2021

Top 10 tenants by net income¹



Property Investment earnings (by sector)



1. Proportion of CHPT net income by tenant

ESG is a strong focus across the Charter Hall platform

We deliver in partnership with tenant customers and investors

Achievements

Environment: Climate resilience



2020 PRI Leaders Group

Recognition for our work in climate reporting



41MW Solar PV Installed

With potential to generate 58.9GWh of electricity, equivalent to powering 8,305 homes



100% renewable

For grid supplied electricity. FY21 Industrial, FY22 Office, FY25 Retail



\$100M in sustainable Debt finance



5.04 star NABERS Energy Portfolio

Weighted average for office assets



7% reduction in emission intensity (Scope 1 & Scope 2) against the FY17, despite a 37% increase in area (FY17 to FY20)

Social: Strong communities



90% engagement score From our employees



Best Places to Work Ranked second in Property, Construction & Transport category in 2021 AFR Best Places to Work list



Globally pioneering Human health and wellness in workplace with more than 900,000sqm office space WELL Portfolio rated



\$739k spend with community partnerships Through social enterprises and charitable organisations



Employer of Choice for Gender Equality To by Workplace Gender Equality Agency (WGEA)



Reconciliation Action Plan Stage One Reflect RAP conditionally endorsed by Reconciliation Australia.

Governance: Responsible business



TCFD Alignment underway Cross Sector ESG Committee created to drive platform wide alignment and implementation



Modern Slavery Piloted PCA's supplier prequalification with out top 100 suppliers, with a further 100 suppliers to be added year on year

Focus Areas



2030 Net zero target For Scope 1 and 2 emissions



#1 largest Green Star footprint in Australia 240 Green Star rated buildings across platform



21 funds completed GRESB Assessment in 2021



6 star Green Star ratings On all new CBD Office developments



First Australian property company To Pledge 1% of our time, space and profits to community partners



Social procurement Within the Office portfolio through partnership with Two Good



4 Financial Result

Coles Distribution Centre, Sturton, Adelaide

Earnings summary

- **PI EBITDA increased by 2.5%**, with continued recycling of capital into new funds and partnerships
- PFM EBITDA in FY20 included **\$98m for the CHOT performance fee**
- **DPS growth of 6.0%** on FY20 to 37.9cps
- Distribution payout ratio of **62%** in the year
- **6.5cps of franking credits** distributed

(\$m)	FY20	FY21	Change %
PI EBITDA	120.0	123.0	2.5%
DI EBITDA	17.1	34.2	100.0%
PFM EBITDA ¹	289.0	204.4	(29.3%)
EBITDA	426.1	361.6	(15.1%)
Depreciation	(10.6)	(7.8)	(26.4%)
Interest income/expense	(11.9)	(8.4)	(29.4%)
Operating earnings pre-tax	403.6	345.4	(14.4%)
Tax	(80.8)	(61.1)	(24.4%)
Operating earnings post-tax	322.8	284.3	(11.9%)
Non operating items			
Change in Property Investment valuation ²	67.8	228.0	236.3%
Other non-operating items ²	(44.7)	(35.5)	(20.5%)
Statutory profit after tax	345.9	476.8	37.8%
OEPS pre-tax (cps)	86.6	74.2	(14.4%)
OEPS post tax (cps)	69.3	61.0	(11.9%)
OEPS post tax excluding CHOT	53.9	61.0	13.3%
Distribution per security (cps)	35.7	37.9	6.0%
Payout Ratio	52%	62%	

1. In assessing the financial performance of the business, net operating expenses are considered to be primarily related to the Property Funds Management business
2. Includes the Group's proportionate share of non-operating items of equity accounted investments on a look through basis and investments held at fair value through profit and loss

Property funds management

- **Funds management fees up 22.5%** driven by continued momentum in FUM growth
- Transaction and performance fees in FY20 included \$98m for the CHOT performance fee
- Property services revenue **up 17.6% to \$64.9m**
- Total PFM **expenses down by 6.7%** through cost control measures implemented during the year
- PFM EBITDA **margin expansion to 54.5%** (excluding Transaction & Performance fees)

(\$m)	FY20	FY21	Change %
Fund management fees	153.3	187.8	22.5%
Transaction and performance fees	203.8	66.8	(67.2%)
Investment management revenue	357.1	254.6	(28.7%)
Property management fees	17.4	19.3	10.9%
Development fees	16.8	22.8	35.7%
Leasing fees	13.2	15.6	18.2%
Facilities and project management fees	7.8	7.2	(7.7%)
Property services revenue	55.2	64.9	17.6%
PFM revenue	412.3	319.5	(22.5%)
PFM expenses	(90.1)	(85.3)	(5.4%)
Corporate expenses	(33.2)	(29.8)	(10.2%)
Total PFM expenses	(123.3)	(115.1)	(6.7%)
PFM EBITDA	289.0	204.4	(29.3%)

Balance sheet and return metrics

- Available **cash of \$344 million**
- Balance sheet **gearing of 5.0%** post-issuance of the \$250m A\$MTN in April 2021
- **NTA per security growth of 14.8%** since June 2020 to \$4.91, driven by revaluations and retained earnings
- **Investment capacity of \$544 million** supporting future fund creation and growth

(\$m)	30 Jun 2020	30 Jun 2021
Cash	237	344
Property investment	2,028	2,409
Development investment	48	76
Other assets ¹	107	123
Intangibles	119	115
Total assets	2,538	3,067
Borrowings ¹	232	482
Other liabilities	227	214
Total liabilities	458	696
Total equity	2,080	2,371
Contributed equity per stapled security	\$3.71	\$3.69
NTA per stapled security ²	\$4.28	\$4.91
Balance sheet gearing	0.0%	5.0%
Look through gearing	29.1%	32.4%
Headstock investment capacity ³	437	544

Return metrics

Return on NTA (pre-tax) ⁴	22.2%	17.3%
Return on NTA (post-tax) ⁴	17.8%	14.3%
Return on contributed equity (post-tax) ⁵	18.6%	16.5%

Note: Balance sheet presented excludes the consolidation of the Charter Hall Direct Long WALE Fund (LWF). Reconciliation to financial statements can be found on slide 41.

1. Net of swap mark-to-market of \$37m relating to the USPP notes (representing USPP repayment value of \$231.5m)

2. Net tangible assets (NTA) per stapled security (\$) is calculated using assets less liabilities, net of intangible assets and related deferred tax

3. Investment capacity calculated as cash plus undrawn debt

4. Return on NTA is calculated as total operating earnings pre-tax/post-tax per security divided by the opening NTA per security for the 12 months to 30 June 2021

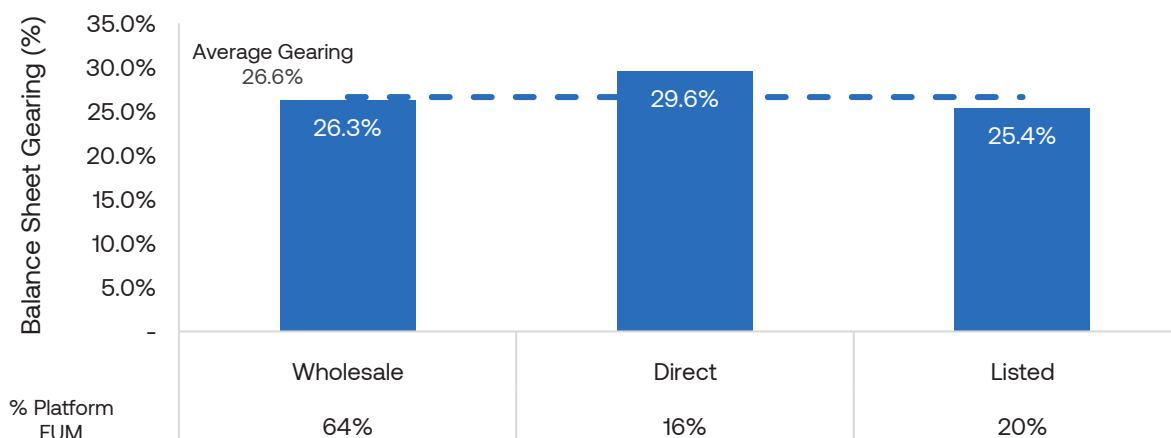
5. Return on contributed equity is calculated as total operating earnings post-tax per security divided by the opening contributed equity per security for the 12 months to 30 June 2021

Capital management

- **\$6.7bn of available liquidity** plus committed and uncalled equity
- **\$9.1bn of new and refinanced debt facilities** agreed in FY21 with no maturities until FY23
- **Weighted average gearing** across the funds is **26.6%**

Funds platform debt metrics ¹	30 Jun 2020	30 Jun 2021
Total platform facility limits (\$m)	16,553	20,089
Total platform undrawn debt (\$m)	3,585	5,043
Total platform cash (\$m)	1,411	1,634
Look through weighted average debt maturity (yrs) ²	4.2	4.4
Look through weighted average cost of debt ³	2.5%	2.1%
Look through interest rate hedging (%)	61%	42%

Gearing by Equity Source



1. Total platform includes Corporate debt facility limits of \$712m, drawn to \$138m net of cash

2. Duration is based on facility limits

3. Passing cost of debt is on a look through basis and includes floating rate, hedge rate, margins, line fee but excludes undrawn line fees and amortised borrowing costs



5 Outlook and Guidance

10 Shelley Street, Sydney

FY22 operating earnings guidance

Based on no material adverse change in current market conditions, FY22 guidance is for post-tax operating earnings per security of no less than 75.0cps.

FY22 distribution per security guidance is for 6% growth over FY21.



Guidance of **23% OEPS growth** to 75cps and **6% DPS growth**



6

Additional Information

GPO Exchange, 10 Franklin Street, Adelaide

Management bench experience

Charter Hall Executive leadership group



Charter Hall Group Property footprint¹



1. Excludes Maxim and other smaller investments

Charter Hall managed funds

	Industrial & Logistics		Long WALE Retail		Office			Social Infrastructure/ Other		Shopping Centre Retail	
	\$15.5bn		\$6.7bn		\$22.8bn			\$3.4bn		\$3.8bn	
Wholesale Equity	CPIF \$7.9bn	CLP ¹ \$2.4bn	LWHP \$1.9bn	LWIPs ⁴ \$0.7bn	CPOF ⁶ \$8.3bn	CHOT \$3.6bn	BSWF ⁷ \$0.6bn	DVAP \$0.2bn	CHET ⁹ \$0.4bn	CPRF \$0.3bn	RP ¹⁰ \$0.6bn
	CHALWF ² \$0.5bn	CHPIP \$0.4bn	BPH \$0.2bn	DVP \$0.1bn	CCT \$0.5bn	Mandates \$0.7bn	DVP \$0.6bn				
			Ampol/BP ⁵ \$0.8bn	DJs \$0.1bn	Chifley \$1.2bn	242X/201E ⁸ \$0.8bn	CHAIT \$0.4bn				
Retail Equity	DIFs \$2.5bn	Diversified ³ \$0.1bn	BW Trust \$0.1bn	Diversified ³ \$0.2bn	DOF \$2.6bn	PFA \$2.1bn	Other ³ \$0.1bn	Other ³ \$0.2bn	MAXIM \$0.3bn		
Listed Equity	CLW \$1.6bn	CQR \$0.1bn	CLW \$1.8bn	CQR \$0.6bn	CLW \$1.4bn			CQE \$1.6bn	CLW \$0.8bn	CQR \$2.9bn	

Note: Numbers on this page may not add due to rounding

1. DIF4 holds 8.9% of the units in CLP

2. CPIF holds 50% of the units in CHALWF

3. Diversified includes LWF and WPS1. Other includes WPS1

4. LWIPs include LWIP and LWIP2. CLW hold 49.9% of the units in LWIP

5. CLW and CQR hold 50% and 47.5% respectively, of the units in BP

6. DOF holds 1% of the units in CPOF

7. CPOF holds 49.9% of the units in the Brisbane Square Wholesale Funds (BSWF)

8. DVP holds 47.1% of the units in 201E, CPOF and CLW hold 49.9% and 15% respectively, of the units in 242X

9. CLW and LWF hold 50% and 3.7% respectively, of the units in CHET

10. RPs include RP1, RP2 and RP6. CQR holds 50%, 49.9%, and 20% of the units in RP1, RP2 and RP6 respectively

Wholesale pooled and partnerships



FUM
\$33.3bn



Gearing
26.3%



Occupancy
97.3%



WALE
8.3yrs



Cap rate
4.62%



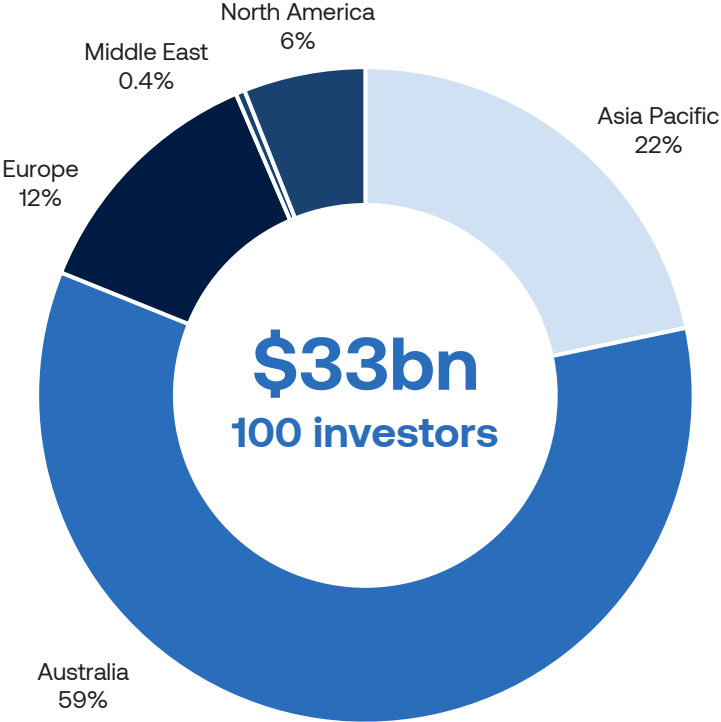
CHC investment
\$1.4bn



2 Market Street, Sydney

Wholesale platform

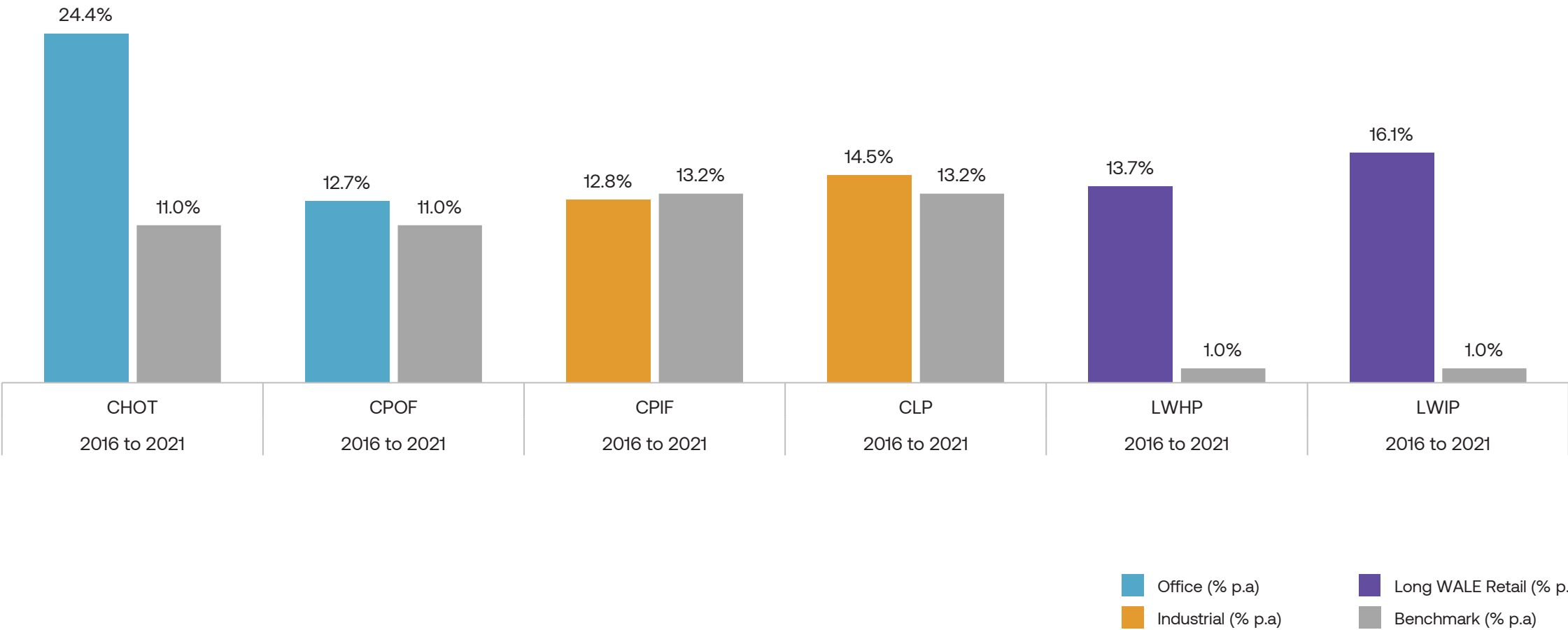
Wholesale Platform, FUM by Equity Origin



Tradecoast Industrial Park, Pinkenba

Major wholesale property investment portfolio returns

Relative to sector specific IPD/MSCI Core Wholesale indices



Listed



FUM
\$10.8bn



Gearing
25.4%



Occupancy
98.2%



WALE
11.0yrs



Cap rate
5.23%



CHC investment¹
\$0.7bn



bp, Forestville

1. Held at accounting value not market value

Charter Hall Direct



FUM
\$8.2bn



Gearing
29.6%



Occupancy
98.6%



WALE
8.9yrs



Cap rate
4.89%



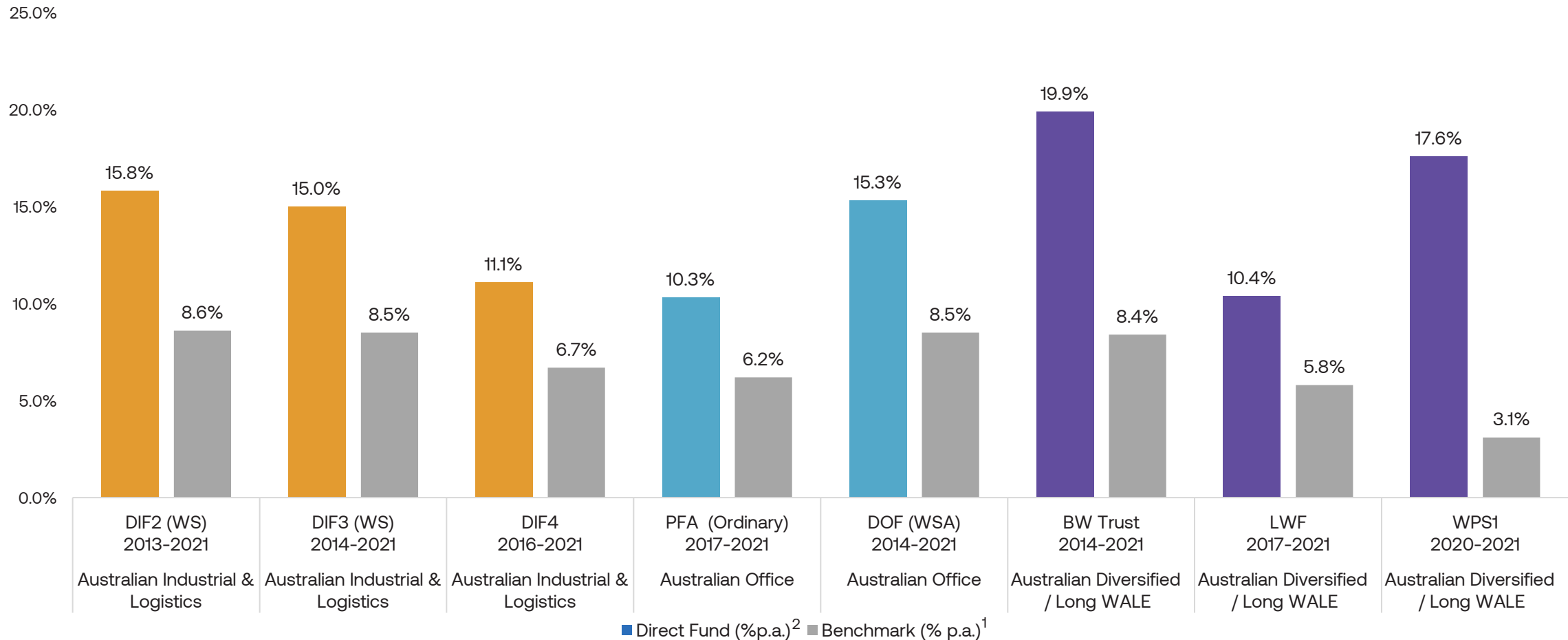
CHC investment
\$0.3bn



Kmart Distribution Centre, Lytton

Direct funds have returned an average of 13.5% p.a. since inception

Outperforming their respective MSCI/IPD indices¹ by over 1.5x



1. Benchmark refers to the headline MSCI/IPD Unlisted Core Wholesale Property Fund Index returns series as at June 2021, since the respective fund inception dates. Years shown are indicative of inception year to 30 June 2021, though returns are as at exact inception date. Past performance is not a reliable indicator of future performance.

2. DIF2, DIF3, DIF4, LWF, DAT, DAT2, DOF – returns assume Bonus Units or Entitlement Offer as per respective PDS

CHPT Property Investment portfolio

	Ownership stake (%)	Charter Hall Investment (\$m)	Charter Hall PI Income (\$m)	WALE (years)	WACR (%)	WADR (%)	WARR ¹ (%)	PI Yield ² (%)
Industrial & Logistics								
Charter Hall Prime Industrial Fund (CPIF)	1.8	118.8	6.0	10.8	4.3	5.7	2.9	4.8
Core Logistics Partnership (CLP)	4.8	76.2	4.2	9.1	4.2	5.9	3.0	6.0
Charter Hall PGGM Industrial Partnership (CHPIP)	12.0	25.7	0.9	10.6	4.5	5.7	2.5	5.5
Long WALE Retail								
Long WALE Hardware Partnership (LWHP)	14.1	167.4	7.2	8.0	4.5	5.9	2.7	5.3
CH DJ Trust (CHDJT) ³	25.0	73.6	1.4	19.7	5.0	6.8	2.5	6.0
Ampol Service Stations (CHAPF)	5.0	39.7	1.1	18.6	4.7	5.2	1.0	4.8
Other Long WALE Retail investments		29.3	1.6	n/a	n/a	n/a	n/a	n/a
Office								
Charter Hall Prime Office Fund (CPOF)	5.1	270.6	14.4	6.8	4.7	6.0	3.7	4.8
Charter Hall Office Trust (CHOT)	15.7	270.8	17.4	6.6	4.6	6.0	3.6	6.3
Charter Hall Direct Office Fund (DOF)	7.7	141.1	0.6	8.2	4.9	6.0	3.5	4.7
Charter Hall Direct PFA Fund (PFA)	7.9	104.0	1.1	7.3	5.2	6.3	3.3	7.9
Brisbane Square Wholesale Fund (BSWF)	16.8	102.4	9.0	7.4	5.4	6.5	3.5	8.6
Other Office investments ⁴		61.4	4.6	n/a	n/a	n/a	n/a	n/a
Social Infrastructure								
Charter Hall Social Infrastructure REIT (ASX:CQE) ⁵	8.8	98.9	5.1	15.2	5.5	n/a	2.9	5.6
Charter Hall Exchanges Trust (CHET)	13.9	59.4	3.3	19.1	3.8	5.6	3.1	6.6
Shopping Centre Retail								
Charter Hall Retail REIT (ASX:CQR) ⁵	10.6	238.5	15.6	7.5	5.8	6.5	4.1 ⁶	7.4
Diversified								
Charter Hall Long WALE REIT (ASX:CLW) ⁵	11.3	369.7	18.5	13.2	4.8	5.7	3.0	6.4
Charter Hall Direct Long WALE Fund (LWF)	32.3	51.3	3.4	6.8	5.4	6.2	2.6	6.1
Charter Hall DVP Fund (DVP)	11.5	49.0	1.5	6.6	4.9	5.9	3.4	4.0
Other investments ⁷		60.7	6.1	n/a	n/a	n/a	n/a	n/a
Property Investment Total	6.7⁸	2,408.7	123.0	9.1	4.9	6.0	3.1	6.1

1. CPI is assumed at 2.6% over the forecast period

2. PI Yield is calculated as operating earnings divided by weighted average investment during the period. Excludes MTM movements in NTA during the year

3. Ownership stake reflects look-through ownership of the property via 50% ownership in CH DJ Trust

4. Includes 242X, 201E, CHAB247, CHAIT and CCT

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5. Held at accounting value not market value

6. Refers to contracted weighted average rent reviews of the specialty tenants only

7. Includes DVAP, Maxim, CPRF and RP2

8. 6.7% reflects CHPT percentage of total equity under management

Statutory balance sheet reconciliation

(\$m)	Statutory Balance Sheet	Adj. 1: Reclassify LWF as Equity Accounted investment	Adj 2: Reclassify mark-to-market on derivatives	Investor Presentation (slide 26)
Cash	352	(8)	-	344
Property Investment	2,343	66	-	2,409
Development Investment	76	-	-	76
Investment Properties	193	(193)	-	-
Other assets	206	(46)	(37)	123
Intangibles	115	-	-	115
Total assets	3,285	(181)	(37)	3,067
Borrowings	558	(40)	(37)	482
Other liabilities	218	(4)	-	214
Total liabilities	776	(44)	(37)	696
Total equity	2,509	(138)	-	2,371

Portfolio performance fee testing frequency

Fund	Testing frequency
Brisbane Square Wholesale Fund (BSWF)	3 yearly – FY22, FY25, etc
Charter Hall Direct Industrial Fund No. 4 (DIF4)	5 yearly – FY22, FY27, etc
Charter Hall Prime Industrial Fund (CPIF)	3 yearly – FY22, FY25, etc
Long WALE Hardware Partnership (LWHP)	7 yearly – FY22 plus individual asset divestment performance fees
Retail Partnership No. 2 (RP2)	7 yearly – FY22, etc
Retail Partnership No. 6 (RP6)	7 yearly – FY22, etc
Charter Hall Direct Industrial Fund No. 3 (DIF3)	FY22
Core Logistics Partnership (CLP)	FY23 plus individual asset divestment performance fees
Charter Hall Direct Long WALE Fund (LWF)	5 yearly – FY23, etc
Charter Hall PFA Fund (PFA)	5 yearly – FY23, etc plus individual asset divestment performance fees
Charter Hall Prime Office Fund (CPOF)	3 yearly – FY24, etc
Charter Hall Direct BW Trust (BW Trust)	FY24
Counter Cyclical Trust (CCT)	FY25
Direct Office Fund (DOF)	5 yearly – FY25, etc

Fund key and glossary

Listed entities

ASX:CHC	Charter Hall Group
ASX:CLW	Charter Hall Long WALE REIT
ASX:CQR	Charter Hall Retail REIT
ASX:CQE	Charter Hall Social Infrastructure REIT

Wholesale funds

BSWF	Brisbane Square Wholesale Fund
CCT	Charter Hall Counter Cyclical Trust
CHAIT	Charter Hall Australian Investment Trust
CHOT	Charter Hall Office Trust
CPOF	Charter Hall Prime Office Fund
CHALWF	Charter Hall ALDI Logistics Wholesale Fund
CLP	Core Logistics Partnership
CHPIP	Charter Hall PGGM Industrial Partnership
CPIF	Charter Hall Prime Industrial Fund
CPRF	Charter Hall Prime Retail Fund
RP1, RP2, RP6	Retail Partnership series
DVP	Charter Hall DVP Fund
CHET	Charter Hall Exchanges Trust
CHAPF	Charter Hall Ampol Property Fund
BPH	Charter Hall BP Holding Trust
BPP	Charter Hall bp Partnership
LWHP	Long WALE Hardware Partnership
LWIP, LWIP2	Long WALE Investment Partnership series

Direct funds

DOF	Charter Hall Direct Office Fund
PFA	Charter Hall Direct PFA Fund
DIF2, DIF3, DIF4	Charter Hall Direct Industrial Fund series
BW Trust	BW Trust
LWF	Charter Hall Direct Long WALE Fund
WPS1	Charter Hall Wholesale Property Series No.1

Glossary

CAGR	Compound Annual Growth Rate
DI	Development Investments
FUM	Funds Under Management
NTA	Net Tangible Assets
OEPS	Operating Earnings per Security
PFM	Property Funds Management
PI	Property Investments
WACR	Weighted Average Cap Rate
WADR	Weighted Average Discount Rate
WALE	Weighted Average Lease Expiry
WARR	Weighted Average Rent Review

Further information



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