CHARTER HALL

18 May 2006

The Manager
Company Notices Section
Australian Stock Exchange Limited
Exchange Centre
20 Bridge Street
SYDNEY NSW 2000

Dear Sir

FINAL INSTALMENT ON PARTLY PAID SECURITIES

Further to the announcement made on 10 May 2006 regarding the final instalment of $0.25 per Charter Hall Group stapled security, please find attached a copy of the Final Instalment Notice and accompanying correspondence as sent to all securityholders today.

If securityholders have any questions concerning the final instalment or their Charter Hall Group holding they should contact the Charter Hall Group security registry, Link Market Services Limited on 1300 664 498 between 9.00am and 5.00pm Sydney time.

Yours faithfully

Nathan Francis
Chief Financial Officer

Charter Hall Limited
ABN 57 113 531 150
Charter Hall Funds Management Limited
ABN 31 082 991 786
Level 6, 110 Walker Street
North Sydney NSW 2060 Australia
PO Box 1367
North Sydney NSW 2059
Telephone +61 2 8908 4000
Facsmile +61 2 8908 4040
www.charterhall.com.au

CHARTER HALL

18 May 2006

Dear Investor

CHARTER HALLGROUP – FINAL INSTALMENT ON PARTLY PAID SECURITIES

As foreshadowed in the Charter Hall Group Product Disclosure Statement and Prospectus dated 11 May 2005 we write to advise that the Final Instalment of **$0.25 per partly paid stapled security is due for payment on 30th June 2006.**

Enclosed with this letter is the Final Instalment Notice. This Notice contains important information which you should read carefully. The Notice sets out the number of partly paid stapled securities registered in your name at 7pm on 16 May 2006 and the amount you are required to pay to settle the Final Instalment.

The final instalment of $0.25 per stapled security is **payable no later that 5.00pm Sydney time on 30 June 2006**. Following payment of the Final Instalment your Charter Hall Group stapled securities will be fully paid.

If you fail to pay the final instalment your stapled securities may be forfeited and sold on your behalf with the proceeds (less any transaction costs in respect of the sale) applied towards payment of the final instalment, including any interest charged. The balance, if any, will be paid to you.

Payment can be made by B-Pay or by cheque or bank draft made **payable to "Charter Hall Limited – Final Instalment Account"** in Australian dollars and drawn on an Australian bank. Payment of the final instalment amount must reach Link Market Services Limited at Locked Bag A14, Sydney South NSW 1235, **by no later than 5.00pm Sydney time on Friday 30 June 2006.** A reply paid envelope is enclosed for your convenience.

You can access information about your Charter Hall Group holding via our website at www.charterhall.com.au. Simply visit the 'Investor Centre' section of our website to access a wide variety of holding information, to update your details online or to download a range of additional forms.
If you have any questions concerning the final instalment or your Charter Hall Group holding you should contact the security registry, Link Market Services Limited on 1300 664 498 between 9.00am and 5.00pm Sydney time on business days or consult your stockbroker, accountant or other financial adviser.

Yours faithfully

Nathan Francis
Chief Financial Officer

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CHARTER HALL

Charter Hall Limited
ACN 113 531 150
Charter Hall Funds Management Limited
ACN 082 991 786
as Responsible Entity for Charter Hall Property Trust
ARSN 113 339 147

All Registry communications to:
Link Market Services Limited
Locked Bag A14
Sydney South NSW 1235 Australia
Telephone: 1300 664 498
From outside Australia: +61 2 8280 7787
Facsimile: (02) 9287 0303
ASX Code: CHCCA
Email: registrars@linkmarketservices.com.au
Website: www.linkmarketservices.com.au

SRN/HIN:

Date of this Notice: 18 May 2006

Second Instalment Payment Due Date: By 5:00pm (Sydney time) on 30 June 2006

SECOND AND FINAL INSTALMENT – FIRST NOTICE

SECOND INSTALMENT PAYMENT DUE

– **Number of Partly Paid Securities held on 16 May 2006**
– **Total amount owing at A$0.25 per Partly Paid Security**

PAYMENT DETAILS – You may elect to make payment by one of the following options:

***Option 1* – Cheque – please complete and ensure that the amount payable is correct.**

Mail this form together with your cheque payable to **"Charter Hall Limited - Final Instalment Account"** and crossed "Not Negotiable" to Link Market Services Limited at Locked Bag A14, Sydney South NSW 1235. A reply paid envelope is enclosed for your convenience. If you have any enquiries concerning this First Notice, please telephone Link Market Services Limited on 1300 664 498 or contact your stockbroker, lawyer or other professional adviser.

Cheque Number

BSB

Account Number

Cheque Amount **A$**

***Option 2* – BPAY® – If paying by BPAY you do NOT need to return this form.**

BPAY

Biller Code: 747295
Ref:

Telephone & Internet Banking – BPAY®
Contact your bank, credit union or building society to make this payment from your cheque or savings account. More info: www.bpay.com.au
Registered to BPAY Pty Ltd ABN 69 079 137 518

Please provide a telephone number in case we need to contact you during business hours.

Telephone Number

Contact Name

Second Instalment Timetable

Last day for trading Partly Paid (CHCCA) "Second Instalment Unpaid" Securities on ASX	16 June 2006
First day for trading Fully Paid (CHCN) Securities on deferred settlement basis	19 June 2006
Last day for Registry to accept transfers of Partly Paid (CHCCA) "Second Instalment Unpaid" Securities	23 June 2006
Second Instalment Date	By 5:00pm (Sydney time) on 30 June 2006
Despatch date of holding statements for Fully Paid Securities	7 July 2006
Quotation of Fully Paid (CHCN) Securities on a T+3 settlement basis	10 July 2006

Security Prices

The latest available price of the Partly Paid Securities before the date of issue of this First Notice	A$1.145
The highest market price of the Partly Paid Securities during the three months immediately before this First Notice	A$1.18
The lowest market price of the Partly Paid Securities during the three months immediately before this First Notice	A$0.945
The latest available market price of the Partly Paid Securities immediately before the first announcement made to ASX regarding the final instalment	A$1.15

Consequences of Late and/or Non-Payment

If you fail to pay the Second Instalment, then in accordance with the Company's Constitution, your securities may be forfeited and you will remain liable to pay the monies owing to the Company (plus interest at a rate determined by the Directors) under the Second Instalment. The Company has the right to dispose of forfeited securities, with the proceeds to be applied firstly towards the expenses of the sale, secondly towards any expenses necessarily incurred in connection with the forfeiture (including any interest accrued), thirdly towards the payment of the Second Instalment (plus interest). The balance, if any, will be paid to the person who was the registered securityholder of the forfeited securities. To the extent there is a deficit, you will remain liable to pay the deficit. Joint holders of Securities are jointly and severally liable to pay the Second Instalment.

CHCCA CAL001