12 February 2010

Luxmy Wigneswaran
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Charter Hall Limited
ABN 57 113 531 150

Charter Hall Funds
Management Limited
ABN 31 082 991 786

NOTICE UNDER SECTIONS 708AA(2)(F) AND 1012DAA(2)(F) OF THE CORPORATIONS ACT 2001 (CTH) AS MODIFIED BY ASIC CLASS ORDER [CO 08/35]

Dear Ms Wigneswaran

This notice is given by:

- Charter Hall Limited (ACN 113 531 150) (the ***Company***); and
- Charter Hall Funds Management Limited (ACN 082 991 786) (the ***RE***) as responsible entity of Charter Hall Property Trust (ARSN 113 339 147) (the ***Trust***),

(together, ***Charter Hall Group***) under sections 708AA(2)(f) and 1012DAA(2)(f) of the *Corporations Act 2001* (Cth) (the ***Act***) as modified by the Australian Securities & Investments Commission Class Order [CO 08/35].

Charter Hall Group has announced an accelerated non-renounceable pro-rata entitlement offer of 2 new Charter Hall Group stapled securities (each comprising one share in the Company and one unit in the Trust) (***New Securities***) for every 5 Charter Hall Group stapled securities held as at 7.00 pm (Sydney time) on 16 February 2010 by Charter Hall Group stapled security holders with a registered address in Australia and New Zealand and other jurisdictions in which Charter Hall Group has decided to make offers.

Charter Hall Group advises that:

(a) the New Securities will be offered for issue without disclosure to investors under Part 6D.2 of the Act and without a Product Disclosure Statement for the New Securities being prepared;

(b) this notice is being given under sections 708AA(2)(f) and 1012DAA(2)(f) of the Act as modified by ASIC Class Order [CO 08/35];

(c) as a disclosing entity, Charter Hall Group is subject to regular reporting and disclosure obligations;

(d) as at the date of this notice, Charter Hall Group has complied with:

(i) the provisions of Chapter 2M of the Act as they apply to Charter Hall Group; and

(ii) section 674 of the Act as it applies to Charter Hall Group;

(e) as at the date of this notice, there is no excluded information of the type referred to in sections 708AA(8), 708AA(9), 1012DAA(8) and 1012DAA(9) of the Act as modified by ASIC Class Order [CO 08/35]; and

(f) the potential effect that the issue of the New Securities will have on the control of Charter Hall Group, and the consequences of that effect, will depend on a number of factors, including investor demand. However, given the structure of the entitlement offer as a pro rata issue, it is not expected to have any material effect or consequence on the control of Charter Hall.

Please contact the undersigned if you require further information.

Yours faithfully

Nathan Francis
Deputy CFO/Company Secretary