

Charter Hall Group Property Portfolio

30 June 2012



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Cover: Citi Centre, 2 Market Street, Sydney NSW

Occupancy¹

98%

Weighted Average
Lease Expiry (WALE)¹

6.2
years

Funds Under
Management (FUM)
as at 30 June 2012

\$8.9bn

Development
Book and
Pipeline

\$1.4bn

Weighted Average
Rental Review¹

3.9%

Note
1. Represents entire Charter Hall portfolio

Charter Hall Group

Charter Hall is one of Australia's leading fully integrated property groups, with over 20 years' experience managing high quality property on behalf of institutional, wholesale and retail clients.

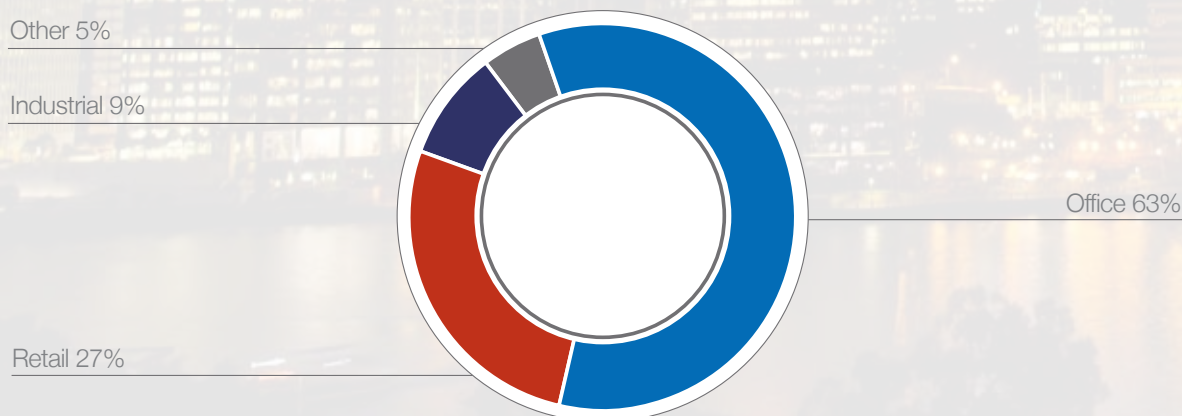
We manage around \$9 billion of property located predominantly within Australia and focused on the core real estate sectors; office, retail and industrial. We are the largest third party manager of Australian office and grocery anchored retail centre assets, and have the third largest managed industrial property portfolio.

As an integrated property group, our 260 property specialists deliver professional services across the full property spectrum from investment management to property management to development.

We believe sustainability is a key element to good business and that by ensuring our actions are not only commercially sound but that they make a difference to our people, our customers and the environment in which we work and live, we can contribute in a positive way.

As at 30 June 2012

	Total	Office	Retail	Industrial	Other ¹
No. of properties	170	47	94	29	n/a
NLA (sqm)	2,129,630sqm	810,221sqm	793,794sqm	525,616sqm	n/a
Value (\$bn)	\$8.9	\$5.2	\$2.5	\$0.8	\$0.4



Note

1. The difference between the \$8.5bn and the \$8.9bn is the investments in CHUF, LPTs and Residential.

Charter Hall Group (ASX:CHC)

Stapled Security

Charter Hall Property Trust (CHPT)

Charter Hall Limited (CHL)

Property Investment

Total co-investments: \$530 million (67%)¹
EBITDA: \$39.9m (61%)

\$101m co-investment

Listed Fund
\$2.0bn FUM

\$314m co-investment

Wholesale Unlisted Funds
\$5.4bn FUM

\$115m co-investment

Retail Investor Funds
\$1.5bn FUM

Funds Management

Book Value: \$99 million (12%)²
EBITDA: \$23.3m (36%)

\$99m book value (intangible)²

- ◆ Investment Management
- ◆ Asset Management
- ◆ Property Management
- ◆ Development Management
- ◆ Leasing Services
- ◆ Transaction Services

Development Investment

Total co-investments: \$67m (8%)¹
EBITDA: \$2.0m (3%)

\$28m investment

CIP
50% interest

\$29m co-investment

Wholesale Opportunistic
Investments in CHOF4 and CHOF5

\$10m investment

685 LaTrobe
50% interest



Charter Hall aims to outperform investment benchmarks, achieving high levels of tenant retention and rental growth across **170 assets**.

Note

1. Divided by total group non-current assets of \$794m, calculated on a DRF net contribution basis

2. Book value represents value of goodwill associated with the acquisition of the Macquarie Real Estate Funds Management business

Our Funds

Listed REIT

Charter Hall Retail REIT (ASX:CQR)

Assets	91
Property value	\$1,978 million
Balance sheet gearing	40.4%
WALE (all tenancies)	6.5 years
Occupancy	97.9%
Charter Hall co-investment	\$101.3 million (10.0%)

Unlisted Wholesale Funds

Direct Retail Fund (DRF)

Assets	5
Gross asset value	\$156 million
Look-through gearing	35%-45% target
WALE	5.5 years
Occupancy	99%
Charter Hall co-investment	\$53.1 million (66%)

Charter Hall Office Trust (CHOT)

Assets	18
Gross asset value	\$1,876 million
Look-through gearing	43.8%
Capitalisation Rate	7.79%
WALE	4.3 years
Occupancy	98%
Charter Hall co-investment	\$145.7 million (15.0%)

Core Plus Office Fund (CPOF)

Assets	13
Gross asset value	\$1,534 million
Look-through gearing	37.7%
Capitalisation Rate	7.86%
WALE	5.5 years
Occupancy	97.8%
Charter Hall co-investment	\$113.0 million (13.9%)

Core Plus Industrial Fund (CPIF)

Assets	18
Gross asset value	\$592 million
Look-through gearing	34.3%
Capitalisation Rate	8.21%
WALE	11.5 years
Occupancy	97.7%
Charter Hall co-investment	\$54.9 million (18%)

Charter Hall Opportunity Fund No.4 (CHOF4)

Asset	1
Gross asset value	\$89.5 million
Charter Hall Investment	3%

Charter Hall Opportunity Fund No.5 (CHOF5)

Assets	6
Gross asset value	\$524 million
Charter Hall Investment	15%

333 George Street, Sydney NSW

Unlisted Retail Funds

Direct Property Fund (CHDPF)

Assets	8
Gross asset value	\$510 million
Look-through gearing	43%
Capitalisation Rate	8.35%
WALE	4.3 years
Occupancy	97%
Charter Hall co-investment	\$10.8million (3.8%)

Diversified Property Fund (DPF)

Assets	6
Gross asset value	\$101 million
Look-through gearing	52.2%
Capitalisation Rate	8.39%
WALE	6.2 years
Occupancy	97%
Charter Hall co-investment	\$11.7 million (25.2%)

Charter Hall Umbrella Fund (CHUF)¹

Assets	> 50
Gross asset value	\$139 million
Look-through gearing	38%
WALE	7.6 years
Occupancy	98%
Charter Hall co-investment	\$39.5 million (25.6%)

Direct Industrial Fund (DIF)

Assets	5
Gross asset value	\$141 million
Look-through gearing	35%-45% target
Capitalisation Rate	8.08%
WALE	12.6 years
Occupancy	100%
Charter Hall co-investment	\$0.2million (0.2%)

130 Stirling Street (CHIF7)

Assets	1
Gross asset value	\$83 million
Gearing	40.9%
Capitalisation Rate	8.25%
WALE	6.7 years
Occupancy	100%

144 Stirling Street (CHIF8)

Asset	1
Gross asset value	\$54.8 million
Gearing	45%
Capitalisation Rate	8.50%
WALE	7.7 years
Occupancy	100%

No.1 Martin Place Trust (1MPT)

Assets	1
Gross asset value	\$213 million
Gearing	36%
Capitalisation Rate	6.70%
WALE	2.8 years
Occupancy	93%

Charter Hall Investment Funds (CHIF) 2-6²

Assets	6
Gross asset value	\$93.9 million
WALE	3.4 years
Occupancy	100%

Note:

1. These funds are not a direct owner of property assets

2. Aggregated across the various Funds





Windsor Marketplace, Windsor NSW



Sydney Street Markets, Mackay Qld



Charter Hall Retail REIT is a specialist REIT with over 16 years track record of owning and managing Australian retail properties.

With an active management strategy focused on maximising total returns, the REIT aims to deliver strong performance across its quality portfolio of grocery anchored shopping centres.

Australian Portfolio Statistics

Tenants

> 2% of total Australian Base Rent



Annual lease expiry

By Annual Base Rent



CQR Portfolio Summary

	AUSTRALIA	NON-CORE OFFSHORE PORTFOLIO
Number of properties	74	17
Gross lettable area (CQR share, '000sqm)	464.4	214.4
Valuation (CQR share, \$m)	1,554.8	422.7
NTA per unit (\$)	3.06	0.32
Proportion of NTA	91%	9%
Operational performance metrics		
Same property NOI growth	3.5%	-0.3%
Occupancy	98.6%	96.7%
Rental rate growth	4.9%	-2.3%
Portfolio WALE (years)	7.3	3.4



Pemulwuy Marketplace, Pemulwuy NSW



New South Wales



SUMMARY

Number of properties	31
Number of tenancies	687
Total GLA (sqm)	160,956

VALUATION

Valuation	\$614.9 million
Value (\$/sqm)	\$3,821
Capitalisation rate	8.06%
Discount rate	9.58%

TENANCY STATISTICS

WALE (by income)	8.9 years
Occupancy	98.3%

MAJOR TENANTS

ABR¹ CONTRIBUTION (%)

Woolworths	29.0%
Coles	17.6%
Big W	5.6%
Target Country	2.7%
Harvey Norman	1.5%

PROPERTY	OWNERSHIP (%)	CLASSIFICATION
Bathurst Chase, Bathurst	100%	Neighbourhood
Cooma Woolworths, Cooma	100%	Freestander
Cootamundra Woolworths, Cootamundra	100%	Freestander
Earlwood Coles, Earlwood	100%	Freestander
Pemulwuy Marketplace, Greystanes	50%	Neighbourhood
Mackenzie Mall, Glen Innes	100%	Neighbourhood

PROPERTY	OWNERSHIP (%)	CLASSIFICATION
Goonellabah Village, Goonellabah	100%	Neighbourhood
Gordon Village Centre, Gordon	100%	Neighbourhood
Carnes Hill Marketplace, Horningsea Park	50%	Sub-regional
Jerrabomberra Village, Jerrabomberra	100%	Neighbourhood
Kings Langley Shopping Centre, Kings Langley	100%	Neighbourhood
Highlands Marketplace, Mittagong	50%	Sub-regional
Balo Square, Moree	100%	Neighbourhood
Morisset Shopping Centre, Morisset	100%	Neighbourhood
Lake Macquarie Fair, Mount Hutton	50%	Sub-regional
Mount Hutton Plaza, Mount Hutton	50%	Neighbourhood
Mudgee Metroplaza, Mudgee	100%	Neighbourhood
Sunnyside Mall, Murwillumbah	100%	Neighbourhood
Narrabri Coles, Narrabri	100%	Freestander
Kierath's Shopping Square, Narromine	100%	Neighbourhood
Orange Central, Orange	100%	Neighbourhood
Parkes Metroplaza, Parkes	100%	Neighbourhood
Rosehill Woolworths, Rosehill	100%	Freestander
Rutherford Marketplace, Rutherford	50%	Neighbourhood
Gowrie Street Mall, Singleton	100%	Sub-regional
Thornleigh Marketplace, Thornleigh	50%	Neighbourhood
Tumut Coles, Tumut	100%	Freestander
Wellington Coles, Wellington	100%	Freestander
West Ryde Marketplace, West Ryde	50%	Neighbourhood
Windsor Marketplace, Windsor	50%	Neighbourhood
Young Woolworths	100%	Freestander

Note:

1. Annual Base Rent

Charter Hall Retail REIT

Victoria



Pakington Strand, Geelong West

SUMMARY		
Number of properties		9
Number of tenancies		134
Total GLA (sqm)		56,909
VALUATION		
Valuation		\$134.7 million
Value (\$/sqm)		\$2,366
Capitalisation rate		8.57%
Discount rate		9.82%
PROPERTY	OWNERSHIP (%)	CLASSIFICATION
Bairnsdale Coles, Bairnsdale	100%	Freestander
Lansell Plaza, Bendigo	100%	Sub-regional
Pakington Strand, Geelong West	50%	Neighbourhood
Safeway Kerang, Kerang	100%	Freestander
Kyneton Shopping Centre, Kyneton	100%	Neighbourhood
Olive Tree Shopping Centre, Lilydale	100%	Neighbourhood
Moe Coles, Moe	100%	Freestander
Moe Kmart, Moe	100%	Freestander
Home HQ Nunawading, Nunawading	50%	Household Retail
TENANCY STATISTICS		
WALE (by income)		5.7 years
Occupancy		99.1%
MAJOR TENANTS	ABR CONTRIBUTION (%)	
Woolworths		20.7%
Coles		14.7%
Kmart		9.9%

Queensland



Bribie Island Shopping Centre, Bribie Island

SUMMARY		
Number of properties		14
Number of tenancies		379
Total GLA (sqm)		94,491
VALUATION		
Valuation		\$347.7 million
Value (\$/sqm)		\$3,677
Capitalisation rate		8.27%
Discount rate		9.55%
PROPERTY	OWNERSHIP (%)	CLASSIFICATION
Albany Creek Shopping Centre, Albany Creek	100%	Neighbourhood
Tablelands Village, Atherton	100%	Neighbourhood
Bribie Island Shopping Centre, Bribie Island	100%	Sub-regional
Caboolture Park Shopping Centre, Caboolture	100%	Sub-regional
Currimundi Markets, Currimundi	100%	Neighbourhood
Gatton Plaza, Gatton	100%	Neighbourhood
Gladstone Shopping Centre, Gladstone	50%	Neighbourhood
Bay Plaza, Hervey Bay	100%	Neighbourhood
Kallangur Fair, Kallangur	100%	Neighbourhood
Sydney Street Markets, Mackay	100%	Neighbourhood
Mareeba Plaza, Mareeba	100%	Neighbourhood
Moranbah Fair, Moranbah	100%	Neighbourhood
Allenstown Plaza, Rockhampton	100%	Neighbourhood
Springfield Fair, Springfield	100%	Neighbourhood
TENANCY STATISTICS		
WALE (by income)		6.1 years
Occupancy		98.8%
MAJOR TENANTS	ABR CONTRIBUTION (%)	
Woolworths		21.1%
Coles		20.0%
Kmart		3.5%
Target Country		3.3%



South Australia



SUMMARY		
Number of properties		3
Number of tenancies		68
Total GLA (sqm)		43,943
VALUATION		
Valuation		\$94.5 million
Value (\$/sqm)		\$2,151
Capitalisation rate		9.07%
Discount rate		9.69%
PROPERTY	OWNERSHIP (%)	CLASSIFICATION
Mile End Homemarket Centre, Mile End*	100%	Household Retail
Wharflands Plaza, Port Augusta	100%	Sub-regional
Renmark Plaza, Renmark	100%	Sub-regional
TENANCY STATISTICS		
WALE (by income)		5.4 years
Occupancy		99.4%
MAJOR TENANTS	ABR CONTRIBUTION (%)	
Big W		17.7%
Woolworths		16.2%

Western Australia



SUMMARY		
Number of properties		11
Number of tenancies		258
Total GLA (sqm)		84,478
VALUATION		
Valuation		\$249.9 million
Value (\$/sqm)		\$2,959
Capitalisation rate		8.01%
Discount rate		9.64%
PROPERTY	OWNERSHIP (%)	CLASSIFICATION
Albany Plaza, Albany	100%	Sub-regional
Ballajura Central, Ballajura	100%	Neighbourhood
Carnarvon Central, Carnarvon	100%	Neighbourhood
Collie Central, Collie	100%	Neighbourhood
Esperance Boulevard, Esperance	100%	Neighbourhood
Kalgoorlie Central, Kalgoorlie	100%	Neighbourhood
Maylands Coles, Maylands	100%	Freestander
Narrogin Coles, Narrogin	100%	Freestander
South Hedland Shopping Centre, South Hedland	100%	Sub-regional
Swan View Shopping Centre, Swan View	100%	Neighbourhood
Wanneroo Central, Wanneroo	50%	Sub-regional
TENANCY STATISTICS		
WALE (by income)		6.2 years
Occupancy		98.8%
MAJOR TENANTS	ABR CONTRIBUTION (%)	
Woolworths		16.7%
Coles		16.7%
Kmart		9.5%
Target Country		4.3%

* under contract for sale

Charter Hall Retail REIT

ACT



Erindale Shopping Centre, Wanniasa

SUMMARY		
Number of properties		3
Number of tenancies		67
Total GLA (sqm)		17,145
VALUATION		
Valuation		\$90.3 million
Value (\$/sqm)		\$5,266
Capitalisation rate		7.61%
Discount rate		9.20%
PROPERTY	OWNERSHIP (%)	CLASSIFICATION
Dickson Woolworths, Dickson	100%	Freestander
Manuka Terrace, Manuka	100%	Neighbourhood
Erindale Shopping Centre, Wanniasa	100%	Neighbourhood
TENANCY STATISTICS		
WALE (by income)		8.1 years
Occupancy		96.0%
MAJOR TENANTS	ABR CONTRIBUTION (%)	
Woolworths		28.7%
Coles		16.8%

Tasmania



Newstead Coles, Newstead

SUMMARY		
Number of properties		3
Number of tenancies		4
Total GLA (sqm)		6,446
VALUATION		
Valuation		\$23.0 million
Value (\$/sqm)		\$3,568
Capitalisation rate		7.34%
Discount rate		n/a
PROPERTY	OWNERSHIP (%)	CLASSIFICATION
Newstead Coles, Newstead	100%	Freestander
Smithton Woolworths, Smithton	100%	Freestander
Wynyard Woolworths, Wynyard	100%	Freestander
TENANCY STATISTICS		
WALE (by income)		9.4 years
Occupancy		100%
MAJOR TENANTS	ABR CONTRIBUTION (%)	
Woolworths		62.9%
Coles		34.8%



Non-core offshore portfolio

Poland



Dabrowka, Katowice

SUMMARY	
Number of properties	5
Number of tenancies	350
Total GLA (sqm)	65,081
VALUATION	
Valuation	€192.0 million
Value (€/sqm)	€2,949
Capitalisation rate	9.14%
Discount rate	8.56%
PROPERTY	OWNERSHIP (%)
Arena, Gliwice	100%
Borek, Wroclaw	100%
Dabrowka, Katowice	100%
Turzyn, Szczecin	100%
Zakopianka, Krakow	100%
TENANCY STATISTICS	
WALE (by income)	3.3 years
Occupancy	96.7%

Germany



Alt Chemnitz Center, Chemnitz

SUMMARY	
Number of properties	2
Number of tenancies	94
Total GLA (sqm)	97,147
VALUATION	
Valuation	€88.1 million
Value (€/sqm)	€907
Capitalisation rate	8.41%
Discount rate	7.24%
PROPERTY	OWNERSHIP (%)
Alt Chemnitz Center, Chemnitz	100%
Burgapark Jena, Jena	100%
TENANCY STATISTICS	
WALE (by income)	2.5 years
Occupancy	98.1%
MAJOR TENANTS	ABR CONTRIBUTION (%)
Toom (Jena)*	58.4%
Toom (Chemnitz)	11.6%
Selgros	10.5%
Mobel Walther AG	10.4%

*includes master lease

Charter Hall Retail REIT

Non-core offshore portfolio

New Zealand



Countdown, Beckenham

SUMMARY	
Number of properties*	2
Number of tenancies	2
Total GLA (sqm)	3,561
VALUATION	
Valuation	NZ\$8.2 million
Ownership	50%

United States



Murray Landing, South Carolina

SUMMARY	
Number of properties	8
Number of tenancies	122
Total GLA (sqm)	48,617
VALUATION	
Valuation	US\$71.6 million
PROPERTY	OWNERSHIP (%)
Hilltop Village, Colorado	75%
Kleinwood Center, Texas	75%
Murray Landing, South Carolina	75%
Vineyard Shopping Center, Florida	75%
Centennial Crossroads Plaza, Nevada	100%
Northlake Promenade, Georgia*	100%
Powers Ferry Kroger, Georgia*	100%
Woodstock Crossing, Georgia	100%

* under contract for sale



Thornleigh Marketplace, Thornleigh NSW



Unlisted Wholesale Funds



24 Muir Road, Chullora NSW





Menai Central, Menai NSW

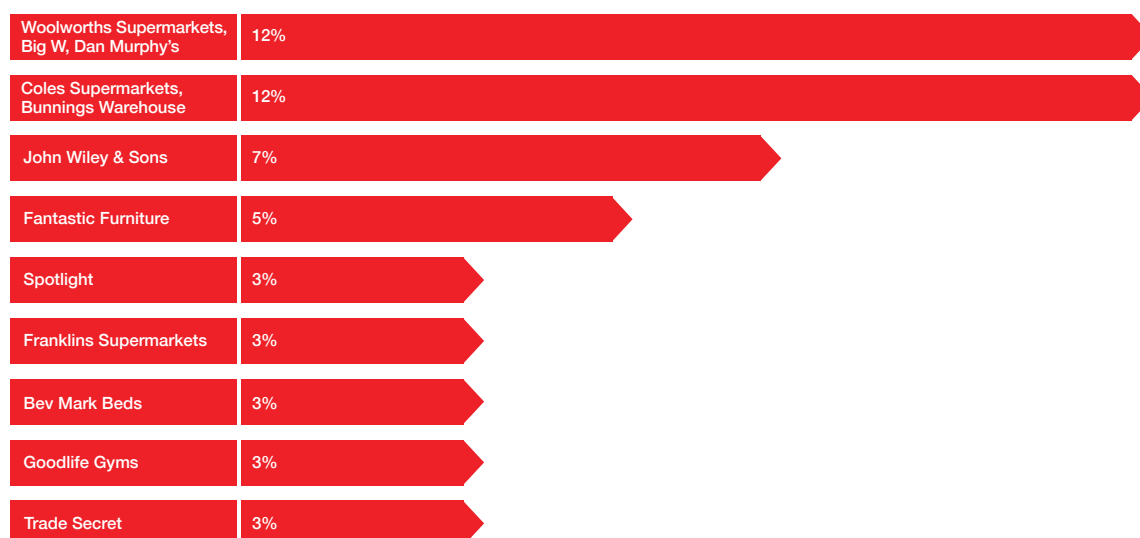


Charter Hall's Direct Retail Fund (DRF) invests directly in quality retail properties with a property portfolio of five retail shopping centres located in established markets in New South Wales, Victoria and Queensland.

Fund Statistics

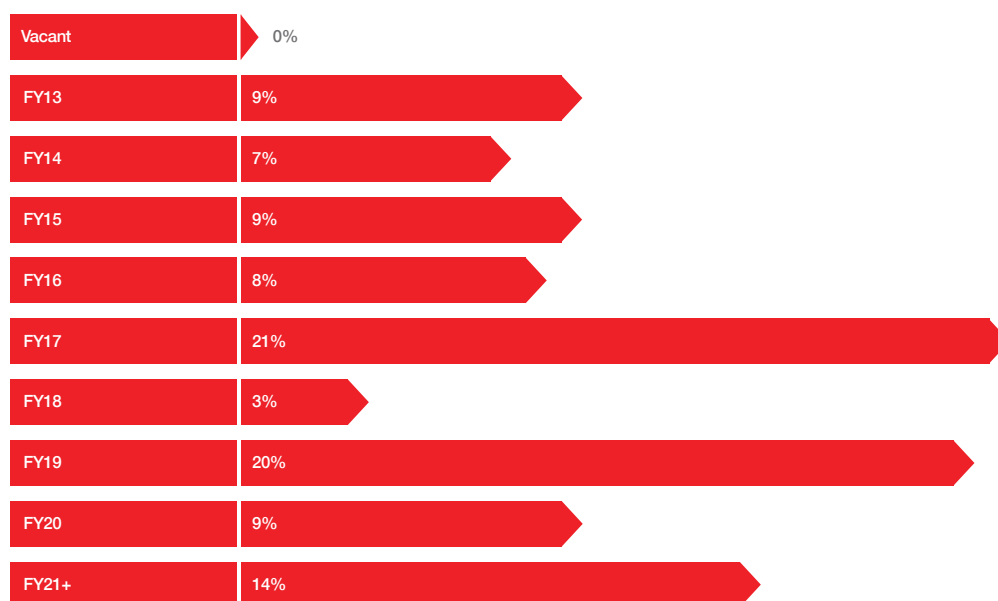
Top 10 tenants

By gross income



Annual lease expiry

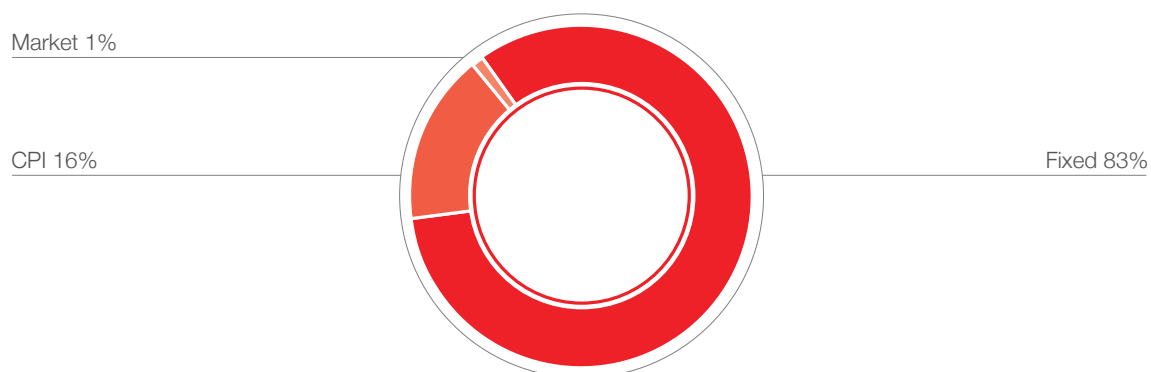
By gross income



Fund Statistics

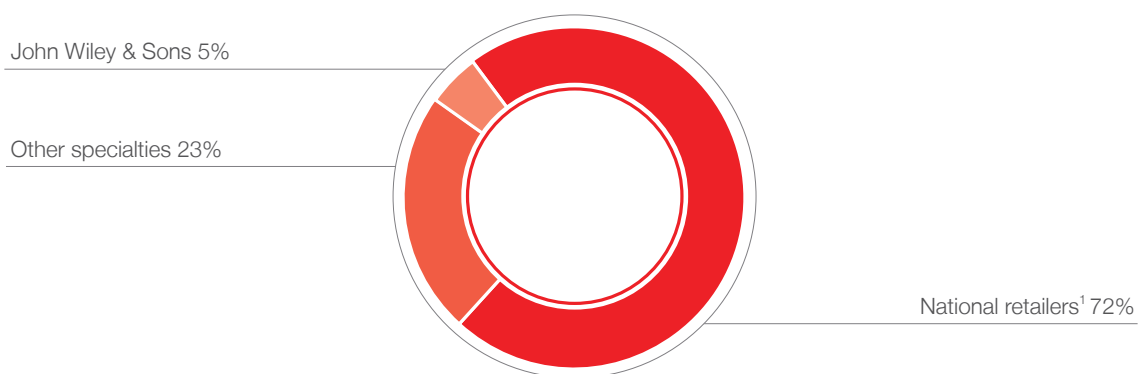
Rent review split

Over next 12 months



Tenant contribution

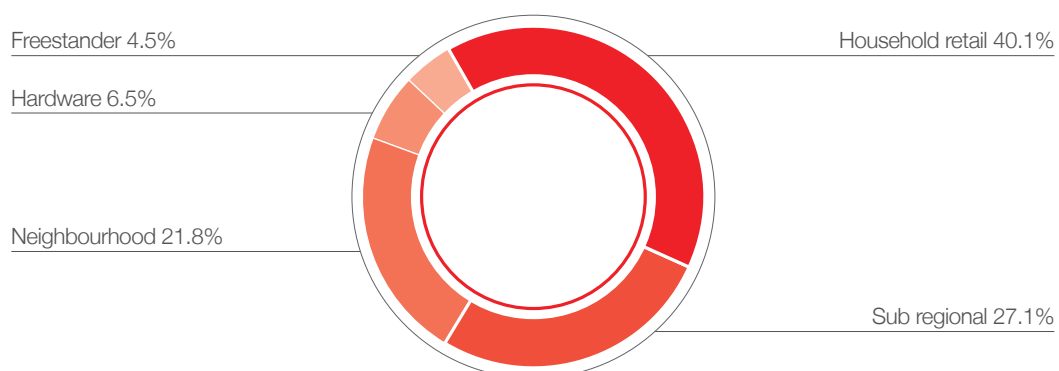
By passing income



Note
1. National retailers include Woolworths Group, Wesfarmers (Coles and Bunnings), Franklins, IGA, KFC, Bakers Delight, JB HiFi and National Banks.

Sector diversification

By gross income





June 2012 Capitalisation Rate

8.55%

June 2012 Discount Rate

9.80%

	DRF OWNERSHIP (%)	JUN 2012 VALUATION (A\$M)	WALE (YEARS)	WEIGHTED ANNUAL RENT REVIEWS (%)
Lake Macquarie, Newcastle NSW	50%	35.2	6.2	4.44%
Menai Central, Sydney NSW	100%	35.0	4.7	2.70%
Home HQ Nunawading, Melbourne Vic	50%	27.5	4.7	3.58%
Bunnings Warehouse Stafford, Brisbane Qld	100%	30.7	7.0	3.41%
Home HQ Ipswich, Ipswich Qld	100%	24.5	5.1	3.56%
TOTAL/WEIGHTED AVERAGE		152.9	5.5	3.55%



Lake Macquarie Fair, Newcastle NSW

Lake Macquarie Fair

Newcastle NSW



Lake Macquarie is a sub-regional shopping centre which dominates its primary catchment area of Mount Hutton and surrounding suburbs with on-site parking. Mount Hutton is an established suburb of Newcastle located approximately 15 kilometres south-west of the city's CBD. The property comprises Lake Macquarie Fair and Mount Hutton Shopping Centre.

SUMMARY	
Year built (or refurbished)	1985 (refurbished in 2007)
Classification	Sub-regional
Ownership	50%
Total NLA (sqm)	21,548
Car spaces	> 1,100
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation (50%)	\$35.2 million
Value (\$/sqm)	\$3,270
Last external valuation date	31 December 2011
Valuer	Jones Lang LaSalle
TENANCY STATISTICS	
WALE (by income)	6.2 years
Occupancy	98.3%
MAJOR TENANTS	
	NLA (SQM)
Big W	6,305
Woolworths Supermarket	4,165
Coles	3,087

Menai Central

Sydney NSW



Menai Central is a modern neighbourhood shopping centre comprising six separate buildings. Menai is an established residential neighbourhood located within the Sutherland Shire Local Government Area, approximately 28 kilometres south of the Sydney CBD.

SUMMARY	
Year built (or refurbished)	2002
Classification	Neighbourhood
Ownership	100%
Total NLA (sqm)	10,799
Car spaces	275
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$35.0 million
Value (\$/sqm)	\$3,241
Last external valuation date	30 June 2011
Valuer	Cushman & Wakefield
TENANCY STATISTICS	
WALE (by income)	4.7 years
Occupancy	100%
MAJOR TENANTS	
	NLA (SQM)
Goodlife Gym	1,839
Franklin Supermarkets	1,617
Dan Murphy's	1,548

Charter Hall Direct Retail Fund

Home HQ Nunawading

Melbourne Vic



Home HQ Nunawading is a modern two-level household retail centre located on Whitehorse Road in Nunawading, approximately 25 kilometres east of the Melbourne CBD.

SUMMARY	
Year built (or refurbished)	2007
Classification	Household retail
Ownership	50%
Total NLA (sqm)	22,871
Car spaces	417
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation (50%)	\$27.5 million
Value (\$/sqm)	\$2,405
Last external valuation date	31 December 2011
Valuer	m3 property
TENANCY STATISTICS	
WALE (by income)	4.7 years
Occupancy	100%
MAJOR TENANTS	
	NLA (SQM)
The Good Guys	3,443
Bev Marks Beds	3,359
Nick Scali Furniture	2,667

Bunnings Warehouse Stafford

Brisbane Qld



This property is located on Stafford Road within the Stafford household retail area, approximately nine kilometres from the Brisbane CBD. The property comprises a Bunnings Warehouse with on-site parking, plus an adjoining site with two warehouse facilities leased to John Wiley & Sons, a New York Exchange listed publishing company.

SUMMARY	
Year built (or refurbished)	2005
Classification	Household retail
Ownership	100%
Total NLA (sqm)	22,172
Car spaces	519
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$30.7 million
Value (\$/sqm)	\$1,385
Last external valuation date	31 December 2011
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	7.0 years
Occupancy	100%
MAJOR TENANTS	
	NLA (SQM)
Bunnings Warehouse	12,905
John Wiley & Sons	9,267

Home HQ Ipswich
Ipswich Qld



Home HQ Ipswich is a newly-built household retail centre that was completed in 2009. The property is located close by to the Ipswich CBD and approximately 30 kilometres south-west of the Brisbane CBD on a major transport corridor within a growing residential catchment area.

SUMMARY

Year built (or refurbished)	2009
Classification	Household retail
Ownership	100%
Total NLA (sqm)	12,903
Car spaces	257

VALUATION (30 JUNE 2012 BOOK VALUE)

Valuation	\$24.5 million
Value (\$/sqm)	\$1,899
Last external valuation date	31 December 2011
Valuer	DTZ

TENANCY STATISTICS

WALE (by income)	5.1 years
Occupancy	100%

MAJOR TENANTS

	NLA (SQM)
Fantastic Furniture	3,696
Spotlight	3,229



Home HQ Ipswich, Ipswich Qld



175 Eagle Street, Brisbane Qld

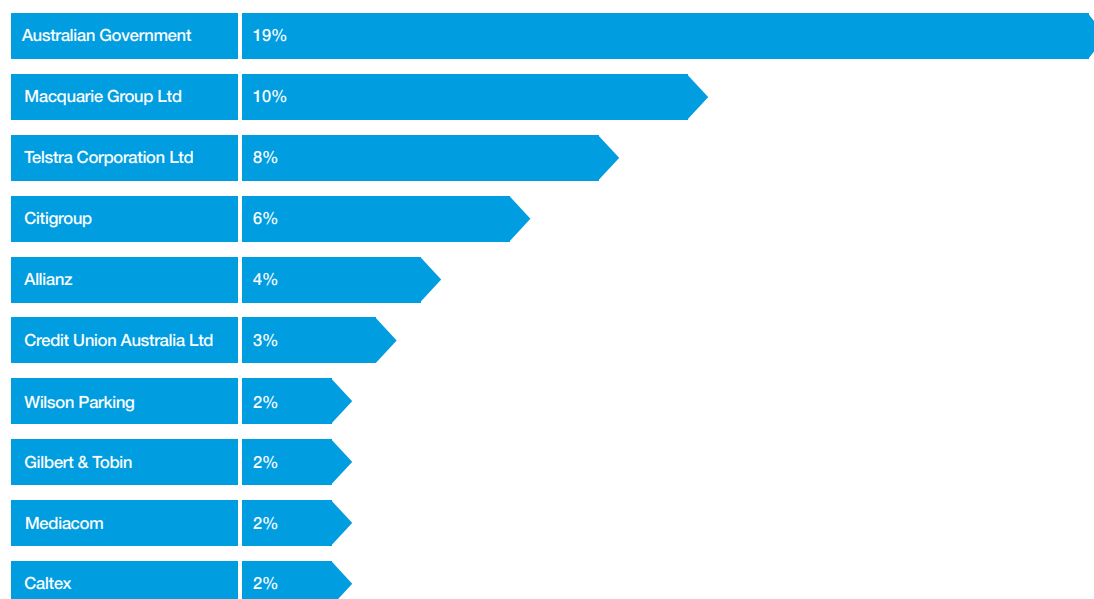


Charter Hall Office Trust is a leading unlisted wholesale real estate investment fund focused on investing in high grade office buildings predominantly located in major business districts across Australia.

Australia Portfolio Statistics

Top 10 tenants

By gross income



Annual lease expiry

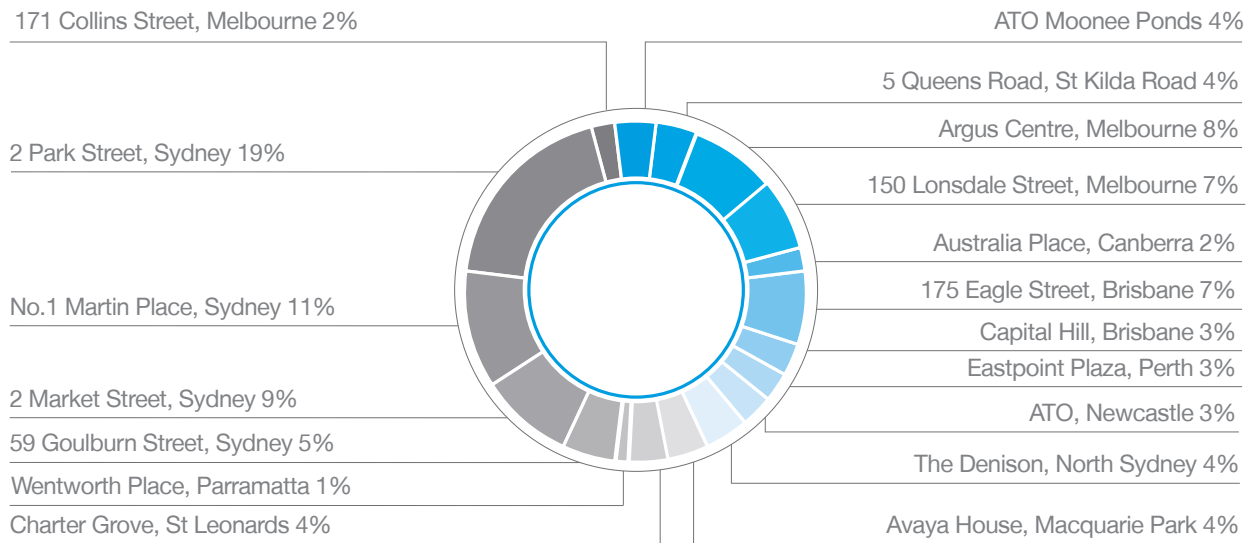
By Net Lettable Area



Fund Statistics

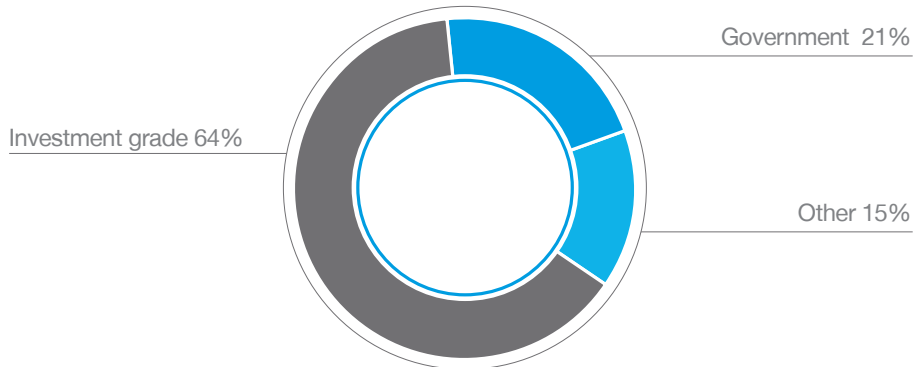
Asset diversification

By current value



Tenant type diversification

By gross income



NABERS Energy rating (with GreenPower)

NABERS ENERGY RATING	
2 Park Street, Sydney	★★★★★
No.1 Martin Place, Sydney	★★★★★
2 Market Street, Sydney (tower)	★★★★★
2 Market Street, Sydney (forecourt)	★★★★★
59 Goulburn Street, Sydney	★★★★★
The Denison, North Sydney	★★★★★
NCR House, North Sydney	★★★★★
Charter Grove, St Leonards	★★★★★
123 Epping Road, North Ryde	★★★★★
Wentworth Place, Parramatta	★★★★★

NABERS ENERGY RATING	
ATO, Newcastle	★★★★★
150 Lonsdale Street, Melbourne	★★★★★
Argus Centre, Melbourne	★★★★★
5 Queens Road, St Kilda	★★★★★
ATO, Moonee Ponds	★★★★
175 Eagle Street, Brisbane	★★★★★
Capital Hill, Brisbane	★★★★★
Eastpoint Plaza, Perth	★★★
Australia Place, Canberra	★★★★★



June 2012 Capitalisation Rate

7.79%

June 2012 Discount Rate

9.31%

	CQO OWNERSHIP %	JUN 2012 BOOK VALUE A\$M	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
2 Park Street Sydney NSW	50%	362.6	3.5	3.93%
No. 1 Martin Place Sydney NSW	50%	212.5	2.8	4.50%
2 Market Street Sydney NSW	50%	171.1	6.0	4.10%
59 Goulburn Street Sydney NSW	100%	88.7	3.3	4.03%
The Denison 65 Berry Street, North Sydney NSW	100%	80.2	5.4	4.09%
Charter Grove 29-57 Christie Street, St Leonards NSW	100%	82.6	4.7	4.18%
Avaya House 123 Epping Road, North Ryde NSW	100%	74.1	3.6	3.75%
Wentworth Place 9 Wentworth Street Parramatta NSW	100%	23.3	1.2	4.21%
ATO 266 King Street, Newcastle NSW	100%	50.0	4.8	3.50%
Argus Centre 300 LaTrobe Street, Melbourne Vic	100%	151.6	10.2	3.59%
150 Lonsdale Street Melbourne Vic	100%	132.8	2.9	3.59%
171 Collins Street Melbourne Vic (Development site)	50%	42.0	N/A	N/A
5 Queens Road Melbourne Vic	100%	65.6	3.5	3.77%
ATO Moonee Ponds 6-20 Gladstone Street, Melbourne Vic	100%	80.1	7.7	6.85%
175 Eagle Street Brisbane Qld	100%	121.5	3.5	4.17%
Capital Hill 83-85 George Street, Brisbane Qld	100%	51.1	3.8	3.49%
Eastpoint Plaza 233-237 Adelaide Terrace, Perth WA	100%	59.5	3.7	4.26%
Australia Place 14 Mort Street, Canberra ACT	100%	26.7	0.3	0.00%
TOTAL/WEIGHTED AVERAGE		1,875.9	4.3	4.02%



Argus Centre, Melbourne Vic

CitiCentre

2 Park Street, Sydney NSW



Premium grade 47 level office tower located in the Sydney CBD directly opposite the Queen Victoria Building and Sydney Town Hall.

SUMMARY	
Year built (or refurbished)	2000
Grade	Premium
Ownership	50%
JV partner	General Property Trust (GPT)
Total NLA (sqm)	73,582
Typical floor plate (sqm)	1,865
Car spaces	284
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation (50%)	\$362.6 million
Value (\$/sqm)	\$9,816
Last external valuation date	31 December 2011
Valuer	Knight Frank
TENANCY STATISTICS	
WALE (by income)	3.5 years
Occupancy	100%
MAJOR TENANTS	
	NLA (SQM)
Citi	33,784
Gilbert and Tobin	9,280
Royal Bank of Canada	6,987

No.1 Martin Place

Sydney NSW



Prime office building located in the Sydney CBD on the prestigious GPO site in Martin Place.

SUMMARY	
Year built (or refurbished)	1999
Grade	Prime
Ownership	50%
JV partner	No. 1 Martin Place Trust
Total NLA (sqm)	40,237
Typical floor plate (sqm)	1,672
Car spaces	374
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation (50%)	\$212.5 million
Value (\$/sqm)	\$10,562
Last external valuation date	31 December 2011
Valuer	Knight Frank
TENANCY STATISTICS	
WALE (by income)	2.8 years
Occupancy	90%
MAJOR TENANT	
	NLA (SQM)
Macquarie Group Ltd	36,404

Charter Hall Office Trust

Allianz Centre

2 Market Street, Sydney NSW



A 24 level, A-grade building with an adjoining seven level forecourt building located in the western corridor of the Sydney CBD.

SUMMARY	
Year built (or refurbished)	1991 (2007 forecourt)
Grade	A
Ownership	50%
JV partner	Allianz
Total NLA (sqm)	39,818
Typical floor plate (sqm)	1,954 (main)
Car spaces	301
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation (50%)	\$171.1 million
Value (\$/sqm)	\$8,586
Last external valuation date	31 December 2011
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	6.0 years
Occupancy	100%
MAJOR TENANTS	
	NLA (SQM)
Allianz	18,380
Caltex	9,201
BDO Kendalls	3,952

59 Goulburn Street

Sydney NSW



A 28 level, A-grade office tower located between George and Pitt Streets, opposite World Square.

SUMMARY	
Year built (or refurbished)	1973 (2001)
Grade	A
Ownership	100%
Total NLA (sqm)	19,586
Typical floor plate (sqm)	858
Car spaces	135
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$88.7 million
Value (\$/sqm)	\$4,530
Last external valuation date	31 December 2011
Valuer	m3 Property
TENANCY STATISTICS	
WALE (by income)	3.3 years
Occupancy	96%
MAJOR TENANTS	
	NLA (SQM)
Dept of Environment, Climate Change & Water (NSW)	10,996
Charles Parsons	1,669

The Denison

65 Berry Street, North Sydney NSW



A modern 18 level office building centrally located within the North Sydney CBD.

SUMMARY	
Year built (or refurbished)	1986
Grade	A
Ownership	100%
Total NLA (sqm)	15,123
Typical floor plate (sqm)	873
Car spaces	157
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$80.2 million
Value (\$/sqm)	\$5,304
Last external valuation date	31 December 2011
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	5.4 years
Occupancy	95%
MAJOR TENANTS	
	NLA (SQM)
MediaCom	6,912
Reckon	2,442

Charter Grove

29-57 Christie Street, St Leonards NSW



A modern seven level, A-grade office building and adjoining sports and community complex located in the St Leonards business district.

SUMMARY	
Year built (or refurbished)	1990
Grade	A
Ownership	100%
Total NLA (sqm)	18,081
Typical floor plate (sqm)	2,155
Car spaces	285
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$82.6 million
Value (\$/sqm)	\$4,566
Last external valuation date	31 December 2011
Valuer	m3 Property
TENANCY STATISTICS	
WALE (by income)	4.7 years
Occupancy	95%
MAJOR TENANTS	
	NLA (SQM)
Coca Cola Amatil (Australia)	4,313
Fitness First	3,056
ARU	2,818

Charter Hall Office Trust

Avaya House

123 Epping Road, Macquarie Park NSW



A modern 10 level, A-grade office building prominently located in one of Australia's premier technology precincts.

SUMMARY	
Year built (or refurbished)	2000
Grade	A
Ownership	100%
Total NLA (sqm)	16,281
Typical floor plate (sqm)	1,774
Car spaces	534
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$74.1 million
Value (\$/sqm)	\$4,550
Last external valuation date	31 December 2011
Valuer	Knight Frank
TENANCY STATISTICS	
WALE (by income)	3.6 years
Occupancy	97%
MAJOR TENANTS	
Avaya Australia	5,050
Amgen Australia	2,739

Wentworth Place

9 Wentworth Street, Parramatta NSW



A recently refurbished and upgraded seven level building, well located in the Parramatta CBD.

SUMMARY	
Year built (or refurbished)	1988
Grade	A
Ownership	100%
Total NLA (sqm)	7,672
Typical floor plate (sqm)	1,220
Car spaces	97
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$23.3 million
Value (\$/sqm)	\$3,037
Last external valuation date	31 December 2011
Valuer	CBRE
TENANCY STATISTICS	
WALE (by income)	1.2 years
Occupancy	100%
MAJOR TENANT	
Dept of Immigration & Citizenship	5,972

Australian Taxation Office

266 King Street, Newcastle NSW



A modern nine level, A-grade office building located within the civic precinct of the Newcastle CBD.

SUMMARY	
Year built (or refurbished)	1989
Grade	A
Ownership	100%
Total NLA (sqm)	14,157
Typical floor plate (sqm)	1,682
Car spaces	64
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$50.0 million
Value (\$/sqm)	\$3,532
Last external valuation date	31 December 2011
Valuer	Knight Frank
TENANCY STATISTICS	
WALE (by income)	4.8 years
Occupancy	100%
MAJOR TENANT	
Australian Taxation Office	14,157

Argus Centre

300 LaTrobe Street, Melbourne Vic



A modern 34 level, A-grade office tower located opposite Melbourne Central Railway Station in the Flagstaff Precinct of Melbourne's CBD. Undergoing a comprehensive refurbishment, and 10 levels of car parking, comprising 520 car bays.

SUMMARY	
Year built (or refurbished)	1991 (2012)
Grade	A
Ownership	100%
Total NLA (sqm)	33,051
Typical floor plate (sqm)	1,487
Car spaces	520
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$151.6 million
Value (\$/sqm)	\$4,588
Last external valuation date	31 December 2011
Valuer	m3 Property
TENANCY STATISTICS	
WALE (by income)	10.2 years
Occupancy	96%
MAJOR TENANTS	
Telstra Corporation Ltd	23,482
Department of Veteran Affairs	4,749

Charter Hall Office Trust

150 Lonsdale Street

Melbourne Vic



A refurbished 29 level, A-grade office building located in the north eastern section of the Melbourne CBD.

SUMMARY	
Year built (or refurbished)	1974 (2005)
Grade	A
Ownership	100%
Total NLA (sqm)	28,744
Typical floor plate (sqm)	1,130
Car spaces	647
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$132.8 million
Value (\$/sqm)	\$4,619
Last external valuation date	31 December 2011
Valuer	CBRE
TENANCY STATISTICS	
WALE (by income)	2.9 years
Occupancy	96%
MAJOR TENANTS	
	NLA (SQM)
Telstra Corporation Ltd	13,783
Superpartners	3,220
GMK Centric Services	2,717
GHD	2,485

171 Collins Street

Melbourne Vic



This iconic building will be Melbourne's first Premium Grade office building in over 20 years, located on the 'Paris-end' of Collins Street. This 6 star Green Star rated building will deliver 17 levels of premium and boutique office space in a new generation office tower, targeting a 5 star NABERS Energy rating. Construction has commenced and completion is due in mid 2013.

SUMMARY	
Completion date	mid 2013
Grade	Premium
Ownership	50%
JV partner	Cbus Property
Proposed office NLA (sqm)	31,394 (land site 2,957)
Proposed retail NLA (sqm)	1,698
Proposed storage/other NLA (sqm)	364
Proposed car spaces	137
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation (50%)	\$42.0 million
MAJOR TENANTS	
	NLA (SQM)
BHP Billiton (pre-committment)	12,338
Evans and Partners (pre-committment)	1,690
Egon Zhender (pre-committment)	700



5 Queens Road Melbourne Vic



An 11 level, A-grade office building situated in the midst of the St Kilda Road office precinct, opposite Albert Park.

SUMMARY	
Year built (or refurbished)	1989
Grade	A
Ownership	100%
Total NLA (sqm)	17,726
Typical floor plate (sqm)	1,670
Car spaces	323
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$65.6 million
Value (\$/sqm)	\$3,703
Last external valuation date	31 December 2011
Valuer	Colliers International
TENANCY STATISTICS	
WALE (by income)	3.5 years
Occupancy	100%
MAJOR TENANTS	
	NLA (SQM)
Beca	5,041
Leighton Contractors Pty Ltd	3,362
ISIS	2,827
Unico	2,405

Australia Taxation Office 6-20 Gladstone Street, Moonee Ponds Vic



A seven level, A-grade office building situated in Moonee Ponds in Melbourne's north west.

SUMMARY	
Year built (or refurbished)	1991
Grade	A
Ownership	100%
Total NLA (sqm)	21,034
Typical floor plate (sqm)	2,862
Car spaces	120
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$80.1 million
Value (\$/sqm)	\$3,622
Last external valuation date	31 December 2011
Valuer	m3 property
TENANCY STATISTICS	
WALE (by income)	7.7 years
Occupancy	100%
MAJOR TENANT	
	NLA (SQM)
Australian Taxation Office	21,034

Charter Hall Office Trust

175 Eagle Street Brisbane Qld



An A-grade quality riverfront property situated within the 'Golden Triangle' of the Brisbane CBD.

SUMMARY	
Year built (or refurbished)	2002
Grade	A
Ownership	100%
Total NLA (sqm)	22,851
Typical floor plate (sqm)	1,159
Car spaces	162
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$121.5 million
Value (\$/sqm)	\$5,317
Last external valuation date	30 June 2012
Valuer	CBRE
TENANCY STATISTICS	
WALE (by income)	3.5 years
Occupancy	100%
MAJOR TENANTS	
	NLA (SQM)
Credit Union Australia Ltd	4,879
QR National	4,522
Herbert Geer	3,477
AON Risk Services	2,898

Capital Hill 83-85 George Street, Brisbane Qld



An 18 level office building located within the Queensland Government office precinct in the Brisbane CBD.

SUMMARY	
Year built (or refurbished)	1989
Grade	B
Ownership	100%
Total NLA (sqm)	10,516
Typical floor plate (sqm)	581
Car spaces	105
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$51.1 million
Value (\$/sqm)	\$4,856
Last external valuation date	31 December 2011
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	3.8 years
Occupancy	100%
MAJOR TENANT	
	NLA (SQM)
State of Qld - Dept Main Roads	8,780

Eastpoint Plaza

233-237 Adelaide Terrace, Perth WA



A 13 level B-grade office building well located in the eastern end of Perth's CBD.

SUMMARY	
Year built (or refurbished)	1982
Grade	B
Ownership	100%
Total NLA (sqm)	11,672
Typical floor plate (sqm)	1,050
Car spaces	89
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$59.5 million
Value (\$/sqm)	\$5,093
Last external valuation date	31 December 2011
Valuer	Knight Frank
TENANCY STATISTICS	
WALE (by income)	3.7 years
Occupancy	100%
MAJOR TENANTS	
	NLA (SQM)
Minister for Works (Health & Police)	6,221
Goldfields Gas Transmissions Pty Ltd	1,480

Australia Place

14 Mort Street, Canberra ACT



A modern eight level A-grade commercial office building with basement parking located in the civic precinct of the Canberra CBD.

SUMMARY	
Year built (or refurbished)	1996
Grade	A
Ownership	100%
Total NLA (sqm)	9,384
Typical floor plate (sqm)	900
Car spaces	67
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$26.7 million
Value (\$/sqm)	\$2,824
Last external valuation date	31 December 2011
Valuer	Jones Lang LaSalle
TENANCY STATISTICS	
WALE (by income)	0.3 years
Occupancy	100%
MAJOR TENANT	
	NLA (SQM)
Dept of Education, Employment and Workplace Relations	9,384



Brisbane Square, Brisbane Qld

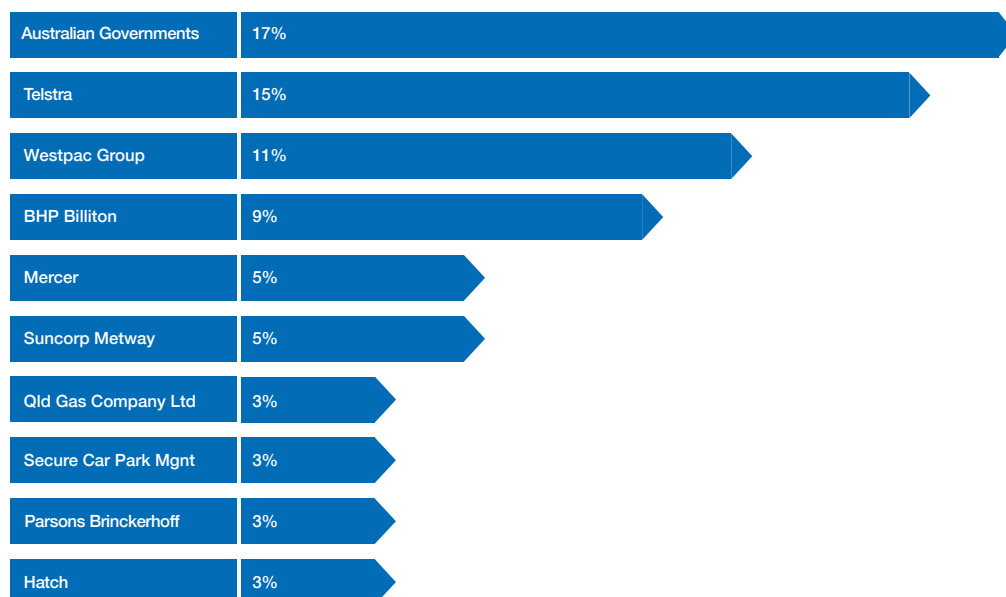


Charter Hall's Core Plus Office Fund (CPOF) is the largest of the Core Plus series of wholesale funds. Launched in 2006, the Fund predominantly targets the office property sector in the major capital city markets of Australia.

Fund Statistics

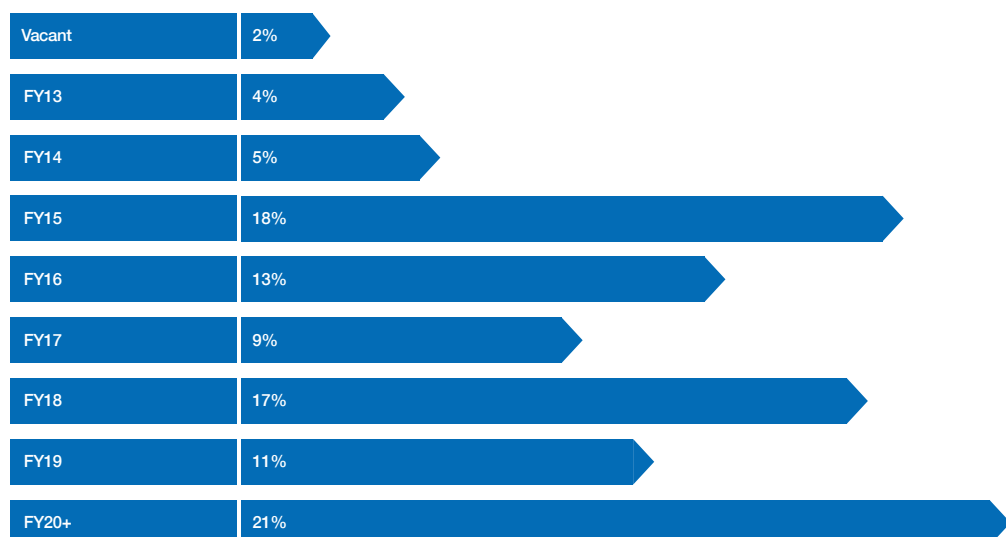
Top 10 tenants

By gross income



Annual lease expiry

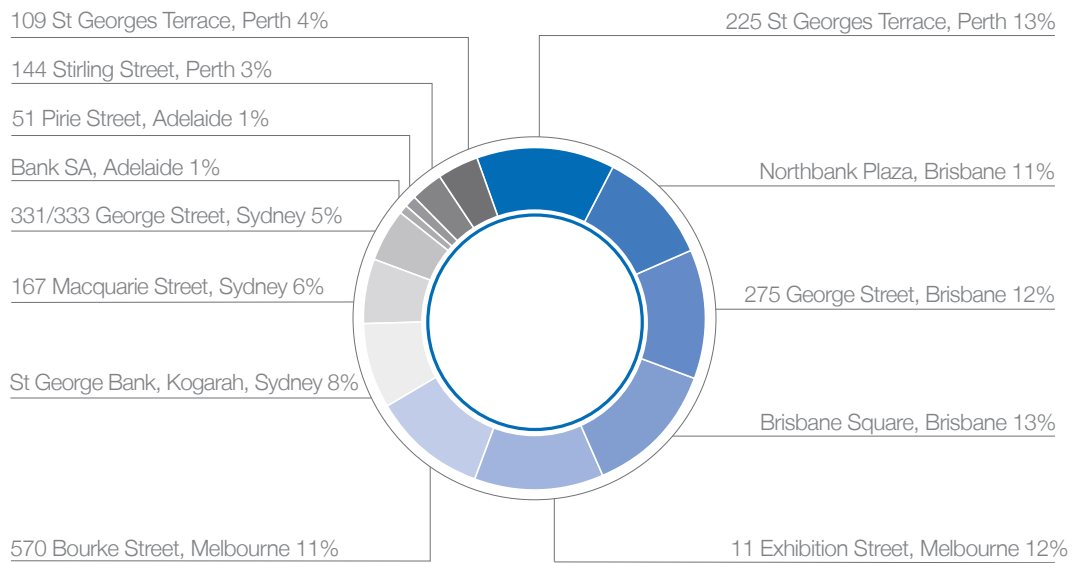
By gross income



Fund Statistics

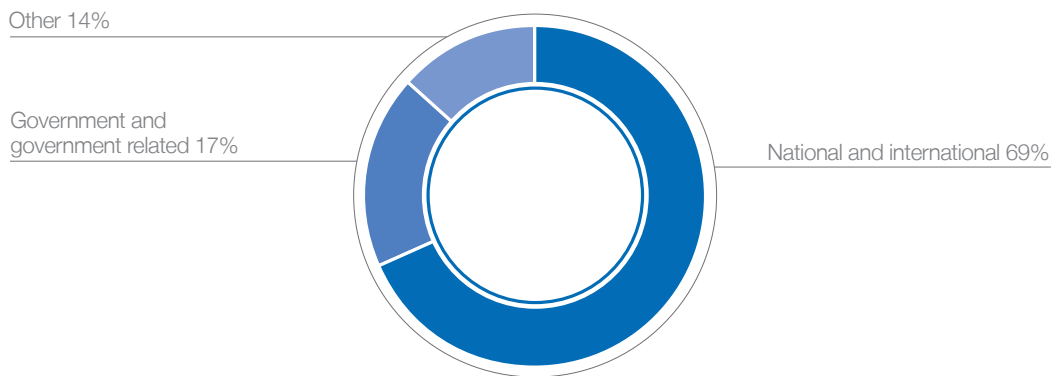
Asset diversification

By current value



Tenant type diversification

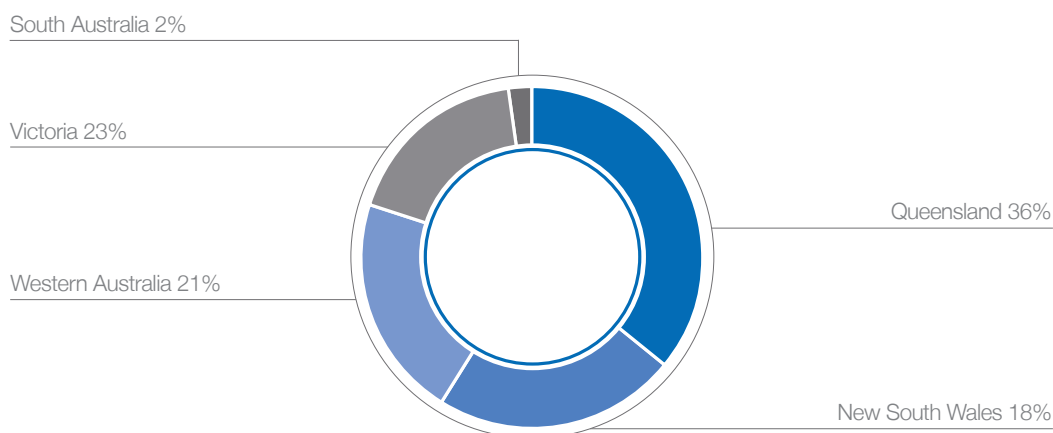
By gross income





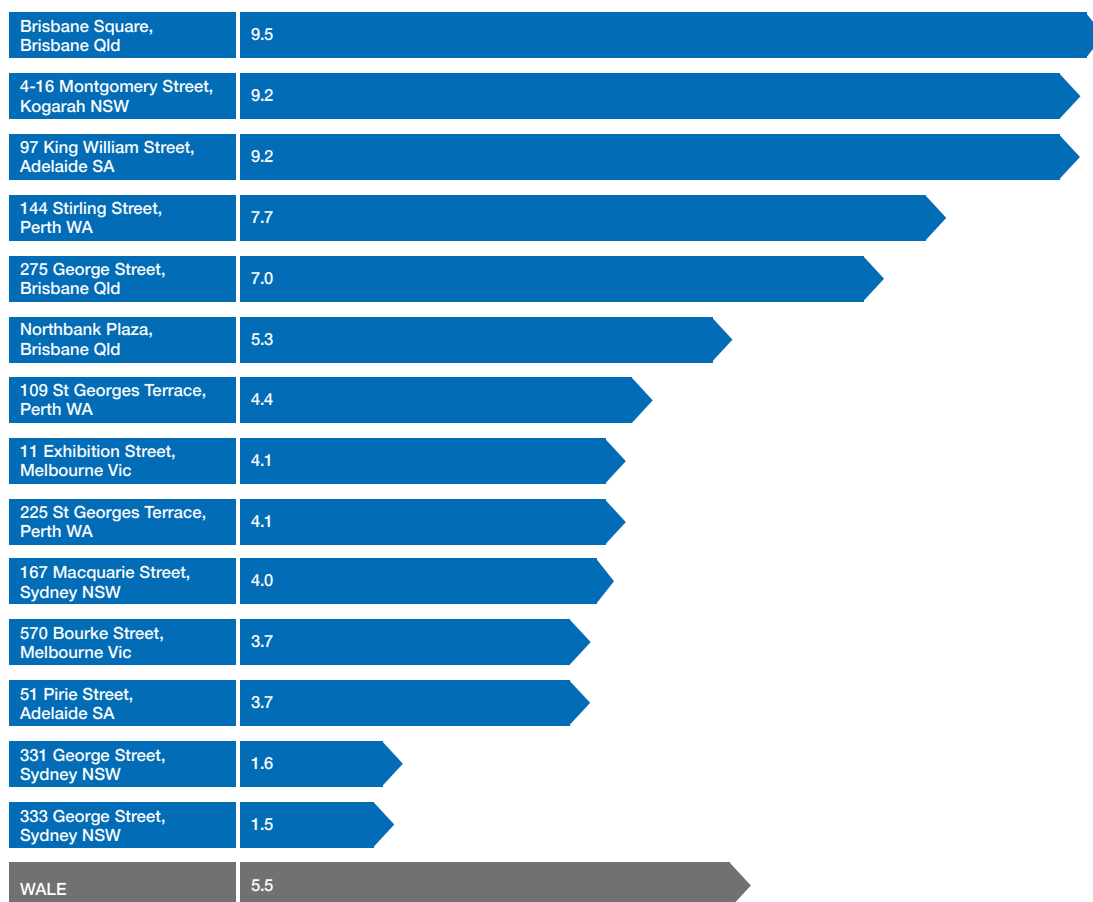
Geographical diversification

By current value



Weighted Average Lease Expiry (years)

By gross income



Property Portfolio

June 2012 Capitalisation Rate

7.86%

June 2012 Discount Rate

9.41%

	CPOF OWNERSHIP (%)	JUN 2012 VALUATION (A\$M)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
167 Macquarie Street, Sydney NSW	100%	87.0	4.0	3.79%
St George Bank, Kogarah, Sydney NSW	100%	118.0	9.2	CPI (3.0%)
331 & 333 George Street, Sydney NSW	100%	73.5	1.5	3.79%
11 Exhibition Street, Melbourne Vic	100%	177.3	4.1	4.12%
570 Bourke Street, Melbourne Vic	100%	176.0	3.7	3.52%
Brisbane Square, Brisbane Qld	50%	200.0	9.5	3.43%
275 George Street, Brisbane Qld	50%	180.0	7.0	4.45%
Northbank Plaza, Brisbane Qld	100%	168.0	5.3	4.55%
51 Pirie Street, Adelaide SA	100%	14.0	3.7	3.79%
Bank SA, Adelaide SA	100%	20.3	9.2	CPI (3.0%)
225 St Georges Terrace, Perth WA	100%	200.0	4.1	5.14%
109 St Georges Terrace, Perth WA	100%	67.0	4.4	3.78%
TOTAL/ WEIGHTED AVERAGE¹		1,534.0	5.5	4.04%

Note: Gross asset value and portfolio statistics includes 144 Stirling Street, Perth, which was sold post 30 June 2012 to Charter Hall Investment Fund No.8 (CHIF8). Refer to page 93 for information on 144 Stirling Street, Perth.



CPOF's asset portfolio is diversified across all key office markets and is well positioned to take advantage of improving market conditions.

Core Plus Office Fund

167 Macquarie Street

Sydney NSW (core)



Located in the prestigious financial core of Sydney's CBD, Macquarie House is a refurbished A grade office tower offering spectacular views across the Royal Botanic Gardens and Sydney Harbour.

The building spans 19 levels consisting two ground level retail tenancies.

SUMMARY	
Year built (or refurbished)	1970 (2005)
Grade	A
Ownership	100%
Total NLA (sqm)	9,734
Typical floor plate (sqm)	780
Car spaces	78
VALUATION	
Valuation	\$87.0 million
Value (\$/sqm)	\$8,861
Last external valuation date	30 June 2012
Valuer	CBRE
TENANCY STATISTICS	
WALE (by income)	4.0 years
Occupancy	100%
MAJOR TENANTS	
Gresham Partners	2,364
Fidelity	2,364

St George Bank

4-16 Montgomery Street, Kogarah NSW (core)



St George House is well positioned on the southern rail network, providing the Bank with an excellent ability to tap into the large southern Sydney workforce. St George House comprises a purpose built commercial complex, spanning eight levels featuring extensive office space, a bank branch and car spaces.

In addition to the office space and bank branch, the property incorporates a cafeteria, community centre, child care centre, auditorium, gymnasium, outdoor area, tennis court and running track.

SUMMARY	
Year built (or refurbished)	1990
Grade	A
Ownership	100%
Total NLA (sqm)	31,398
Typical floor plate (sqm)	1,965
Car spaces	595
VALUATION	
Valuation	\$118.0 million
Value (\$/sqm)	\$3,758
Last external valuation date	30 June 2012
Valuer	m3 Property
TENANCY STATISTICS	
WALE (by income)	9.2 years
Occupancy	100%
MAJOR TENANT	
St George Bank (Westpac)	31,398

331 and 333 George Street

Sydney NSW (core/development inventory)



Prominently located at the western end of Martin Place in Sydney's CBD, the property comprises a 15 level refurbished commercial office tower built in 1971. 331 George Street is a standalone three level retail terrace building, which is currently fully leased. 331 George Street was acquired by CPOF as part of a strategic site consolidation plan, which is part of a medium to long term strategy to redevelop the combined properties into an integrated A-grade retail and office building.

SUMMARY	331	333
Year built (or refurbished)	N/A	1971
Grade	Retail	B
Ownership	100%	100%
Total NLA (sqm)	138	9,882
Typical floor plate (sqm)	138	730
Car spaces	0	16
VALUATION		
Valuation	\$5.5 million	\$68.0 million
Value (\$/sqm) - Office	N/A	\$5,244
- Retail	\$39,855	\$17,608
Last external valuation date	31 December 2011	31 December 2011
Valuer	Savills	Savills
TENANCY STATISTICS		
WALE (by income)	1.6 years	1.5 years
Occupancy	100%	85.5%
MAJOR TENANTS		
	NLA (SQM)	NLA (SQM)
Charter Hall Group	N/A	1,919
Bar 333 (Ryans Hotels)	N/A	1,089
Australian Ugg	138	N/A

11-33 Exhibition Street

Melbourne Vic (core)



Located in the prime eastern sector of the Melbourne CBD, within close proximity to Collins Street, 11-33 Exhibition Street is a modern prime-grade office building.

The building comprises 16 levels of office accommodation with a further 1,077sqm of various retail leases.

SUMMARY	
Year built (or refurbished)	2005
Grade	A
Ownership	100%
Total NLA (sqm)	22,842
Typical floor plate (sqm)	1,700
Car spaces	340
VALUATION	
Valuation	\$177.3 million
Value (\$/sqm)	\$7,760
Last external valuation date	30 June 2012
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	4.1 years
Occupancy	100%
MAJOR TENANTS	
	NLA (SQM)
Mercer	11,748
Fair Work Australia (Commonwealth of Australia)	9,796

Core Plus Office Fund

570 Bourke Street

Melbourne Vic (core/development inventory)



570 Bourke Street is located in the heart of Melbourne CBD's legal and commercial district. The property comprises 35,083sqm of refurbished commercial office space over 31 levels in addition to a public car park over five basement levels.

SUMMARY	
Year built (or refurbished)	1972 (2003)
Grade	A
Ownership	100%
Total NLA (sqm)	35,083
Typical floor plate (sqm)	1,150
Car spaces	522
VALUATION	
Valuation	\$176.0 million
Value (\$/sqm) (Exc car park)	\$5,017
Last external valuation date	30 June 2012
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	3.7 years
Occupancy	90.6%
MAJOR TENANTS	
State Government	11,928
Willis Australia	3,420
ANZ	2,285
Secure Parking	522 bays

Brisbane Square

Brisbane Qld (core)



Located within the Brisbane CBD at the top of the Queen Street Mall, Brisbane Square is an iconic office building located in the heart of the government and legal precincts along George Street. The property comprises of premium office space over 38 levels, ground floor retail and parking over three basement levels.

The building was purchased in November 2010 and CPOF holds a 50% stake with Telstra Super.

SUMMARY	
Year built (or refurbished)	2006
Grade	A
Ownership	50%
Total NLA (sqm)	57,368
Typical floor plate (sqm)	1,420
Car spaces	341
VALUATION	
Valuation (50%)	\$200.0 million
Value (\$/sqm)	\$6,757
Last external valuation date	31 December 2011
Valuer	Knight Frank
TENANCY STATISTICS	
WALE (by income)	9.5 years
Occupancy	99.5%
MAJOR TENANTS	
Brisbane City Council	34,598
Suncorp Metway	23,572



275 George Street

Brisbane Qld (core)



Comprising more than 40,000sqm of A-grade office and retail space over 30 levels, this state-of-the-art energy efficient building is located in the heart of the Brisbane CBD. With a 5 star NABERS Energy rating and a 5 star Green Star rating, the building offers sweeping 360 degree views of the Brisbane River and cityscape. CPOF holds a 50% stake with the Singaporean listed K-REIT.

SUMMARY	
Year built (or refurbished)	2009
Grade	A
Ownership	50%
Total NLA (sqm)	41,738
Typical floor plate (sqm)	1,302
Car spaces	246
VALUATION	
Valuation (50%)	\$180.0 million
Value (\$/sqm)	\$8,623
Last external valuation date	31 December 2011
Valuer	Knight Frank
TENANCY STATISTICS	
WALE (by income)	7.0 years
Occupancy	100%
MAJOR TENANTS	
	NLA (SQM)
Telstra Corporation Ltd	28,836
Queensland Gas Company	11,652

Northbank Plaza

69 Ann Street, Brisbane Qld (core)



Located within the Brisbane CBD, Northbank Plaza has been comprehensively refurbished and repositioned with A-grade services. The majority of floors feature expansive river, mountain and CBD views.

SUMMARY	
Year built (or refurbished)	2008
Grade	A
Ownership	100%
Total NLA (sqm)	26,700
Typical floor plate (sqm) - Tower	1,200
Car spaces	156
VALUATION	
Valuation	\$168.0 million
Value (\$/sqm)	\$6,277
Last external valuation date	30 June 2012
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	5.3 years
Occupancy	100%
MAJOR TENANTS	
	NLA (SQM)
Telstra Corporation Ltd	17,996
Parsons Brinckerhoff	5,847
The Bureau of Meteorology	1,400

Core Plus Office Fund

51 Pirie Street

Adelaide SA (core/development)



Located in the heart of the Adelaide CBD, 51 Pirie Street comprises a seven level retail/office building. The property comprises refurbished commercial B-grade accommodation covering ground retail, five upper levels of office space and a basement level.

Planning approval has been obtained for a new 32,000sqm A-grade office tower comprising 21 levels and will target a 5 star Green Star rating and a 5 star NABERS Energy rating

SUMMARY (CURRENT BUILDING)	
Year built (or refurbished)	1983
Grade	B
Ownership	100%
Total NLA (sqm)	6,315
Typical floor plate (sqm)	940
Car spaces	0
VALUATION	
Valuation	\$14.0 million
Value (\$/sqm)	\$2,256
Last external valuation date	30 June 2012
Valuer	Knight Frank
TENANCY STATISTICS	
WALE (by income)	3.7 years
Occupancy	74.1%
MAJOR TENANT	
St George Bank	4,291

Bank SA

97 King William Street, Adelaide SA (core)



Bank SA is located in the heart of Adelaide and comprises a basement vault, ground and mezzanine level banking branch, and an office building over eight upper levels. The building also includes a gymnasium and squash courts which are located on the roof area.

SUMMARY	
Year built (or refurbished)	1943
Grade	B
Ownership	100%
Total NLA (sqm)	15,115
Typical floor plate (sqm)	1,340
Car spaces	28
VALUATION	
Valuation	\$20.3 million
Value (\$/sqm)	\$1,340
Last external valuation date	30 June 2012
Valuer	Jones Lang LaSalle
TENANCY STATISTICS	
WALE (by income)	9.2 years
Occupancy	100%
MAJOR TENANT	
St George Bank	15,115

BHP House

225 St Georges Terrace, Perth WA (core)



Located on St Georges Terrace, the primary office address within the Perth CBD, 225 St Georges Terrace comprises a 21,192sqm office building, with 733sqm of retail space and three levels of basement parking.

SUMMARY	
Year built (or refurbished)	1990
Grade	A
Ownership	100%
Total NLA (sqm)	21,192
Typical floor plate (sqm)	1,130
Car spaces	373
VALUATION	
Valuation	\$200.0 million
Value (\$/sqm)	\$9,438
Last external valuation date	30 June 2012
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	4.1 years
Occupancy	100%
MAJOR TENANTS	
BHP Billiton	14,845
Wilson Parking	373 bays

109 St Georges Terrace

Perth WA (core)



Located in the heart of the Perth CBD, the Westpac building at 109 St Georges Terrace, comprises a lower A-grade office building, which underwent extensive refurbishment in 2005. The building spans 19 upper office levels, a ground level bank, vault and security storage area.

SUMMARY	
Year built (or refurbished)	2005
Grade	A
Ownership	100%
Total NLA (sqm)	13,897
Typical floor plate (sqm)	75
Car spaces	550
VALUATION	
Valuation	\$67.0 million
Value (\$/sqm)	\$4,821
Last external valuation date	31 December 2011
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	4.4 years
Occupancy	100%
MAJOR TENANTS	
Westpac Bank	7,620
Calibre Global	2,497



◆ CPIF owns **18 assets** with an average value of **\$33 million** and a strong WALE of **11.5 years**.

123-135 Kewdale Road, Kewdale WA

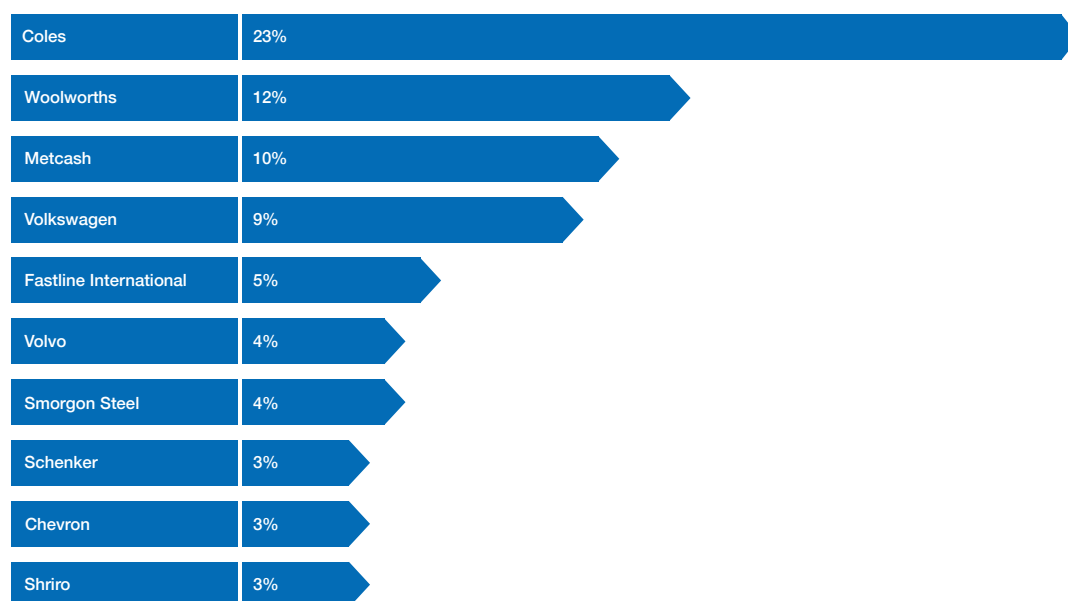


Charter Hall's Core Plus Industrial Fund (CPIF) was launched in 2007. The Fund predominantly targets industrial and logistics sectors in major capital city markets of Australia and sources a mix of core and enhanced investment grade property assets.

Fund Statistics

Top 10 tenants

By gross income



Annual lease expiry

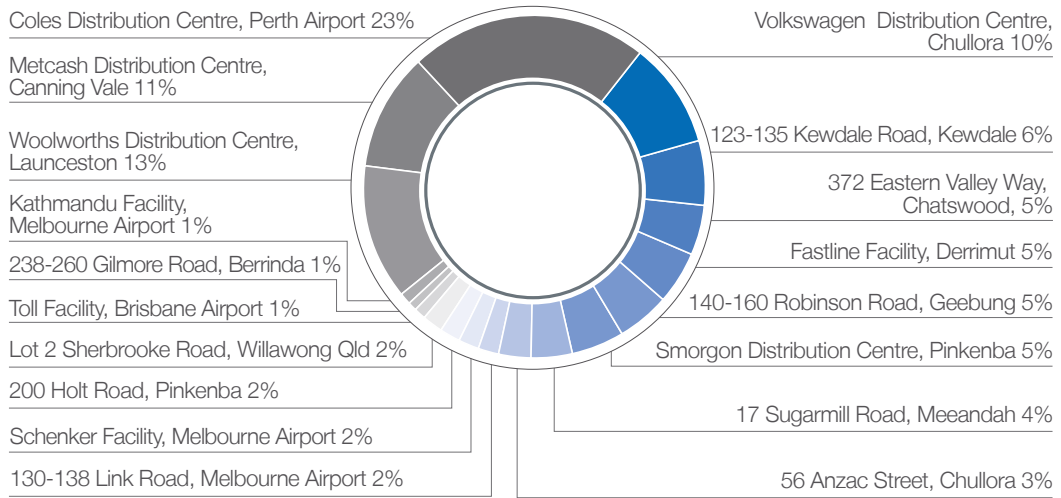
By gross income



Fund Statistics

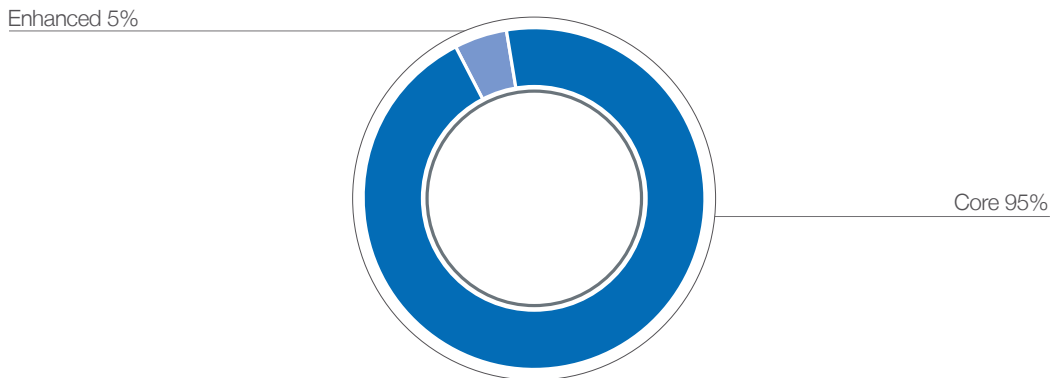
Asset diversification

By current value



Core vs. Enhanced assets

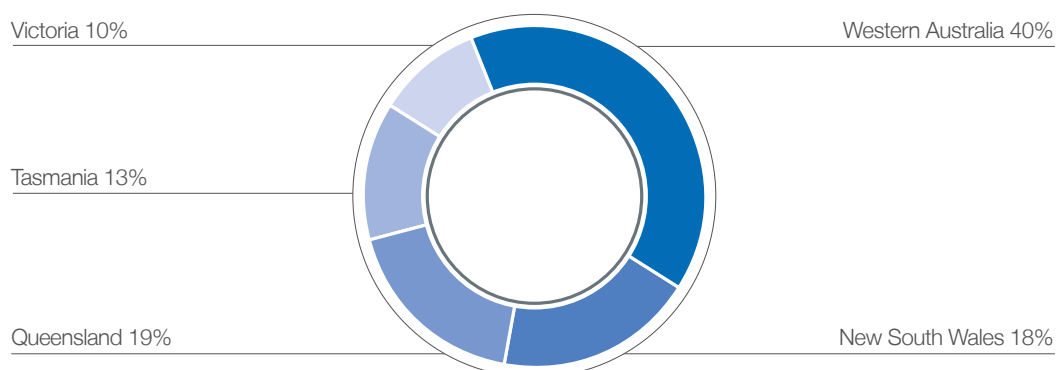
By current value





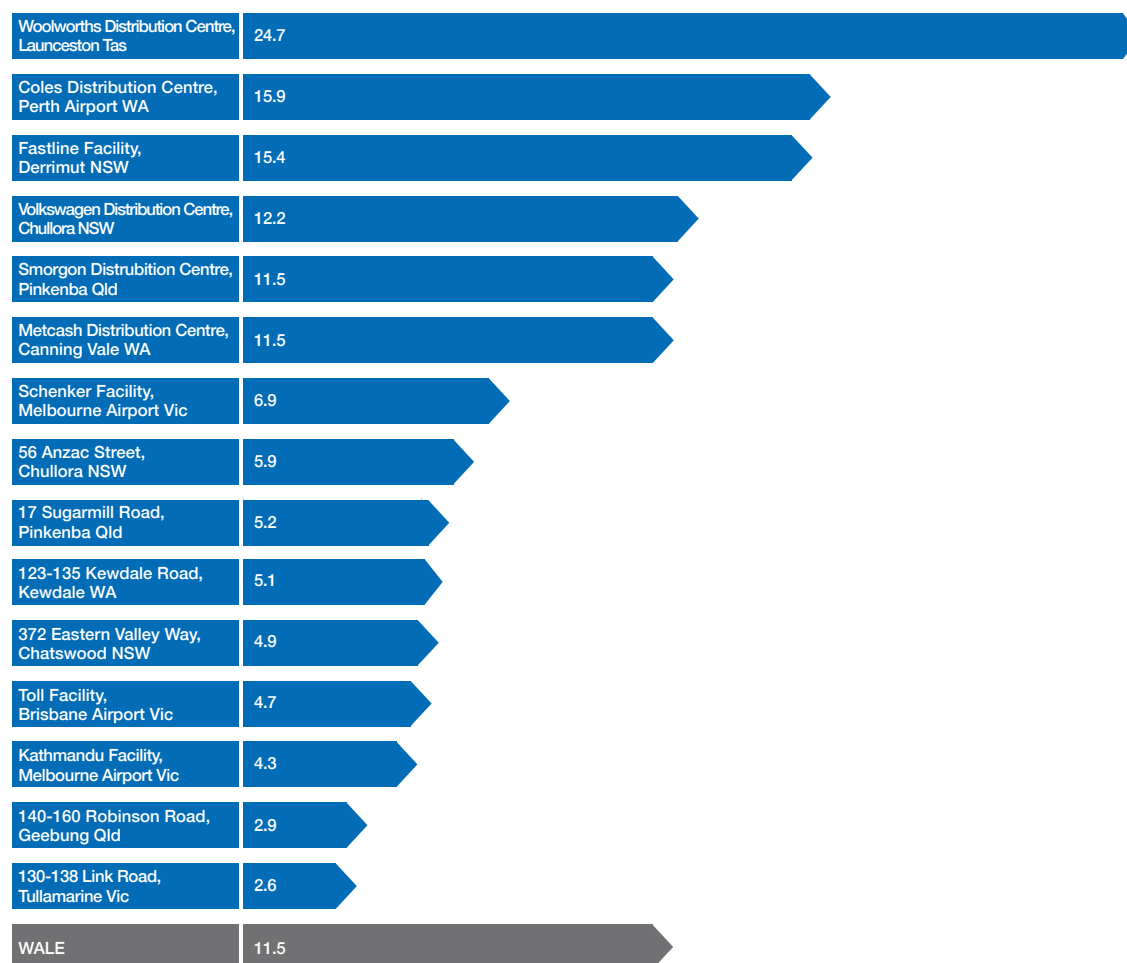
Geographical diversification

By current value



Weighted Average Lease Expiry

By years



Core Plus Industrial Fund

June 2012 Capitalisation Rate

8.21%

June 2012 Discount Rate

9.85%

	CPIF OWNERSHIP (%)	JUN 2012 VALUATION (A\$M)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Volkswagen Distribution Centre, Chullora NSW	100%	57.5	12.2	3.25%
372 Eastern Valley Way, Chatswood NSW	100%	31.5	4.9	3.61%
56 Anzac Street, Chullora NSW	100%	19.1	5.9	3.61%
Schenker Facility, Melbourne Airport Vic	100%	11.4	6.9	3.50%
130-138 Link Road, Melbourne Airport Vic	100%	14.4	2.6	3.50%
Kathmandu Facility, Melbourne Airport Vic	100%	7.1	4.3	3.50%
Fastline Facility, Derrimut Vic	100%	28.8	15.4	3.50%
Smorgon Distribution Centre, Pinkenba Qld	100%	27.0	11.5	3.25%
200 Holt Street, Pinkenba Qld	100%	10.2	N/A	N/A
140-160 Robinson Road, Geebung Qld	100%	27.0	2.9	3.23%
Toll Facility, Brisbane Airport Qld	100%	8.5	4.7	3.25%
17 Sugarmill Road, Meeandah Qld	100%	22.2	5.2	3.94%
238-260 Gilmore Road, Berrinba Qld	100%	7.8	N/A	N/A
Lot 2 Sherbrooke Road, Willawong Qld	100%	10.1	N/A	N/A
Coles Distribution Centre, Perth Airport WA	75%	134.3	15.9	2.75%
123-135 Kewdale Road, Kewdale WA	100%	34.5	5.1	4.00%
Metcash Distribution Centre, Canning Vale WA	50%	66.6	11.5	3.00%
Woolworths Distribution Centre, Launceston Tas	100%	74.0	24.7	2.80%
TOTAL/WEIGHTED AVERAGE		591.9	11.5	3.17%

Volkswagen Australia

24 Muir Road, Chullora NSW



Located within Chullora Business Park, the new Volkswagen Group Australia head office and distribution centre comprises three office levels over 10,500sqm, an international training centre, service area and a warehouse facility comprising 16,000sqm.

The state of the art facility comprises warehouse accommodation featuring a minimum clearance height of approximately ten metres and ten recessed docks.

SUMMARY	
Year built (or refurbished)	2011
Ownership	100%
Total GLA (sqm)	26,739
Car spaces	N/A
VALUATION	
Valuation	\$57.5 million
Value (\$/sqm)	\$2,150
Last external valuation date	31 December 2011
Valuer	CBRE
TENANCY STATISTICS	
WALE (by income)	12.2 years
Occupancy	100%
MAJOR TENANT (GLA) SQM	
Volkswagen Group	26,739

Chatswood Business Park

372 Eastern Valley Way, Chatswood NSW



The Chatswood Business Park is located on a high profile site at the corner of Eastern Valley Way and Smith Street, two kilometres north east of the Chatswood Regional Centre and 10 kilometres north of the Sydney CBD.

The property comprises a modern, ten unit industrial complex that was completed in 1986. The units are constructed over two main levels and have a GLA of 12,674sqm. The top level of the estate is occupied by traditional industrial tenants, whilst the ground level of the estate comprises more commercial and household retail uses.

SUMMARY	
Year built (or refurbished)	1986
Ownership	100%
Total GLA (sqm)	12,674
Car spaces	190
VALUATION	
Valuation	\$31.5 million
Value (\$/sqm)	\$2,485
Last external valuation date	30 June 2012
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	4.9 years
Occupancy	95%
MAJOR TENANTS (GLA) SQM	
Petbarn	3,624
The Good Guys	2,566
Channel Nine	1,921

Core Plus Industrial Fund

56 Anzac Street Chullora NSW



The property comprises two substantial industrial warehouse/office facilities, with attached awning and hardstand areas situated on a site of 6.476 hectares. Building one comprises a modern showroom/office area fronting the Hume Highway and warehouse area to the rear. It is occupied by Volvo Truck Australia and has a GLA of 6,995sqm.

Building two is a large freestanding office/warehouse of approx 21,204sqm. Internal clearance ranges from approximately 13 metres to 19 metres and access is provided via a series of 15 roller shutter doors with a large covered awning.

SUMMARY	
Year built (or refurbished)	2010
Ownership	100%
Total GLA (sqm)	28,199
Car spaces	N/A
VALUATION	
Valuation	\$19.1 million
Value (\$/sqm)	\$667
Last external valuation date	31 December 2011
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	4.7 years
Occupancy	100%
MAJOR TENANTS (GLA) SQM	
Shiro	10,409
Australian Post	9,782
Volvo	6,995

41-57 South Centre Road Melbourne Airport Business Park, Tullamarine Vic



Ideally located within the Melbourne Airport precinct, the site is in close proximity to all airport freight and logistics facilities as well as excellent immediate access to major freeway systems. This new facility was completed and occupied in May 2009, and features GLA of 13,716sqm incorporating a high clearance (ten metre) sprinklered warehouse with roller shutter doors and recessed loading docks, an external 15 metre awning and efficient B-double access.

SUMMARY	
Year built (or refurbished)	2009
Ownership	100%
Total GLA (sqm)	13,716
Car spaces	244
VALUATION	
Valuation	\$11.4 million
Value (\$/sqm)	\$831
Last external valuation date	30 June 2012
Valuer	m3 Property
TENANCY STATISTICS	
WALE (by income)	6.9 years
Occupancy	100%
MAJOR TENANT (GLA) SQM	
DB Schenker	13,716

130-138 Link Road

Melbourne Airport Business Park, Tullamarine Vic



The property comprises a logistics facility, within the Melbourne Airport Business Park, which is located to the southern confines of Tullamarine Airport. The facility comprises two stages, the Caterpillar Logistics tenancy, two level office attached to a sprinklered, high bay (ten metre springing height) warehouse totalling 10,678sqm and providing both on-grade and recessed dock loading.

The balance of this building comprises a further two level office attached to a sprinklered, high bay warehouse totalling 10,479sqm and providing both on-grade and recessed dock loading.

SUMMARY	
Year built (or refurbished)	2006
Ownership	100%
Total GLA (sqm)	21,157
Car spaces	N/A
VALUATION	
Valuation	\$14.4 million
Value (\$/sqm)	\$681
Last external valuation date	31 December 2011
Valuer	m3 Property
TENANCY STATISTICS	
WALE (by income)	2.6 years ¹
Occupancy	49.2% ¹
MAJOR TENANTS (GLA) SQM	
Caterpillar	10,479
Victorian Electrical Commission	10,678 ¹

Note 1: Post 30 June 2012 taking the occupancy to 100% and WALE to 6.3 years

55-65 Sky Road

Melbourne Airport Business Park, Tullamarine Vic



The property comprises a logistics facility, within the Melbourne Airport Business Park, which is located to the southern confines of Tullamarine Airport.

The Kathmandu facility comprises a two level office attached to a sprinklered, high bay (ten metre springing height) warehouse totalling approximately 10,040sqm, both on-grade and recessed dock loading provides for B-double access. It occupies a leasehold corner site of 18,397sqm.

SUMMARY	
Year built (or refurbished)	2006
Ownership	100%
Total GLA (sqm)	10,040
Car spaces	N/A
VALUATION	
Valuation	\$7.1 million
Value (\$/sqm)	\$707
Last external valuation date	31 December 2011
Valuer	m3 Property
TENANCY STATISTICS	
WALE (by income)	4.3 years
Occupancy	100%
MAJOR TENANT (GLA) SQM	
Kathmandu	10,040

Core Plus Industrial Fund

309 Fitzgerald Road

Derrimut Vic



Situated on a 48,253sqm site is a new distribution facility, which was constructed over three stages, commencing in 1998 and completed in 2004. The facility comprises a total core GLA of 27,432sqm, made up of a 2,303sqm office and a 25,129sqm warehouse.

The property is an excellent modern logistics facility, enjoying a convenient location, only 800 metres from the Western Ring Road on and off ramps. The site coverage provides efficient B-double access and the flexibility to be subdivided into smaller tenancies.

SUMMARY	
Year built (or refurbished)	2002
Ownership	100%
Total GLA (sqm)	27,432
Car spaces	N/A
VALUATION	
Valuation	\$28.8 million
Value (\$/sqm)	\$1,050
Last external valuation date	31 December 2011
Valuer	Jones Lang LaSalle
TENANCY STATISTICS	
WALE (by income)	15.4 years
Occupancy	100%
MAJOR TENANT (GLA) SQM	
Fastline International	27,432

30 Main Beach Road

Pinkenba Qld



The Smorgon Distribution Centre is a state of the art logistics facility located on a large land holding of 4.22 hectares strategically situated within the Trade Coast Precinct, close to Brisbane Airport, the Port of Brisbane and the Brisbane CBD on the north side of the river.

The facility has a GLA of 11,705sqm incorporating a high clearance (9.7 metres) warehouse, with multiple access points, together with two level offices and amenities, b-double access, an expansive marshalling area and on-grade dock access.

SUMMARY	
Year built (or refurbished)	2008
Ownership	100%
Total GLA (sqm)	11,705
Car spaces	N/A
VALUATION	
Valuation	\$27.0 million
Value (\$/sqm)	\$2,307
Last external valuation date	30 June 2012
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	11.5 years
Occupancy	100%
MAJOR TENANT (GLA) SQM	
Smorgon Steel	11,705

200 Holt Street Pinkenba Qld



The property comprises a 31,880sqm site, and it is proposed to construct new industrial buildings, providing a total GLA of circa 17,500sqm. The Eagle Farm/Pinkenba industrial precinct is one of the most tightly held industrial precincts in Brisbane and is sought after by industrial/commercial users, given its unparalleled access to the Gateway Arterial Network, Airport, Port and the Brisbane CBD.

The property represents one of the last remaining large scale freehold industrial development sites in the precinct and provides for drive around access from dual entry/exit ports.

SUMMARY	
Year built (or refurbished)	Development site
Ownership	100%
Site area (ha)	3.18
Car spaces	N/A
VALUATION	
Valuation	\$10.3 million
Value (\$/sqm)	\$322
Last external valuation date	31 December 2011
Valuer	Knight Frank

140-160 Robinson Road Geebung Qld



140-160 Robinson Road comprises two industrial sites located within the core industrial precinct of Geebung, which is located within close proximity to Brisbane Airport and the Gateway Motorway. The properties have prominent frontage on Robinson Road, which is currently undergoing considerable gentrification toward a higher office/showroom style product. The acquisition of both the Robinson Road properties created an institutional grade industrial estate. The metrics for both properties are assessed as one single holding.

SUMMARY	
Year built (or refurbished)	2002-2006
Ownership	100%
Total GLA (sqm)	17,376
Car spaces	N/A
VALUATION	
Valuation	\$27.0 million
Value (\$/sqm)	\$1,554
Last external valuation date	31 December 2011
Valuer	Knight Frank

TENANCY STATISTICS	
WALE (by income)	2.9 years
Occupancy	100%
MAJOR TENANTS (GLA) SQM	
TJM (subsidiary of USA listed Group CMI Ltd)	9,310
Protector Alsafe (100% subsidiary of Wesfarmers)	4,396
Wild Republic (K&M Toys)	1,977

Core Plus Industrial Fund

Toll, 7 Viola Place Brisbane Airport Qld



The property comprises a 14,920sqm leasehold site, improved with a newly completed industrial building, providing a 1,668sqm two level office and 4,881sqm warehouse, with a minimal internal clearance height of eight metres and an additional 1,370sqm of awnings and b-double access. Off-street parking is provided for 105 cars.

The property is located within the newly developed Brisbane Airport Business Park and sits alongside DHL, Repco and Custom Fleet, providing further support for the location as a logistics hub.

SUMMARY	
Year built (or refurbished)	2007
Ownership	100%
Total GLA (sqm)	6,550
Car spaces	105
VALUATION	
Valuation	\$8.5 million
Value (\$/sqm)	\$1,302
Last external valuation date	31 December 2011
Valuer	Colliers International
TENANCY STATISTICS	
WALE (by income)	4.7 years
Occupancy	100%
MAJOR TENANT (GLA) SQM	
Toll Transport	6,550

Citiport Industrial Estate 17 Sugarmill Road, Pinkenba Qld



The Citiport Industrial Estate is located approximately nine kilometres north east of the Brisbane CBD in the heart of the Australia Trade Precinct. The estate is accessed directly from Sugarmill Road and provides for good access and manoeuvrability.

The property comprises seven modern office and warehouse units erected in three buildings, together with a small central café tenancy and 135 car spaces and is 100% occupied. The estate has a GLA of 14,244sqm with approved expansion potential of approximately 4,150sqm.

SUMMARY	
Year built (or refurbished)	1991
Ownership	100%
Total GLA (sqm)	14,244
Car spaces	N/A
VALUATION	
Valuation	\$22.2 million
Value (\$/sqm)	\$1,555
Last external valuation date	30 June 2012
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	5.3 years
Occupancy	100%
MAJOR TENANTS (GLA) SQM	
Thales	5,322
Sandvik	4,391
CV Services	2,943
Airport Loaders & Packers	1,285

Coles Distribution Centre

136 Horrie Miller Drive, Perth WA



The Coles Distribution Centre is a state-of-the-art logistics facility located on a 25 hectare site strategically situated within Perth Airport, ten kilometres east of the Perth CBD. The centre is located on Horrie Miller Drive, midway from its intersection with Tonkin Highway and Perth International Terminal. Perth Airport is one of the major logistics hubs in Western Australia, with tenants including Woolworths, Toll, Electrolux and Linfox recently committing to large facilities along Horrie Miller Drive.

SUMMARY	
Year built (or refurbished)	2008
Ownership	75%
Total GLA (sqm)	81,647
Car spaces	N/A
VALUATION	
Valuation (75%)	\$134.3 million
Value (\$/sqm)	\$2,192
Last external valuation date	30 June 2012
Valuer	Jones Lang LaSalle
TENANCY STATISTICS	
WALE (by income)	15.9 years
Occupancy	100%
MAJOR TENANT (GLA) SQM	
Coles Group Ltd	81,647

123-135 Kewdale Road

Kewdale WA



The property is located approximately eight kilometres south of the Perth CBD, one kilometre south of Perth Airport and adjoins the Kewdale Freight Terminal. It is a proven transport and distribution location, and is in close proximity to the Leach, Tonkin and Roe Highways.

The 4.5 hectare site contains a former Woolworths distribution centre, comprising approximately 2,013sqm of office and 27,942sqm of warehouse space. The facility provides complete drive around and double access, in addition to both on-grade and dock access.

SUMMARY	
Year built (or refurbished)	2006
Ownership	100%
Total GLA (sqm)	29,039
Car spaces	N/A
VALUATION	
Valuation	\$34.5 million
Value (\$/sqm)	\$1,189
Last external valuation date	30 June 2012
Valuer	Jones Lang LaSalle
TENANCY STATISTICS	
WALE (by income)	5.1 years
Occupancy	100%
MAJOR TENANTS (GLA) SQM	
Chevron	14,362
Myer	12,585
Woolworths	2,071

218 Bannister Road
Canning Vale WA



The property incorporates a modern logistics facility that has a gross lettable area of 98,295sqm with canopies, loading docks and ancillary areas of a further 8,630sqm located within the land constrained precinct of Canning Vale. The high quality facility is in very good condition with the original improvements being circa 15-20 years old however approximately 21% of the improvements have been constructed over the last 2 years and are in new or near new condition.

SUMMARY	
Year built (or refurbished)	2011
Ownership	50%
Total GLA (sqm)	98,265
Car spaces	950
VALUATION	
Valuation	\$66.6 million
Value (\$/sqm)	\$1,355
Last external valuation date	31 March 2012
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	11.5 years
Occupancy	100%
MAJOR TENANT (GLA) SQM	
Metcash Limited	98,265

Woolworths Distribution Centre
4-20 Translink Avenue, Launceston Tas



The Woolworths Distribution Centre is a state-of-the-art logistics facility located on a 19.8 hectare site which adjoins the northern end of Launceston Airport and is approximately 15 kilometres from Launceston's CBD. The building is highly energy efficient using the latest environmental controls and sustainability initiatives and also provides for significant expansion with development approval for the construction of another 25,000sqm of warehouse accommodation.

SUMMARY	
Year built (or refurbished)	2012
Ownership	100%
Total GLA (sqm)	46,000
Car spaces	394
VALUATION	
Valuation (on completion)	\$74.0 million
Value (\$/sqm)	\$1,643
Last external valuation date	30 June 2012
Valuer	Jones Lang LaSalle
TENANCY STATISTICS	
WALE (by income)	24.7 years
Occupancy	100%
MAJOR TENANT (GLA) SQM	
Woolworths Ltd	46,000

VOLKSWAGEN

GROUP AUSTRALIA



24 Muir Road, Chullora NSW



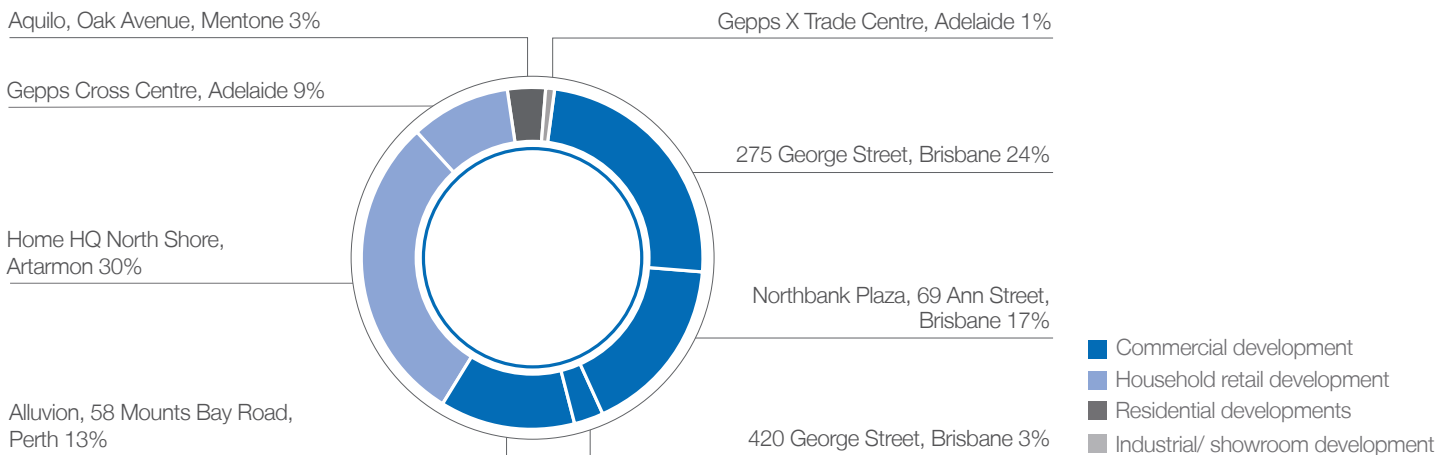
275 George Street, Brisbane Qld



Charter Hall's Opportunity Fund No.4 (CHOF4) was launched in 2005. The majority of CHOF4's assets have been realised, with one asset remaining in the portfolio.

Fund Statistics

CHOF4 Equity Allocation



Property Portfolio

Home HQ North Shore

Artarmon NSW



Located in Artarmon, the award-winning Home HQ North Shore, is the first integrated household retail centre in Sydney's lower North Shore, offering a one-stop shopping destination for all home, entertainment, technology and lifestyle needs.

Comprising approximately 22,186sqm of retail space with customer parking for 503 cars, the centre achieved the first 4 star Green Star rating for a household retail development in Australia.

SUMMARY	
Year built (or refurbished)	2010
Ownership	100%
Total GLA (sqm)	22,186
Car spaces	503
TENANCY STATISTICS	
WALE (by area)	6.2 years
Occupancy	97%
MAJOR TENANTS	
	GLA (SQM)
JB HiFi	1,289
The Good Guys	3,076
Freedom	3,171



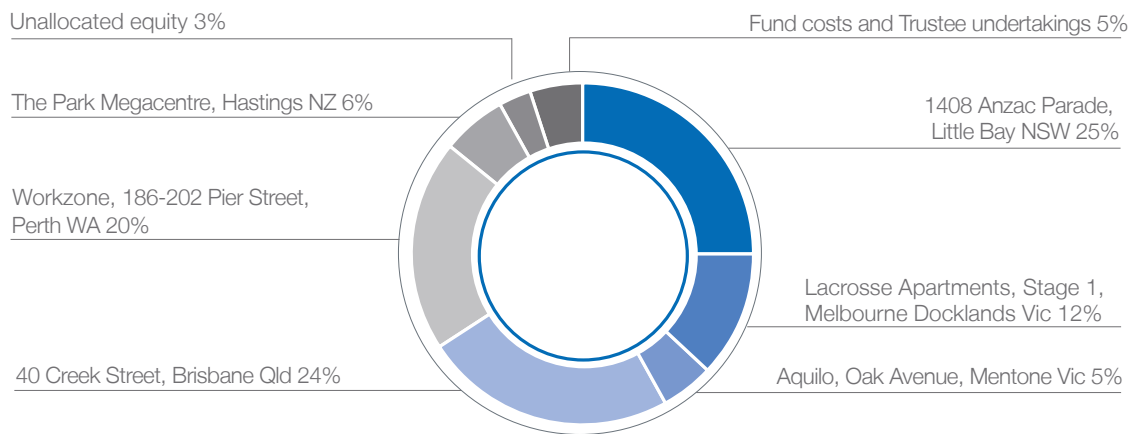
40 Creek Street, Brisbane Qld



Charter Hall's Opportunity Fund No.5 (CHOF5) was launched in early 2007. The Fund's mandate is to identify, acquire and deliver property development and value-add opportunities across various sectors within the Manager's existing skill base, including commercial, industrial, household retail and infill residential sectors located primarily in capital cities and metropolitan markets across Australia and New Zealand.

Fund Statistics

CHOF5 Equity Allocation



- Commercial developments
- Household retail development
- Residential developments
- Fund costs and Trustee undertakings
- Unallocated equity

Charter Hall Opportunity Fund No.5

Little Bay Cove

1408 Anzac Parade, Little Bay NSW



Artist's Impression

One of Sydney's last remaining coastal communities, Little Bay Cove is located on the southern-end of the prime eastern suburbs coastline, just 14 kilometres from the Sydney CBD. Situated on 13.6 hectares, this master planned community will feature approx. 570 dwellings, comprising architecturally designed apartments, courtyard homes plus vacant land lots, most with coastal views. The community is within walking distance to Little Bay Beach, a local retail village and prestigious golf courses.

SUMMARY

Status	Estate creation works underway
Ownership	50%
Development Alliance	TA Global Berhad
No. of dwellings	>500

Aquilo

34-94 Oak Avenue, Mentone Vic



This master planned community located in the established bayside suburb of Mentone, approximately 20km southeast of Melbourne's CBD, comprises 119 two storey architecturally designed townhouses designed to achieve a 5 star Energy Efficient rating.

The 3.33 hectare site is currently being developed and offers excellent proximity to Mentone Beach, parklands, public transport, shopping facilities, quality schools and local cafes.

SUMMARY

Status	Under construction and >92% pre-sold
Ownership	100%
No. of dwellings	119

Lacrosse Apartments - Stage 1

675 LaTrobe Street Docklands, Melbourne Vic



Lacrosse is situated on LaTrobe Street just 200m from the waters of Victoria Harbour in the heart of Docklands. Adjoining Etihad Stadium, Lacrosse comprises 312 residential apartments in a 21 level, high rise tower with 1,370sqm of concourse level retail space. The plaza interfaces with LaTrobe Street and the Etihad Stadium concourse, providing easy access to Southern Cross Station.

SUMMARY

Status	Completed and staged settlements underway
Ownership	100%
No. of dwellings	312

40 Creek Street

Brisbane Qld



Located in Brisbane's 'Golden Triangle', 40 Creek Street is situated in the heart of the financial precinct.

The building comprises 17 levels of A-grade office space over 12,000sqm and ground floor retail with 70 car spaces over two basement levels. The building is targeting a 4 star NABERS Energy rating and has been extensively refurbished.

SUMMARY	
Status	100% leased (sale contract exchanged)
Ownership	100%
Total NLA (sqm)	12,373
Typical floor plate (sqm)	642
Car spaces	70

The Park Megacentre

700 Caroline Road, Hastings NZ



The Park Megacentre enjoys a prime location on the CBD fringe in Hastings, New Zealand. On completion it will comprise 25,000sqm of large format retail space with parking for 750 cars and is the premier integrated household centre within the region of Hawkes Bay. The Warehouse Group, Mitre 10 Mega, and Fishing Camping Outdoors stores are complete and open for trade.

SUMMARY	
Status	73% of GLA committed
Ownership	100%
Total GLA (sqm)	25,500
Car spaces	800

WORKZONE

202 Pier Street, Perth WA



Located on the rapidly growing Perth CBD fringe, ideally located opposite Mclver Railway Station, WorkZone will offer two 7 storey campus style A-grade office buildings comprising 27,910sqm. Situated close to transport and amenity, construction is underway with it's design targeting a 5 star NABERS Energy rating and a 5 star Green Star – Office As Built V3 rating.

SUMMARY	
Status	76% pre-lease to Leighton Contractors
Ownership	100%
Total NLA (sqm)	27,910
Typical floor plate (sqm)	Building A: 2,440 Building B: 1,950
Car spaces	224



Unlisted Retail Funds



68 Pitt Street, Sydney NSW





68 Pitt Street, Sydney NSW

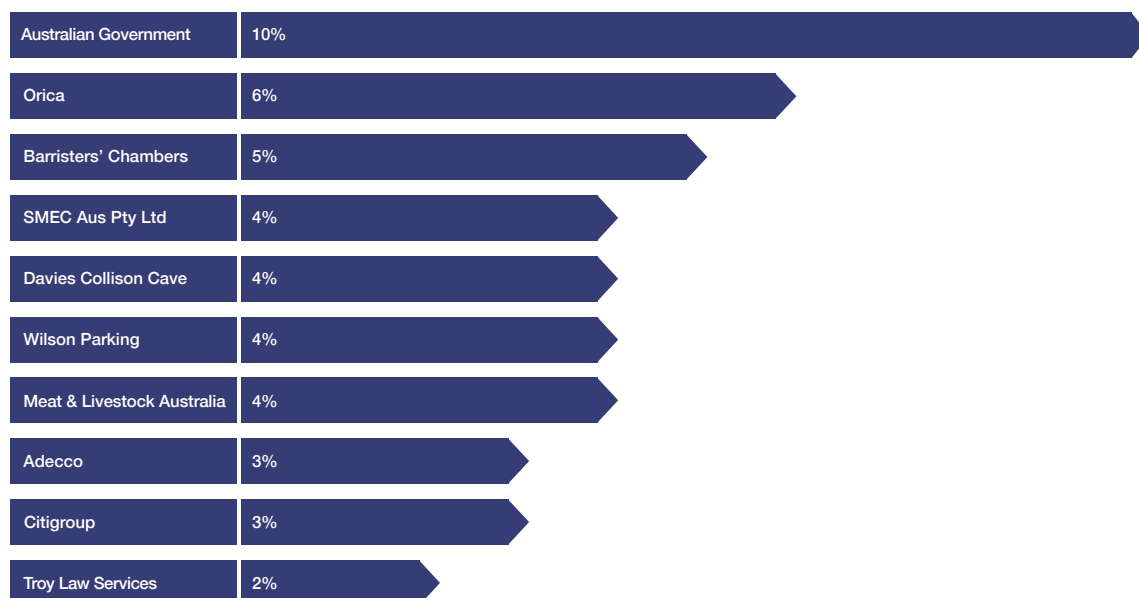


Charter Hall Direct Property Fund (CHDPF) is an unlisted open-ended property fund, open for investment, that aims to provide regular, tax effective income payable quarterly primarily from a diversified portfolio of direct property.

Fund Statistics

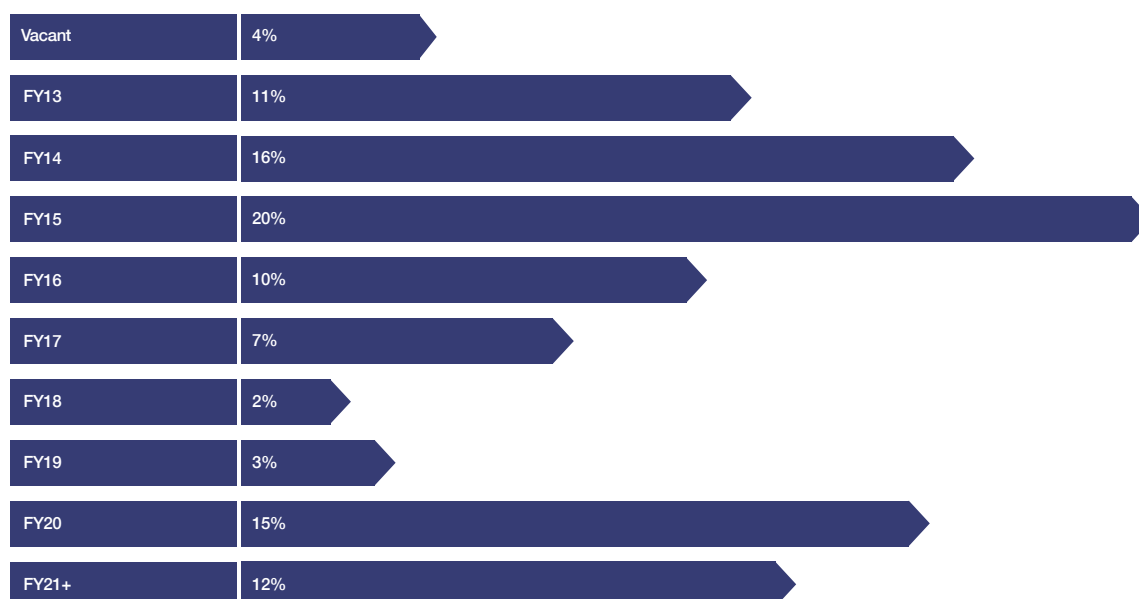
Top 10 tenants

By gross income



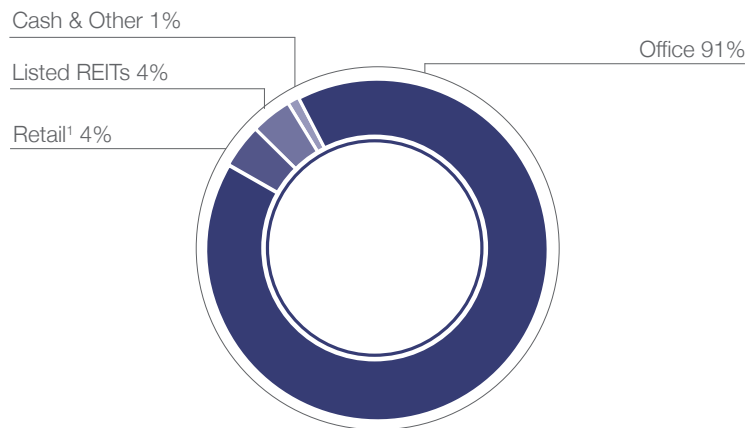
Annual lease expiry

By gross income



Charter Hall Direct Property Fund

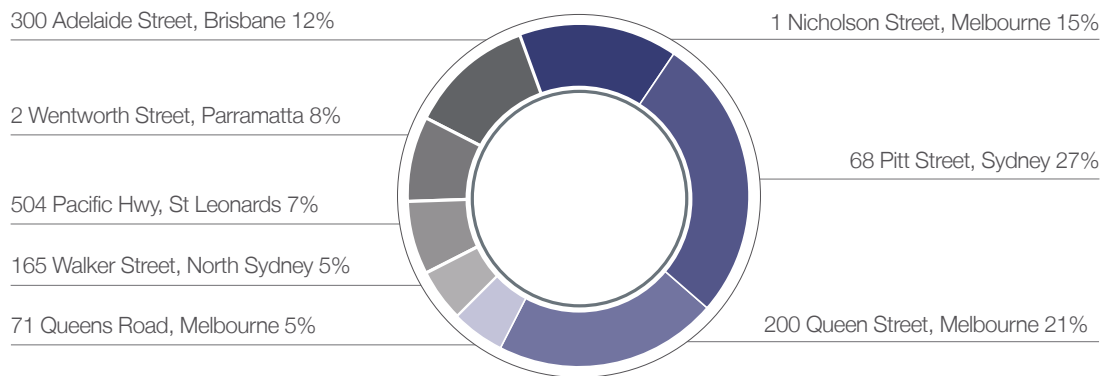
Sector diversification



¹ Reflects the fund's remaining holding in the MWREF China Retail Fund

Asset diversification

By current value





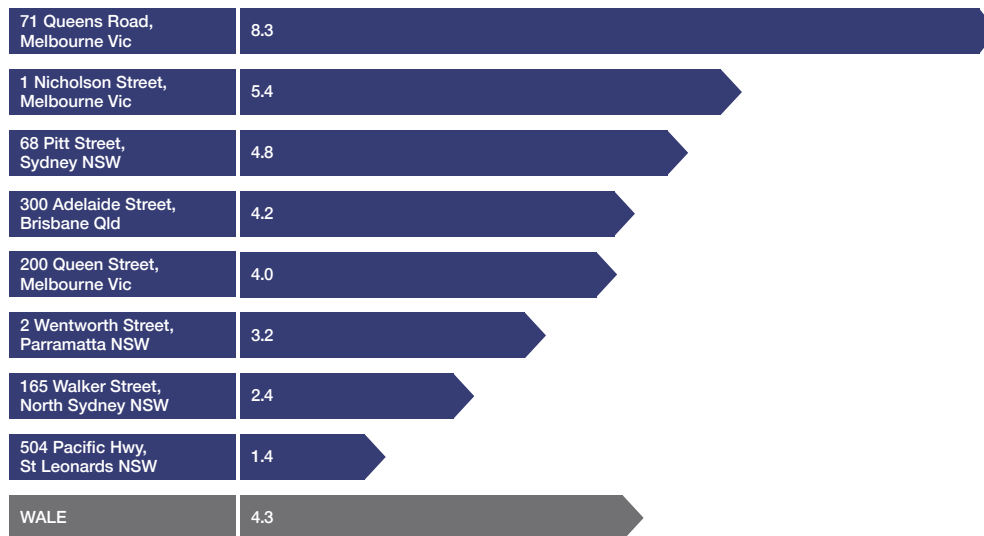
Geographical diversification

By current value



Weighted Average Lease Expiry

By years



Charter Hall Direct Property Fund

June 2012 Capitalisation Rate

8.35%

June 2012 Discount Rate

9.61%

	CHDPF OWNERSHIP (%)	JUN 2012 VALUATION (A\$M)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
68 Pitt Street, Sydney NSW	100%	122.5	4.8	3.79%
165 Walker Street North Sydney NSW	100%	24.5	2.4	4.25%
504 Pacific Highway St Leonards NSW	100%	33.5	1.4	4.14%
2 Wentworth Street, Parramatta NSW	100%	36.0	3.2	1.56%
71 Queens Road, Melbourne Vic	100%	22.0	8.3	3.83%
200 Queen Street, Melbourne Vic	100%	100.0	4.0	3.84%
1 Nicholson Street, Melbourne Vic	100%	68.8	5.4	3.35%
300 Adelaide Street, Brisbane Qld	100%	55.7	4.2	4.63%
TOTAL/WEIGHTED AVERAGE		463.0	4.3	3.72%



200 Queen Street, Melbourne Vic

Charter Hall Direct Property Fund

68 Pitt Street Sydney NSW



Situated in the centre of the Sydney CBD on the corner of Pitt and Hunter Streets, the 26 level office building is in immediate proximity to Australia Square and Wynyard Station and benefits from four sides of natural light. The property was repositioned via refurbishment in December 2008.

SUMMARY	
Year built (or refurbished)	1965 (refurbished in 2008)
Grade	A
Ownership	100%
Total NLA (sqm)	14,336
Typical floor plate (sqm)	549
Car spaces	54
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$122.5 million
Value (\$/sqm)	\$8,545
Last external valuation date	30 June 2012
Valuer	m3 Property
TENANCY STATISTICS	
WALE (by income)	4.8 years
Occupancy	100%
MAJOR TENANTS	
Adecco	1,846
Troy Law Services	1,253
NIB dental and eye care centre	928
RCR Energy Pty Ltd	567
Citigroup Ltd	414

165 Walker Street North Sydney NSW



The building comprises ground level entrance foyer and retail accommodation, lower ground office accommodation and six upper levels of office accommodation. Located in the North Sydney CBD adjacent to the Warringah Expressway, it has views over Sydney Harbour.

SUMMARY	
Year built (or refurbished)	1963 (refurbished in 1988 and 2001)
Grade	B
Ownership	100%
Total NLA (sqm)	5,279
Typical floor plate (sqm)	812
Car spaces	43
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$24.5 million
Value (\$/sqm)	\$4,641
Last external valuation date	30 June 2012
Valuer	CBRE
TENANCY STATISTICS	
WALE (by income)	2.4 years
Occupancy	91.8%
MAJOR TENANT	
Meat and Livestock Australia Ltd	3,171

504 Pacific Highway St Leonards NSW



A 14 level commercial building located on the south western alignment of the Pacific Highway with a rear south eastern frontage to Nicholson Street and located within the heart of the St Leonards commercial precinct.

SUMMARY	
Year built (or refurbished)	1963 (refurbished in 1991)
Grade	B
Ownership	100%
Total NLA (sqm)	11,091
Typical floor plate (sqm)	400 & 860
Car spaces	115
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$33.5 million
Value (\$/sqm)	\$3,021
Last external valuation date	30 June 2011
Valuer	Knight Frank
TENANCY STATISTICS	
WALE (by income)	1.4 years
Occupancy	85.9%
MAJOR TENANT	
InterContinental Hotels	NLA (SQM) 1,775

2 Wentworth Street Parramatta NSW



The A-grade office property comprises nine upper levels of office and three levels of parking. Located on the corner of Wentworth Street and Parkes Street in the south eastern commercial precinct of Parramatta.

SUMMARY	
Year built (or refurbished)	1990 (refurbished in 2011)
Grade	A
Ownership	100%
Total NLA (sqm)	10,953
Typical floor plate (sqm)	1,023
Car spaces	118
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$36.0 million
Value (\$/sqm)	\$3,287
Last external valuation date	30 June 2012
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	3.2 years
Occupancy	100%
MAJOR TENANT	
NSW State Government	NLA (SQM) 9,584

Charter Hall Direct Property Fund

71 Queens Road Melbourne Vic



This fully refurbished office building comprises 12 levels of office accommodation, ground level retail and basement, ground and mezzanine car parking is provided. Located in Queens Road in close proximity to St Kilda Road, the building enjoys uninterrupted views over Albert Park.

SUMMARY	
Year built (or refurbished)	1970 (various refurbishments)
Grade	B
Ownership	100%
Total NLA (sqm)	8,443
Typical floor plate (sqm)	839
Car spaces	115
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$22.0 million
Value (\$/sqm)	\$2,606
Last external valuation date	30 June 2012
Valuer	CBRE
TENANCY STATISTICS	
WALE (by income)	8.3 years
Occupancy	92.3%
MAJOR TENANTS	
SMEC Australia	NLA (SQM) 6,025

200 Queen Street Melbourne Vic



The A-grade commercial office building comprises nine levels of parking, ground level retail premises and office foyer and 25 levels of office accommodation. The building is well located close to the legal and financial precincts of Melbourne's CBD, reflected in the calibre of tenants, mainly legal service providers.

SUMMARY	
Year built (or refurbished)	1982 (refurbished in 2007)
Grade	A
Ownership	100%
Total NLA (sqm)	19,732
Typical floor plate (sqm)	813
Car spaces	413
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$100.0 million
Value (\$/sqm)	\$5,069
Last external valuation date	31 December 2011
Valuer	Jones Lang LaSalle
TENANCY STATISTICS	
WALE (by income)	4.0 years
Occupancy	100%
MAJOR TENANTS	
Barristers Chambers Ltd	NLA (SQM) 6,127
Australian Government Solicitors	3,270



1 Nicholson Street Melbourne Vic



Melbourne's first glass curtain wall facade 'sky-scraper', designed by Bates Smart and constructed in 1958. The building comprises 18 levels of office, ground floor retail cafe and basement parking. The building enjoys fantastic views over Parliament Gardens and State Parliament House and is located close to public transport hubs, both tram and train.

SUMMARY	
Year built (or refurbished)	1958 (refurbished in 2008)
Grade	B
Ownership	100%
Total NLA (sqm)	16,965
Typical floor plate (sqm)	920
Car spaces	56
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$68.8 million
Value (\$/sqm)	\$3,971
Last external valuation date	30 June 2012
Valuer	CBRE
TENANCY STATISTICS	
WALE (by income)	5.4 years
Occupancy	100%
MAJOR TENANTS	
Orica	7,374
Davies Collison Cave	5,078

300 Adelaide Street Brisbane Qld



The B-grade commercial office building comprising of 19 upper levels of office accommodation, ground floor retail premises, foyer and two levels of basement parking. The building underwent a major refurbishment in 2000, and the foyer and lifts were upgraded in 2009. The building is well located within close proximity to the Brisbane River, Central Station and the Queen Street Mall.

SUMMARY	
Year built (or refurbished)	1974 (refurbished in 2000)
Grade	B
Ownership	100%
Total NLA (sqm)	13,134
Typical floor plate (sqm)	650
Car spaces	41
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$55.7 million
Value (\$/sqm)	\$4,243
Last external valuation date	31 December 2011
Valuer	Colliers International
TENANCY STATISTICS	
WALE (by income)	4.2 years
Occupancy	95.4%
MAJOR TENANT	
Transaction Network Services	1,302
Slater & Gordon	1,031



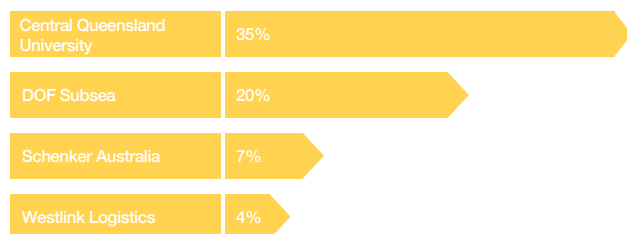


Charter Hall Diversified Property Fund (DPF), launched in November 2005, as an unlisted fund investing in quality assets across office, retail and industrial sectors throughout Australia, with properties generally valued in the range of \$5 million to \$30 million.

Fund Statistics

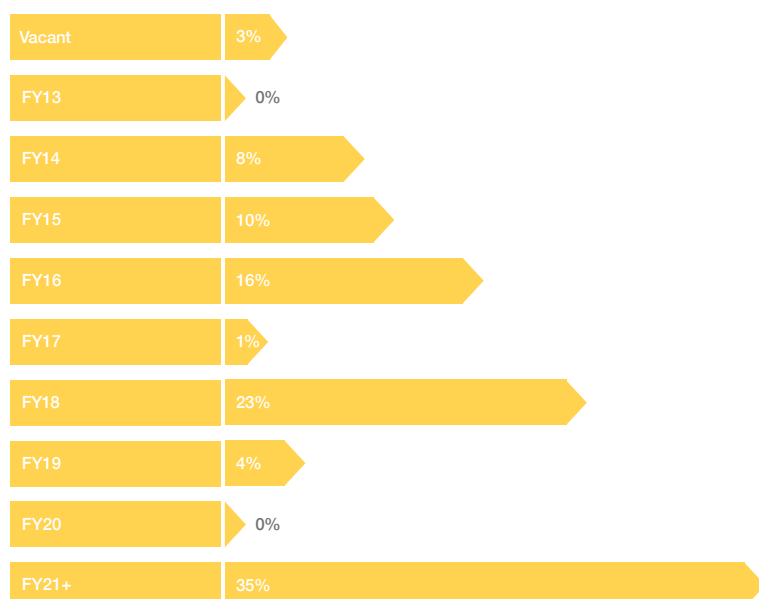
Top 4 tenants

By gross income



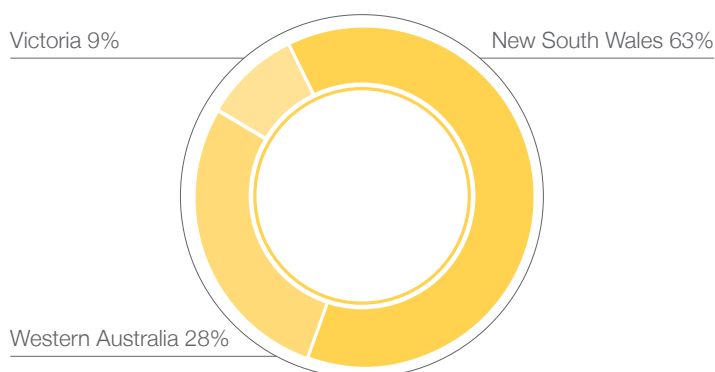
Annual lease expiry

By gross income



Geographical diversification

By current value



Property Portfolio

June 2012 Capitalisation Rate

8.39%

June 2012 Discount Rate

9.53%

	DPF OWNERSHIP (%)	JUN 2012 VALUATION (A\$M)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
400 Kent Street, Sydney NSW	75%	40.3	9.3	3.79%
53 Berry Street, North Sydney NSW	100%	19.0	2.6	3.75%
95 South Centre Road and 1 and 15 Jets Court, Tullamarine Vic	100%	8.3	3.3	3.63%
181 St Georges Terrace, Perth WA	100%	26.6	5.6	4.50%
TOTAL/WEIGHTED AVERAGE		94.2	6.2	4.00%



400 Kent Street Sydney NSW



Situated in the western corridor of the CBD, 400 Kent Street comprises an 11 level office building and retains the façade of a former heritage building.

SUMMARY	
Year built (or refurbished)	1992 (refurbished in 2005)
Grade	B
Ownership	75%
Total NLA (sqm)	10,461
Typical floor plate (sqm)	866
Car spaces	10
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation (75%)	\$40.3 million
Value (\$/sqm)	\$5,138
Last external valuation date	30 April 2012
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	9.3 years
Occupancy	100%
MAJOR TENANT	
Central Queensland University	NLA (SQM) 9,541

53 Berry Street North Sydney NSW



53 Berry Street, is a modern seven level office building situated on the high profile south western corner of Berry and Miller Streets in the North Sydney CBD. The property has prominent retail exposure.

SUMMARY	
Year built (or refurbished)	1988
Grade	B
Ownership	100%
Total NLA (sqm)	3,536
Typical floor plate (sqm)	550
Car spaces	30
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$19.0 million
Value (\$/sqm)	\$5,373
Last external valuation date	30 June 2012
Valuer	CBRE
TENANCY STATISTICS	
WALE (by income)	2.6 years
Occupancy	84%
MAJOR TENANTS	
National Credit Insurance Providers	NLA (SQM) 550
UGL	549

Charter Hall Diversified Property Fund

95 South Centre Road, 1 and 15 Jets Court Tullamarine Vic



South Centre Road and Jets Court combines a portfolio of three industrial leasehold investments located in the new Melbourne Airport Business Park, adjacent to the Melbourne Airport.

SUMMARY	
Year built (or refurbished)	2003
Grade	N/A
Ownership	100%
Total NLA (sqm)	10,462
Typical floor plate (sqm)	N/A
Car spaces	134
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$8.3 million
Value (\$/sqm)	\$795
Last external valuation date	31 December 2011
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	3.2 years
Occupancy	100%
MAJOR TENANTS	
	NLA (SQM)
Schenker	5,042
Gibsons Freight	3,004
Jets Transport	2,416

181 St Georges Terrace Perth WA



Located at 181 St Georges Terrace, the property comprises a modern A-grade quality office building comprising of ground floor foyer and retail tenancies and six upper level office floors. The property's location on St Georges Terrace is the premier address for financial and commercial activity within the Perth CBD.

SUMMARY	
Year built (or refurbished)	2000
Grade	A
Ownership	100%
Total NLA (sqm)	3,588
Typical floor plate (sqm)	535
Car spaces	14
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$26.6 million
Value (\$/sqm)	\$7,414
Last external valuation date	30 April 2012
Valuer	CBRE
TENANCY STATISTICS	
WALE (by income)	5.6 years
Occupancy	100%
MAJOR TENANTS	
	NLA (SQM)
DOF Subsea	2,378
Westlink Logistics	533



400 Kent Street, Sydney NSW



Australia Post Distribution Centre, Kingsgrove NSW



Established in July 2010, the **Charter Hall Direct Industrial Fund (DIF)** is an unlisted property fund which seeks to invest directly in a diversified selection of Australian industrial assets. The Fund aims to provide investors with sustainable and stable, tax-advantaged income quarterly.

Investment Strategy

DIF's strategy involves progressively acquiring a diversified portfolio of quality industrial properties in accordance with clear investment criteria. The investment criteria to be met before an acquisition is approved includes prime property grade, superior location close to transport links, high quality tenants, 100% occupancy and a minimum 10 year weighted average lease expiry (WALE).

Investment opportunities will be sought through Charter Hall's real estate investment pipeline together with external sources. DIF's experienced asset management team will actively manage the Fund's assets. Over the course of the Fund's life, properties will be reviewed to ensure consistency with the investment objectives, and where appropriate, properties may be sold to maximise returns with capital being repatriated to investors.

The Fund closed to investors in July 2012 and is expected to invest its remaining equity and debt capacity in line with its investment strategy and reach its target of \$200 million of assets.

Top 5 tenants

By gross income



Weighted Average Lease Expiry

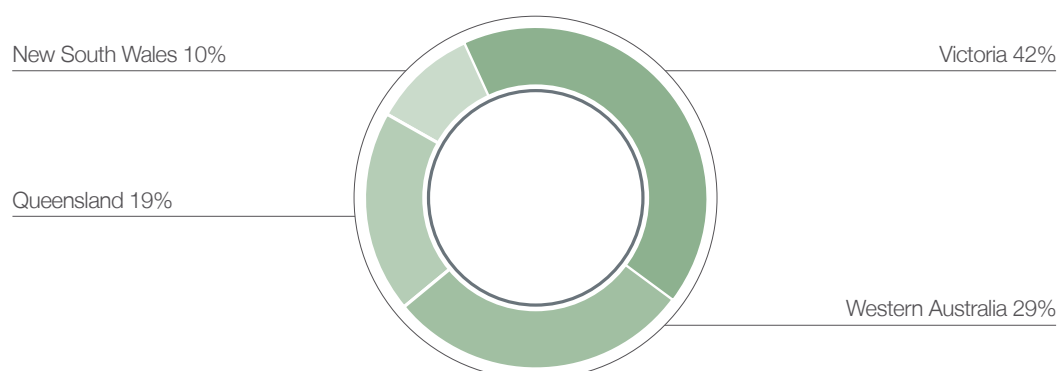
By years



Direct Industrial Fund

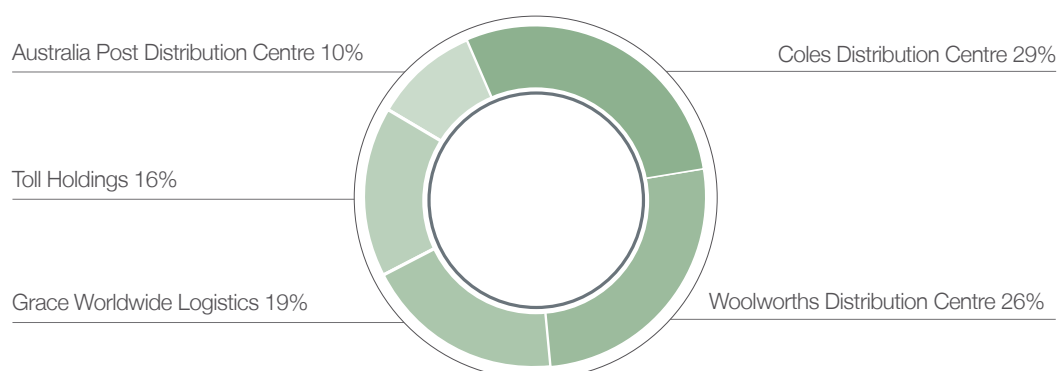
Geographical diversification

By current value



Asset diversification

By current value



June 2012 Capitalisation Rate

8.08%

June 2012 Discount Rate

9.87%

	DIF OWNERSHIP (%)	JUN 2012 VALUATION (A\$M)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Australia Post Distribution Centre Kingsgrove, NSW	100%	16.0	14.0	2.90%
Toll Fleet & Auto Logistics Centre Altona, Vic	100%	25.5	13.4	3.50%
Woolworths Distribution Centre Hoppers Crossing, Vic	100%	39.7	8.5	3.00%
Grace Worldwide Logistics Facility Willawong Qld	100%	30.0	11.1	3.50%
Coles Distribution Centre ¹ Perth Airport, WA	25%	44.8	15.9	2.75%
TOTAL/WEIGHTED AVERAGE		156.0	12.6	3.11%

Note

1. Fund's 25% interest



TOLL

Toll Fleet & Auto Logistics Centre, Altona North Vic.

Charter Hall Direct Industrial Fund

Australia Post Distribution Centre

Kingsgrove NSW



The Australia Post Distribution Centre comprises an office and warehouse facility of 6,729sqm that is situated on a site of 13,803sqm. Practical completion was reached in June 2011. The property is located within the Kingsgrove industrial precinct, some 20 kilometres south-west of the Sydney CBD and features convenient access to the M5 Motorway, Sydney Airport and Port Botany.

SUMMARY	
Year built (or refurbished)	2011
Grade	Prime
Ownership	100%
Total GLA (sqm)	6,729
Car spaces	166
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation (upon completion)	\$16.0 million
Value (\$/sqm)	\$2,378
Last external valuation date	31 December 2011
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	14.0 years
Occupancy	100%
MAJOR TENANT	
Australia Post	GLA (SQM) 6,729

Toll Fleet & Auto Logistics Centre

Altona North Vic



The property comprises a new logistics facility of 6,310sqm that is situated on a site of 49,515sqm. Acquired in 2010, the property is located at Altona North, 14 kilometres west of Melbourne's CBD with direct access to the West Gate Freeway, the Port of Melbourne and Melbourne Airport. The sole tenant is a subsidiary of Toll Holdings, an ASX listed company with a market capitalisation of \$3.1 billion.

SUMMARY	
Year built (or refurbished)	2010
Grade	Prime
Ownership	100%
Total GLA (sqm)	6,310
Car spaces	196
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$25.5 million
Value (\$/sqm)	\$4,041 ¹
Last external valuation date	30 June 2012
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	13.4 years
Occupancy	100%
MAJOR TENANT	
Toll Holdings	GLA (SQM) 6,310

1. Reflects low site cover ratio of 13%

Woolworths Distribution Centre

Hoppers Crossing Vic



The Woolworths Distribution Centre is a modern logistics facility situated in the established industrial locality of Hoppers Crossing, approximately 20kms south-west of Melbourne CBD. The facility comprises of 52,364sqm GLA with canopies and loading docks of a further 5,354sqm. The sole tenant is Woolworths Limited, the largest retail company in Australia and New Zealand by market capitalisation and sales.

SUMMARY	
Year built (or refurbished)	2010
Grade	Prime
Ownership	100%
Total GLA (sqm)	52,364
Car spaces	N/A
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$39.7 million
Value (\$/sqm)	\$757
Last external valuation date	30 June 2012
Valuer	Savills
TENANCY STATISTICS	
WALE (by income)	8.5 years
Occupancy	100%
MAJOR TENANT	
Woolworths Ltd	GLA (SQM) 52,364

Grace Worldwide Logistics Facility

Willawong Qld



The Grace Worldwide Logistics Facility is located at Willawong, 17 kilometres south of Brisbane's CBD with easy access and egress to the Logan Motorway, Ipswich Motorway and the Brisbane CBD. The facility comprises a GLA of 22,108sqm that is situated on a site of 38,929sqm. The sole tenant, Grace Worldwide, is the largest records management, removals and storage company in Australia.

SUMMARY	
Year built (or refurbished)	2011
Grade	Prime
Ownership	100%
Total GLA (sqm)	22,108
Car spaces	88
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$30.0 million
Value (\$/sqm)	\$1,371
Last external valuation date	31 December 2011
Valuer	m3 Property
TENANCY STATISTICS	
WALE (by income)	11.1 years
Occupancy	100%
MAJOR TENANT	
Grace Worldwide	GLA (SQM) 22,108

Charter Hall Direct Industrial Fund

Coles Distribution Centre

Perth Airport WA



The Coles Distribution Centre is a state-of-the-art logistics facility located on a 25 hectare site strategically situated within Perth Airport, ten kilometres east of the Perth CBD. The centre is located on Horrie Miller Drive, midway from its intersection with Tonkin Highway and Perth International Terminal. Perth Airport is one of the major logistics hubs in Western Australia, with tenants including Woolworths, Toll, Electrolux and Linfox recently committing to large facilities along Horrie Miller Drive.

SUMMARY	
Year built (or refurbished)	2008
Grade	Prime
Ownership	25%
Total GLA (sqm)	81,647
Car spaces	N/A
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation (25%)	\$44.8 million
Value (\$/sqm)	\$2,192
Last external valuation date	30 June 2012
Valuer	Jones Lang LaSalle
TENANCY STATISTICS	
WALE (by income)	15.9 years
Occupancy	100%
MAJOR TENANT	
Coles Group Ltd	81,647





Grace Worldwide Logistics Facility, Willawong Qld



130 Stirling Street, Perth WA

130 Stirling Street Trust (CHIF7)



130 Stirling Street Trust (CHIF7) is Charter Hall's seventh closed-end syndicate, an unlisted property trust providing exposure to in a high quality A-grade office building in the growth corridor of the Perth CBD fringe.

130 Stirling Street
Perth WA



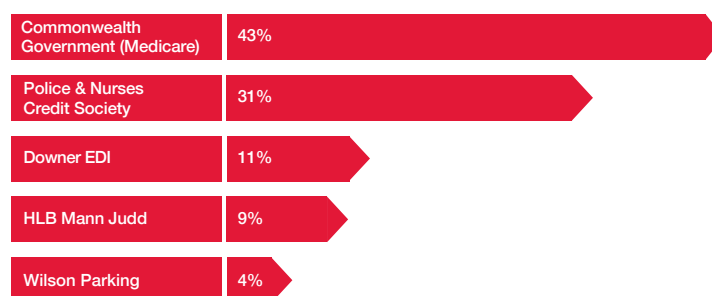
130 Stirling Street comprises four office levels plus commercial, retail tenancies with four levels of car parking. The property has achieved a 5.5 star NABERS Energy rating and is located on the northern fringe of the Perth CBD and has views to the city centre.

SUMMARY	
Year built (or refurbished)	2009
Grade	A
Ownership	100%
Total NLA (sqm)	12,352
Typical floor plate (sqm)	2,700 to 3,075
Car spaces	242
VALUATION (30 JUNE 2012 BOOK VALUE)	
Valuation	\$82.5 million
Value (\$/sqm)	\$6,680
Last external valuation date	30 September 2011
Valuer	Jones Lang LaSalle
TENANCY STATISTICS	
WALE (by income)	6.7 years
Occupancy	100%
MAJOR TENANTS	
Commonwealth Government (Medicare)	5,306
WA Police and Nurses Credit Society	4,150
HLB Mann Judd	1,079

Fund Statistics

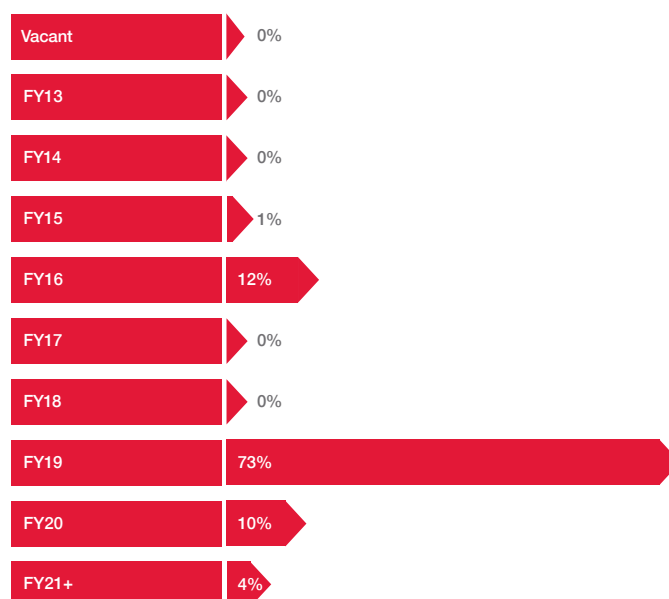
Top 5 tenants

By gross income



Annual lease expiry

By gross income





HATCH

144 Stirling Street, Perth WA

144 Stirling Street Trust (CHIF8)



The Charter Hall Direct **144 Stirling Street Trust (CHIF8)** is an unlisted property syndicate investing in a quality A-grade office building located in the Perth CBD. The Trust aims to provide investors with sustainable and stable, tax-advantaged income and the potential for capital growth.

Hatch Building

144 Stirling Street, Perth WA



The A-grade office building is located within the northern fringe of the Perth CBD, a rapidly emerging office precinct. The asset's key tenants, include Hatch, and Minister for Works who occupy a total of 98% of the building's NLA. The remainder of the building is occupied by a retail tenant (167sqm).

SUMMARY	
Year built (or refurbished)	2001
Grade	A
Ownership	100%
Total NLA (sqm)	11,042
Typical floor plate (sqm)	2,400
Car spaces	243
VALUATION	
Valuation	\$54.8 million
Value (\$/sqm)	\$4,963
Last external valuation date	1 April 2012
Valuer	Jones Lang LaSalle
TENANCY STATISTICS	
WALE (by income)	7.7 years
Occupancy	100%
MAJOR TENANTS	
Hatch	7,349
Minister for Works	3,525
Wilson	201 bays

Fund Statistics

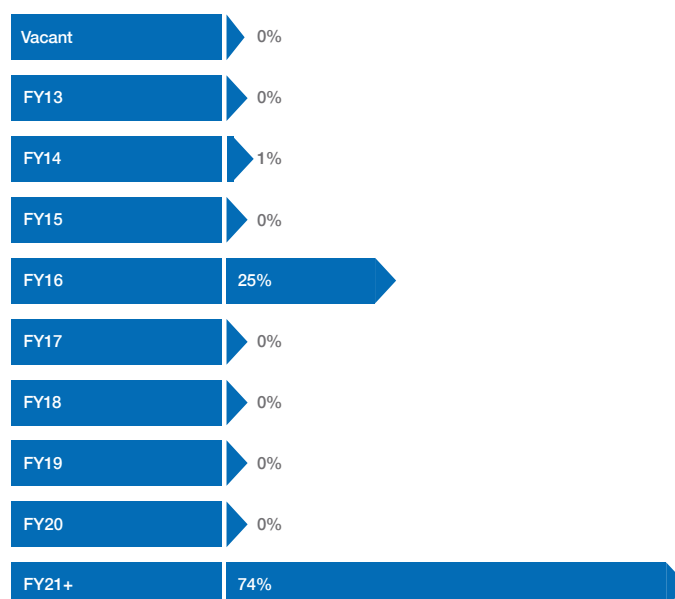
Top 3 tenants

By gross income



Annual lease expiry

By gross income





No.1 Martin Place, Sydney NSW



No.1 Martin Place Trust (1MPT) was established in 2002 to acquire a 50% interest in the office tower and car park located at No.1 Martin Place, Sydney.

No.1 Martin Place Sydney NSW



Set in the financial heart of Sydney, No.1 Martin Place is one of Australia's most esteemed business addresses. The 24 level office building has flexible floor plans, floor-to-ceiling windows and views of the surrounding city - all in the centre of the Sydney CBD. Beneath the office tower is seven levels of basement car parking.

SUMMARY

Year built (or refurbished)	1999
Grade	A
Ownership	50%
Total NLA (sqm)	40,237
Typical floor plate (sqm)	1,259-1,875
Car spaces	374

VALUATION (31 DECEMBER 2011 BOOK VALUE)

Valuation (50%)	\$212.5 million
Value (\$/sqm)	\$10,562
Last external valuation date	30 June 2012
Valuer	Savills

TENANCY STATISTICS

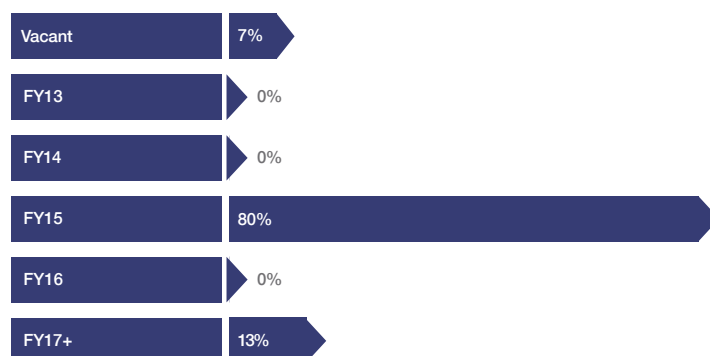
WALE (by income)	2.8 years
Occupancy	93%

MAJOR TENANTS

	NLA (SQM)
Macquarie Group	36,404
Secure Parking	N/A - carpark

Annual lease expiry

By gross income





685 LaTrobe Street, Melbourne Vic

Artist's Impression



Charter Hall Group has a 50% interest in an office development project at 685 LaTrobe Street, Melbourne.

685 LaTrobe Street
Melbourne Vic



Artist's Impression



Artist's Impression

Charter Hall and its joint venture partner, Flagship Pty Ltd, will develop this A-grade 38,000sqm, 12 level office building with a prominent address on one of the CBD's major thoroughfares, in Melbourne's Docklands and only a 5 minute walk from Southern Cross Station. The approved development scheme is targeting a 5 star Green Star rating and a 5 star NABERS Energy rating and will also include over 1,000sqm of retail space and 136 car parks.

Charter Hall is currently sourcing tenant pre-commitments for the project.

SUMMARY

Status	Pre-leasing
Ownership	50%
Total NLA (sqm)	38,347
Typical floor plate (sqm)	3,300
JV Partner	Flagship Pty Ltd
Car spaces	136

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Charter Hall Retail REIT (ASX:CQR)

NEW SOUTH WALES	
Bathurst Chase, 39 William Street, Bathurst	13
Cooma Woolworths, 12-20 Vale Street, Cooma	13
Cootamundra Woolworths, Parker Lane, Cootamundra	13
Earlwood Coles, 5-15 Clarke Street, Earlwood	13
Pemulwuy Marketplace, 250 Greystanes Rd, Greystanes	13
Mackenzie Mall, 179 Bourke Street, Glen Innes	13
Goonellabah Village, 1 Simeoni Drive, Goonellabah	13
Gordon Village Centre, 802-808 Pacific Highway, Gordon	13
Carnes Hill Marketplace, Cnr Cowpasture and Kurrajong Roads, Horningsea Park	13
Jerrabomberra Village, Limestone Drive, Jerrabomberra	13
Kings Langley Shopping Centre, James Cook Drive, Kings Langley	13
Highlands Marketplace, 197 Old Hume Highway, Mittagong	13
Balo Square, 85 Balo Street, Moree	13
Morisset Shopping Centre, 35 Yambo Street, Morisset	13
Lake Macquarie Fair, South Street, Mt Hutton NSW	13
Mount Hutton Plaza, South Street, Mt Hutton NSW	13
Mudgee Metroplaza, 84-86 Mortimer Street, Mudgee	13
Sunnyside Mall, Cnr Wollumbin & Brisbane Street, Murwillumbah	13
Narrabri Coles, 154 Maitland Street, Narrabri	13
Kierath's Shopping Square, 76 Dandaloo Street, Narromine	13
Orange Central, 227-237 Summer Street, Orange	13
Parkes Metroplaza, 299 Clarinda Street, Parkes	13
Rosehill Woolworths, 28-30 Oak Street, Parramatta	13
Rutherford Marketplace, 1 Hillviews St, Rutherford	13
Gowrie Street Mall, 1 Gowrie Street, Singleton	13
Thornleigh Marketplace, 2-12 the Comenarra Pkwy, Thornleigh	13
Tumut Coles, 29-39 Russel Street, Tumut	13
Wellington Coles, 128-140 Percy St, Wellington	13
West Ryde Marketplace, 14 Anthony Rd, West Ryde	13
Windsor Marketplace, 6-16 Kable St, Windsor	13
Woolworths, Boorowa Street, Young	13
VICTORIA	
Coles, 96-118 Main Street, Bairnsdale	14
Pakington Strand, 95-103 Pakington St, Geelong West	14
Safeway, Cnr Shadford and Nolan Street, Kerang	14
Kyneton Shopping Centre, 7 Jennings Street, Kyneton	14
Olive Tree Shopping Centre, 118 Main Street, Lilydale	14
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Charter Hall Retail REIT (ASX:CQR)

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Tablelands Village, 14 Cook Street, Atherton	14
Bribie Island Shopping Centre, Cnr Goodwin Drive and Hornsby Road, Bongaree	14
Caboolture Park Shopping Centre, 60-78 King Street, Caboolture	14
Currimundi Markets, Cnr Nicklin Way and Bellara Drive, Currimundi	14
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Gladstone Shopping Centre, Gladstone	14
Bay Plaza, 27 Torquay Street, Pinalba	14
Kallangur Fair, 1473 Anzac Avenue, Kallangur	14
Sydney St Markets, 31 Gordon Street, Mackay	14
Mareeba Plaza, 241 Byrnes Road, Mareeba	14
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Allenstown Plaza, 42 Caroline Street, Rockhampton	14
Springfield Fair, Corner Topaz Rd and Springfield Parkway, Springfield	14
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Wharflands Plaza, Tassie Street, Port Augusta	15
Renmark Plaza, Corner Renmark Avenue and Twentieth Street, Renmark	15
WESTERN AUSTRALIA	
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Carnarvon Central, Robinson Street Carnarvon	15
Collie Central, Johnson Street, Collie	15
Esperance Boulevard, Corner Forrest & Windich Street Esperance	15
Kalgoorlie Central, Corner Hannan and Wilson Street Kalgoorlie	15
Coles, Corner Guildford Road and Caledonian Avenue Maylands	15
Coles, Corner Ensign and Earl Street Narrogin	15
South Hedland Shopping Centre, Throssell Road South Hedland	15
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Charter Hall Retail REIT (ASX:CQR)

ACT	
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Erindale Shopping Centre, 50-68 Comrie Street, Wanniasa	16
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VICTORIA	
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Bunnings Warehouse Stafford, 450 Stafford Road, Stafford	28
Home HQ Ipswich, Ipswich	29

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NEW SOUTH WALES	
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Allianz Centre, 2 Market Street, Sydney	36
59 Goulburn Street, Sydney	36
The Denison, 65 Berry Street, North Sydney	37
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VICTORIA	
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QUEENSLAND	
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WESTERN AUSTRALIA	
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NEW SOUTH WALES	
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NorthBank Plaza, 69 Ann Street, Brisbane	53
SOUTH AUSTRALIA	
51 Pirie Street, Adelaide	54
Bank SA, 97 William Street, Adelaide	54
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Core Plus Industrial Fund (CPIF)

NEW SOUTH WALES	
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VICTORIA	
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Charter Hall Opportunity Fund No.5 (CHOF5)

NEW SOUTH WALES	
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VICTORIA	
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NEW SOUTH WALES	
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VICTORIA	
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NEW SOUTH WALES	
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VICTORIA	
Toll Fleet and Auto Logistics Centre, Altona North	98
QUEENSLAND	
Woolworths Distribution Centre, Hoppers Crossing	99
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144 Stirling Street (CHIF8)

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No.1 Martin Place Trust (1MPT)

NEW SOUTH WALES	
No.1 Martin Place, Sydney	107

Charter Hall Group

VICTORIA	
685 LaTrobe Street, Melbourne	109



No.1 Martin Place , Sydney NSW Australia

Further Information

Listed enquiries

Kylie Ramsden
Head of Listed Investor Relations
+61 2 8295 1016
kylie.ramsden@charterhall.com.au

Unlisted enquires

Nick Kelly
Head of Investor Relations
+61 2 8908 4028
nick.kelly@charterhall.com.au

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