

**Form 603
Corporations Act 2001
Section 671B**

Notice of Initial Substantial Holder

To: **CHARTER HALL GROUP**

ACN/ARSN:

1. Details of substantial holder (1)

Name: FIL Limited and the entities listed in Annexure A ("FIL")

ACN/ARSN (if applicable)

The holder became a substantial holder on 19 February 2020

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of Securities (4)	Number of securities	Person's votes (5)	Voting power (6)
STAPLED SECURITY	23,428,241	23,428,241	5.03%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Refer to Annexure A

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Refer to Annexure A

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Date of Acquisition	Holder of Relevant Interest	Consideration (9)	Class and Number of Securities
			STAPLED SECURITY
10/21/2019	FIL	12.0149 AUD	40,039
10/23/2019	FIL	11.7437 AUD	18,201
11/01/2019	FIL	11.3527 AUD	33,242
11/07/2019	FIL	11.0726 AUD	16,370
11/21/2019	FIL	10.6314 AUD	103
11/21/2019	FIL	10.6314 AUD	1,689
11/21/2019	FIL	10.6314 AUD	2,133
11/28/2019	FIL	10.9026 AUD	285
11/28/2019	FIL	10.9026 AUD	4,731

11/28/2019	FIL	10.9026 AUD	6,166
12/05/2019	FIL	10.2796 AUD	308
12/05/2019	FIL	10.2796 AUD	5,108
12/05/2019	FIL	10.2796 AUD	5,838
01/08/2020	FIL	11.5779 AUD	72,711
01/08/2020	FIL	11.5779 AUD	80,488
01/08/2020	FIL	11.5779 AUD	256,260
01/09/2020	FIL	11.8662 AUD	17,743
01/09/2020	FIL	11.8662 AUD	19,632
01/09/2020	FIL	11.8662 AUD	22,531
01/09/2020	FIL	11.8662 AUD	24,948
01/09/2020	FIL	11.8662 AUD	62,342
01/09/2020	FIL	11.8662 AUD	79,596
02/19/2020	FIL	14.0000 AUD	79,967
02/19/2020	FIL	14.0000 AUD	279,625
Total Buys			1,130,056

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are all follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	

7. Addresses

The addresses of persons named in this form are as follows:

Refer to Annexure A



Sign Here _____

Dated: 21 February 2020

Jen Li

Head of Regulatory Reporting, Asia Pacific

Duly authorized under Powers of Attorney by and on behalf of FIL Limited

Annexure A

Investment Manager	Address	Custodian	Nature of Relevant Interest	Sum of Numerator Shares
FIL INVESTMENT MANAGEMENT (AUSTRALIA) LIMITED	Level 11, 167 Macquarie Street, Sydney, NSW 2000, Australia	CITIBANK LONDON	Investment Discretion / Voting Power	3,480,996
		JP MORGAN, BOURNEMOUTH (C)		4,714,304
		JPMORGAN CHASE BANK		472,102
		NATIONAL ASTL BK MELBOURNE (S)		3,154,364
		NORTHERN TRUST LONDON (C)		2,365,685
FIL RESPONSIBLE ENTITY (AUSTRALIA) LIMITED	Level 11, 167 Macquarie Street, Sydney, NSW 2000, Australia	JP MORGAN, BOURNEMOUTH (C)		9,240,790
Grand Total				23,428,241