

Form 603
Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme Charter Hall Group

ACN/ARSN Charter Hall Limited - ACN 113 531 150
Charter Hall Property Trust - ARSN 113 339 147

1. Details of substantial holder (1)

Name Cohen & Steers, Inc. and all bodies controlled by Cohen & Steers, Inc.

ACN/ARSN (if applicable) N/A

The holder became a substantial holder on 14/06/2019

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)
Fully Paid Ordinary Units	23,370,053	23,370,053	5.02%

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:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Cohen & Steers, Inc.	Deemed relevant interest via control of Cohen & Steers Capital Management, Inc. (s608(3)(b) of Corporations Act) and control of Cohen & Steers UK Limited (s608 (3) (a) of Corporations Act)	23,370,053 fully paid ordinary units
Cohen & Steers Capital Management, Inc.	Disposal power (s608(1) of Corporations Act)	22,977,958 fully paid ordinary units
Cohen & Steers UK Limited	Disposal power (s608(1) of Corporations Act)	392,095 fully paid ordinary units

4. Details of present registered holders

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

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
See 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:

Holder of relevant interest	Dates of acquisition	Consideration (9)	Class and number of securities
See Annexure B			

6. Associates

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

Name and ACN/ARSN (if applicable)	Nature of association
Cohen & Steers Capital Management, Inc.	A wholly owned subsidiary of Cohen & Steers, Inc.
Cohen & Steers UK Limited	A wholly owned subsidiary of Cohen & Steers, Inc.

7. Addresses

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

Name	Address
Cohen & Steers, Inc.	280 Park Avenue, New York, NY 10017, USA
Cohen & Steers Capital Management, Inc.	280 Park Avenue, New York, NY 10017, USA
Cohen & Steers UK Limited	50 Pall Mall, 7th Floor, London, United Kingdom SW1Y 5JH

Signature

print name	Anthony Puma	capacity	Head of Portfolio Compliance, Vice President
sign here		date	17/06/2019

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown."
- (9) Details of the consideration must include any and all benefits, moneys and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

Annexure A

THIS IS THE ANNEXURE A, OF ONE PAGE, REFERRED TO IN FORM 603 FOR COHEN & STEERS, INC.
AND ALL BODIES CONTROLLED BY COHEN & STEERS, INC.

HOLDER OF RELEVANT INTEREST	REGISTERED HOLDER OF SECURITIES	PERSON ENTITLED TO BE REGISTERED AS HOLDER (8)	CLASS AND NUMBER OF SECURITIES
Cohen & Steers Capital Management, Inc.	CIBC Mellon		Fully Paid Ordinary Units 522,059
Cohen & Steers Capital Management, Inc.	BBH		Fully Paid Ordinary Units 1,154,972
Cohen & Steers Capital Management, Inc.	State Street		Fully Paid Ordinary Units 7,863,579
Cohen & Steers Capital Management, Inc.	BNY Mellon		Fully Paid Ordinary Units 1,956,388
Cohen & Steers Capital Management, Inc.	RBC Dexia		Fully Paid Ordinary Units 1,836,179
Cohen & Steers Capital Management, Inc.	Sumitomo		Fully Paid Ordinary Units 4,508,079
Cohen & Steers Capital Management, Inc.	BNP Paribas		Fully Paid Ordinary Units 40,033
Cohen & Steers Capital Management, Inc.	JP Morgan		Fully Paid Ordinary Units 2,370,906
Cohen & Steers Capital Management, Inc.	Nordea		Fully Paid Ordinary Units 2,138,980
Cohen & Steers Capital Management, Inc.	Citibank		Fully Paid Ordinary Units 309,508
Cohen & Steers Capital Management, Inc.	Northern Trust		Fully Paid Ordinary Units 277,275
Cohen & Steers UK Limited	BBH		Fully Paid Ordinary Units 183,362
Cohen & Steers UK Limited	Lombard Odier		Fully Paid Ordinary Units 170,320
Cohen & Steers UK Limited	State Street		Fully Paid Ordinary Units 38,413

PRINT NAME: Anthony Puma

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DATE: 17/6/2019

Annexure B

THIS IS THE ANNEXURE B, OF TWO (2) PAGES, REFERRED TO IN FORM 603 FOR COHEN & STEERS, INC. AND ALL BODIES CONTROLLED BY COHEN & STEERS, INC.

DATE OF CHANGE	PERSON WHOSE RELEVANT INTEREST	DATE OF ACQUISITION	CONSIDERATION (9)	CLASS AND NUMBER OF SECURITIES AFFECTED
14 February 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 444,104.92	52,329
18 February 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 641,458.56	73,955
28 February 2019	Cohen & Steers UK Limited	Purchase of Securities	\$ 345,232.36	39,290
05 March 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 39,224.66	4,283
22 March 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 60,687.39	6,213
22 March 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 594,849.74	60,899
22 March 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 83,006.83	8,498
22 March 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 6,300.23	645
27 March 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 6,658.12	660
01 April 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 37,152.24	3,661
03 April 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 47,315.05	4,723
23 April 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 294,917.49	29,811
26 April 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 136,297.47	13,434
03 May 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 18,415.16	1,866
06 May 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 790,039.53	79,881
06 May 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 67,375.09	6,807
08 May 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 150,830.80	15,048
08 May 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 343,448.79	34,265

DATE OF CHANGE	PERSON WHOSE RELEVANT INTEREST	DATE OF ACQUISITION	CONSIDERATION (9)	CLASS AND NUMBER OF SECURITIES AFFECTED
08 May 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 119,266.90	11,898
16 May 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 258,626.58	24,944
31 May 2019	Cohen & Steers UK Limited	Purchase of Securities	\$ 35,478.61	3,430
07 June 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 42,074.64	3,878
14 June 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$ 28,453.46	2,472
14 June 2019	Cohen & Steers Capital Management, Inc.	Purchase of Securities	\$1,541,097.48	133,691

PRINT NAME: Anthony Puma

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DATE: 17/6/2019