

ASX Release

Distribution for Half Year ended 31 Dec 2016 12 December 2016

Charter Hall Limited
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Charter Hall Funds Management Limited, as responsible entity for Charter Hall Property Trust and Charter Hall Limited (ASX: CHC) is pleased to announce a distribution of 14.4 cents per security (cps) for the half year ending 31 December 2016. This represents an 8.3% increase on the distribution for the previous corresponding half year ending 31 December 2015.

As previously announced, absent unexpected events, Charter Hall's guidance for FY17 operating earnings per security (OEPS) growth over FY16 is 17-18% growth on a pre-tax basis and approximately 7% growth on a post-tax basis. The distribution payout ratio is expected to be at the bottom end of the distribution policy range of 85% to 95% of OEPS on a full year basis.

Proposed payment details are:

Distribution:	14.4 cents per security
Record date:	30 December 2016
Securities trade ex-distribution:	29 December 2016
Payment date:	28 February 2017

CHC advises that the Distribution Reinvestment Plan continues to be suspended.

About Charter Hall

Charter Hall Group (ASX:CHC) is one of Australia's leading fully integrated property groups, with over 25 years' experience managing high quality property on behalf of institutional, wholesale and retail clients. Charter Hall has over \$18.0 billion of funds under management across the office, retail and industrial sectors. The Group has offices in Sydney, Melbourne, Brisbane, Adelaide and Perth.

The Group's success is underpinned by a highly skilled and motivated team with diverse expertise across property sectors and risk-return profiles. Sustainability is a key element of its business approach and by ensuring its actions are commercially sound and make a difference to its people, customers and the environment, Charter Hall can make a positive impact for its investors, the community and the Group.

For further information, please contact

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