

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 22/06/2021

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	23,366,354	23,366,354	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), control of Cohen & Steers UK Limited (s608 (3) (b) of Corporations Act) and Cohen & Steers Asia Limited (s608(3)(b) of Corporations Act)	23,366,354 fully paid ordinary units
Cohen & Steers Capital Management, Inc.	Disposal power (s608(1) of Corporations Act)	22,880,152 fully paid ordinary units
Cohen & Steers UK Limited	Disposal power (s608(1) of Corporations Act)	294,084 fully paid ordinary units
Cohen & Steers Asia Limited	Disposal power (s608(1) of Corporations Act)	192,118 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 B			

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
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See Annexure A	See Annexure A	See Annexure A	See Annexure A
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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.
Cohen & Steers Asia Limited	A wholly owned subsidiary of Cohen & Steers Capital Management, Inc, which, as noted above, is 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
Cohen & Steers Asia Limited	1201-02 Champion Tower, Three Garden Road, Central, Hong Kong

Signature

print name	Anthony Puma	capacity	Head of Portfolio Compliance, Vice President
sign here		date	23/06/2021

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.
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Annexure A

THIS IS THE ANNEXURE A, OF SEVEN (7) PAGES, REFERRED TO IN FORM 603 FOR COHEN & STEERS, INC. AND ALL BODIES CONTROLLED BY COHEN & STEERS, INC.

HOLDER OF RELEVANT INTEREST	DATE OF ACQUISITION	CONSIDERATION (9)	CLASS AND NUMBER OF SECURITIES
Cohen & Steers UK Limited	24 February 2021	\$ 96,621.21	7,930
Cohen & Steers Capital Management, Inc.	25 February 2021	\$2,358,530.60	193,375
Cohen & Steers Capital Management, Inc.	25 February 2021	\$1,174,612.27	96,306
Cohen & Steers Capital Management, Inc.	25 February 2021	\$ 619,073.31	50,733
Cohen & Steers Capital Management, Inc.	25 February 2021	\$ 308,322.50	25,267
Cohen & Steers Capital Management, Inc.	26 February 2021	\$1,105,543.85	93,273
Cohen & Steers Capital Management, Inc.	26 February 2021	\$ 150,044.27	12,659
Cohen & Steers Capital Management, Inc.	26 February 2021	\$1,009,560.08	85,175
Cohen & Steers Capital Management, Inc.	26 February 2021	\$ 133,651.89	11,276
Cohen & Steers Capital Management, Inc.	01 March 2021	\$ 695,879.03	55,808
Cohen & Steers Capital Management, Inc.	01 March 2021	\$ 66,597.80	5,341
Cohen & Steers Capital Management, Inc.	01 March 2021	\$ 73,792.51	5,918
Cohen & Steers Capital Management, Inc.	03 March 2021	\$ 4,054.34	333
Cohen & Steers Capital Management, Inc.	04 March 2021	\$ 172,631.24	14,373
Cohen & Steers Capital Management, Inc.	04 March 2021	\$ 14,737.25	1,227
Cohen & Steers Capital Management, Inc.	04 March 2021	\$ 27,600.82	2,298
Cohen & Steers Capital Management, Inc.	04 March 2021	\$ 75,006.34	6,246
Cohen & Steers Capital Management, Inc.	04 March 2021	\$ 9,559.68	796
Cohen & Steers Capital Management, Inc.	05 March 2021	\$1,527,995.82	129,085
Cohen & Steers Capital Management, Inc.	05 March 2021	\$ 849,740.15	71,786
Cohen & Steers Capital Management, Inc.	08 March 2021	\$ 6,456.25	539
Cohen & Steers Capital Management, Inc.	09 March 2021	\$ 22,332.46	1,884
Cohen & Steers Capital Management, Inc.	12 March 2021	\$ 12,234.46	1,035

HOLDER OF RELEVANT INTEREST	DATE OF ACQUISITION	CONSIDERATION (9)	CLASS AND NUMBER OF SECURITIES
Cohen & Steers Capital Management, Inc.	17 March 2021	\$ 389,914.55	32,088
Cohen & Steers Capital Management, Inc.	17 March 2021	\$ 217,656.12	17,912
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 237,624.81	19,609
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 434,108.49	35,823
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 126,210.09	10,148
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 227,251.67	18,753
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 131,806.72	10,598
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 237,732.14	19,115
Cohen & Steers UK Limited	18 March 2021	\$ 24,594.76	2,031
Cohen & Steers UK Limited	18 March 2021	\$ 16,956.36	1,364
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 14,978.03	1,236
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 10,845.01	872
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 73,944.95	6,102
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 43,554.16	3,502
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 177,562.22	14,277
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 322,500.32	26,613
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 73,205.75	6,041
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 43,156.18	3,470
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 98,508.44	8,129
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 56,799.51	4,567
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 74,550.86	6,152
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 43,877.53	3,528
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 17,013.88	1,404
Cohen & Steers UK Limited	18 March 2021	\$ 12,339.76	1,019
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 77,216.85	6,372
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 45,320.22	3,644

HOLDER OF RELEVANT INTEREST	DATE OF ACQUISITION	CONSIDERATION (9)	CLASS AND NUMBER OF SECURITIES
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 21,752.08	1,795
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 35,275.94	2,911
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 15,421.80	1,240
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 22,709.85	1,826
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 42,195.40	3,482
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 26,440.94	2,126
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 769,999.37	63,541
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 96,181.76	7,937
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 418,814.02	33,675
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 55,543.37	4,466
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 156,602.85	12,923
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 88,115.74	7,085
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 12,107.84	999
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 53,186.56	4,389
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 32,373.36	2,603
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 51,308.25	4,234
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 31,353.53	2,521
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 18,480.18	1,525
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 13,655.77	1,098
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 71,751.57	5,921
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 42,372.66	3,407
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 22,127.75	1,826
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 15,620.79	1,256
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 25,763.19	2,126
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 17,585.84	1,414
Cohen & Steers UK Limited	18 March 2021	\$ 14,233.90	1,145

HOLDER OF RELEVANT INTEREST	DATE OF ACQUISITION	CONSIDERATION (9)	CLASS AND NUMBER OF SECURITIES
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 6,907.35	570
Cohen & Steers UK Limited	18 March 2021	\$ 19,545.02	1,614
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 28,101.99	2,319
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 18,841.97	1,515
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 7,913.15	653
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 60,524.18	4,998
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 36,324.40	2,922
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 103,440.53	8,536
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 59,461.02	4,781
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 105,609.68	8,715
Cohen & Steers Capital Management, Inc.	18 March 2021	\$ 60,630.09	4,875
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 207,040.07	16,425
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 145,967.97	11,580
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 12,428.71	986
Cohen & Steers Capital Management, Inc.	19 March 2021	\$1,111,109.35	87,802
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 201,077.82	15,952
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 615,310.25	48,623
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 561,522.94	44,547
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 535,064.65	42,448
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 7,286.88	578
Cohen & Steers UK Limited	19 March 2021	\$ 18,718.20	1,486
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 5,168.12	410
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 144,417.54	11,457
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 346,014.66	27,365
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 110,256.01	8,753
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 777,764.78	61,702


HOLDER OF RELEVANT INTEREST	DATE OF ACQUISITION	CONSIDERATION (9)	CLASS AND NUMBER OF SECURITIES
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 142,564.58	11,310
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 63,555.31	5,042
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 12,390.89	983
Cohen & Steers UK Limited	19 March 2021	\$ 8,036.48	638
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 152,799.99	12,122
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 11,458.11	909
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 45,895.46	3,641
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 355,037.48	28,166
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 91,551.42	7,263
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 86,736.24	6,881
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 3,100.88	246
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 138,846.05	11,015
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 21,668.31	1,719
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 1,235.31	98
Cohen & Steers UK Limited	19 March 2021	\$ 5,857.31	465
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 27,643.16	2,193
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 4,348.78	345
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 219,569.62	17,419
Cohen & Steers Capital Management, Inc.	19 March 2021	\$ 225,141.10	17,861
Cohen & Steers Capital Management, Inc.	22 March 2021	\$ 453,176.89	35,641
Cohen & Steers Capital Management, Inc.	22 March 2021	\$ 818,327.51	64,359
Cohen & Steers Capital Management, Inc.	24 March 2021	\$ 2,165.40	163
Cohen & Steers Capital Management, Inc.	24 March 2021	\$ 20,498.17	1,543
Cohen & Steers Asia Limited	29 March 2021	\$2,012,035.79	155,116
Cohen & Steers Capital Management, Inc.	30 March 2021	\$5,903,765.78	457,975
Cohen & Steers Capital Management, Inc.	01 April 2021	\$ 117,131.12	9,256

HOLDER OF RELEVANT INTEREST	DATE OF ACQUISITION	CONSIDERATION (9)	CLASS AND NUMBER OF SECURITIES
Cohen & Steers Asia Limited	01 April 2021	\$ 299,760.05	23,656
Cohen & Steers Asia Limited	06 April 2021	\$ 196,169.69	15,183
Cohen & Steers Capital Management, Inc.	09 April 2021	\$ 22,633.70	1,686
Cohen & Steers Capital Management, Inc.	13 April 2021	\$ 557,970.78	42,617
Cohen & Steers Capital Management, Inc.	21 April 2021	\$ 719,095.92	53,379
Cohen & Steers Capital Management, Inc.	27 April 2021	\$ 19,982.89	1,448
Cohen & Steers Capital Management, Inc.	03 May 2021	\$ 526,037.45	36,881
Cohen & Steers Capital Management, Inc.	05 May 2021	\$ 18,794.32	1,307
Cohen & Steers Capital Management, Inc.	12 May 2021	\$ 20,522.35	1,480
Cohen & Steers Capital Management, Inc.	19 May 2021	\$ 19,140.76	1,424
Cohen & Steers Capital Management, Inc.	20 May 2021	\$ 774,347.37	56,752
Cohen & Steers UK Limited	28 May 2021	\$ 270,309.86	19,083
Cohen & Steers Capital Management, Inc.	07 June 2021	\$ 173,697.85	11,652
Cohen & Steers Capital Management, Inc.	07 June 2021	\$ 79,057.66	5,350
Cohen & Steers Capital Management, Inc.	07 June 2021	\$ 13,654.93	916
Cohen & Steers Capital Management, Inc.	07 June 2021	\$ 14,969.24	1,013
Cohen & Steers Capital Management, Inc.	07 June 2021	\$ 992,799.77	66,599
Cohen & Steers Capital Management, Inc.	07 June 2021	\$ 407,021.34	27,544
Cohen & Steers Capital Management, Inc.	08 June 2021	\$2,277,118.99	149,655
Cohen & Steers Capital Management, Inc.	08 June 2021	\$1,368,921.16	89,500
Cohen & Steers Capital Management, Inc.	08 June 2021	\$ 1,415.07	93
Cohen & Steers Capital Management, Inc.	08 June 2021	\$1,247,451.29	81,984
Cohen & Steers Capital Management, Inc.	08 June 2021	\$ 755,766.84	49,412
Cohen & Steers Capital Management, Inc.	08 June 2021	\$ 22,519.37	1,480
Cohen & Steers Capital Management, Inc.	08 June 2021	\$ 26,323.06	1,721
Cohen & Steers Capital Management, Inc.	15 June 2021	\$ 647,806.75	42,200

HOLDER OF RELEVANT INTEREST	DATE OF ACQUISITION	CONSIDERATION (9)	CLASS AND NUMBER OF SECURITIES
Cohen & Steers Capital Management, Inc.	21 June 2021	\$1,758,573.77	115,818
Cohen & Steers Capital Management, Inc.	21 June 2021	\$ 16,368.29	1,078
Cohen & Steers Capital Management, Inc.	22 June 2021	\$3,974,756.92	254,233

PRINT NAME: Anthony Puma

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DATE: 23/6/2021

Annexure B

THIS IS THE ANNEXURE B, 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 475,907
Cohen & Steers Capital Management, Inc.	BBH		Fully Paid Ordinary Units 1,192,127
Cohen & Steers Capital Management, Inc.	State Street		Fully Paid Ordinary Units 6,075,521
Cohen & Steers Capital Management, Inc.	BNY Mellon		Fully Paid Ordinary Units 2,865,739
Cohen & Steers Capital Management, Inc.	RBC Dexia		Fully Paid Ordinary Units 1,820,269
Cohen & Steers Capital Management, Inc.	Sumitomo		Fully Paid Ordinary Units 4,368,676
Cohen & Steers Capital Management, Inc.	BNP Paribas		Fully Paid Ordinary Units 45,201
Cohen & Steers Capital Management, Inc.	JP Morgan		Fully Paid Ordinary Units 3,122,926
Cohen & Steers Capital Management, Inc.	Citibank		Fully Paid Ordinary Units 623,482
Cohen & Steers Capital Management, Inc.	Northern Trust		Fully Paid Ordinary Units 2,290,304
Cohen & Steers UK Limited	Lombard Odier		Fully Paid Ordinary Units 153,371
Cohen & Steers UK Limited	State Street		Fully Paid Ordinary Units 140,713
Cohen & Steers Asia Limited	Mitsubishi UFJ		Fully Paid Ordinary Units 153,279
Cohen & Steers Asia Limited	Julius Baer		Fully Paid Ordinary Units 38,839

PRINT NAME: Anthony Puma

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DATE:

23/6/2021