

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

24/03/2022

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 | 23,789,412 | 23,789,412 | 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:

| 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) (a) of Corporations Act) and Cohen & Steers Asia Limit (s608(3)(b) of Corporations Act) | 23,789,412 fully paid ordinary units |
| Cohen & Steers Capital Management, Inc. | Disposal power (s608(1) of Corporations Act) | 23,440,464 fully paid ordinary units |
| Cohen & Steers UK Limited | Disposal power (s608(1) of Corporations Act) | 225,542 fully paid ordinary units |
| Cohen & Steers Asia Limited | Disposal power (s608(1) of Corporations Act) | 123,406 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 |
|-----------------------------|----------------------|-------------------|--------------------------------|
|-----------------------------|----------------------|-------------------|--------------------------------|

| | | | |
|----------------|----------------|----------------|----------------|
| See Annexure A | See Annexure A | See Annexure A | See Annexure A |
|----------------|----------------|----------------|----------------|

6. Associates

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

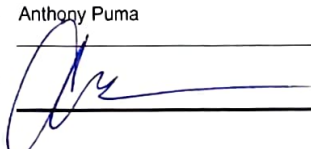
| Name and ACN/ARSN (if applicable) | Nature of association |
|---|--|
| Cohen & Steers Capital Management, Inc. | A wholly owned subsidiary of Cohen & Steers, Inc. |
| Cohen & Steers UK Limited | A wholly owned subsidiary of Cohen & Steers, Inc. |
| Cohen & Steers Asia Limited | A wholly owned subsidiary 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 | 25/03/2022 |

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 FIVE (5) 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 Capital Management, Inc. | 24 January 2022 | \$643,369.36 | 36,339 |
| Cohen & Steers Capital Management, Inc. | 24 January 2022 | \$78,980.45 | 4,461 |
| Cohen & Steers Capital Management, Inc. | 24 January 2022 | \$645,405.40 | 36,454 |
| Cohen & Steers Capital Management, Inc. | 24 January 2022 | \$80,219.78 | 4,531 |
| Cohen & Steers UK Limited | 24 January 2022 | \$33,303.09 | 1,883 |
| Cohen & Steers Capital Management, Inc. | 24 January 2022 | \$453,416.15 | 25,610 |
| Cohen & Steers Capital Management, Inc. | 24 January 2022 | \$42,402.65 | 2,395 |
| Cohen & Steers Capital Management, Inc. | 28 January 2022 | \$184,530.62 | 11,230 |
| Cohen & Steers Capital Management, Inc. | 28 January 2022 | \$1,347,369.37 | 81,997 |
| Cohen & Steers Capital Management, Inc. | 28 January 2022 | \$161,772.41 | 9,845 |
| Cohen & Steers Capital Management, Inc. | 28 January 2022 | \$451,204.51 | 27,459 |
| Cohen & Steers Capital Management, Inc. | 31 January 2022 | \$497,348.54 | 29,582 |
| Cohen & Steers Capital Management, Inc. | 31 January 2022 | \$515,186.64 | 30,643 |
| Cohen & Steers Capital Management, Inc. | 31 January 2022 | \$927,463.73 | 55,165 |
| Cohen & Steers Capital Management, Inc. | 31 January 2022 | \$264,696.62 | 15,744 |
| Cohen & Steers Capital Management, Inc. | 31 January 2022 | \$113,753.64 | 6,766 |
| Cohen & Steers Capital Management, Inc. | 31 January 2022 | \$172,463.03 | 10,258 |
| Cohen & Steers Capital Management, Inc. | 31 January 2022 | \$372,969.36 | 22,184 |
| Cohen & Steers Capital Management, Inc. | 02 February 2022 | \$1,501.61 | 88 |
| Cohen & Steers Capital Management, Inc. | 02 February 2022 | \$13,703.65 | 803 |
| Cohen & Steers Capital Management, Inc. | 02 February 2022 | \$42,680.96 | 2,501 |
| Cohen & Steers Capital Management, Inc. | 02 February 2022 | \$5,785.22 | 339 |
| Cohen & Steers Capital Management, Inc. | 03 February 2022 | \$78,359.47 | 4,647 |

| HOLDER OF RELEVANT INTEREST | DATE OF ACQUISITION | CONSIDERATION (9) | CLASS AND NUMBER OF SECURITIES |
|---|---------------------|-------------------|--------------------------------|
| Cohen & Steers Capital Management, Inc. | 16 February 2022 | \$21,524.08 | 1,309 |
| Cohen & Steers Capital Management, Inc. | 16 February 2022 | \$47,668.67 | 2,899 |
| Cohen & Steers Capital Management, Inc. | 16 February 2022 | \$3,032.98 | 188 |
| Cohen & Steers Capital Management, Inc. | 16 February 2022 | \$58,504.71 | 3,558 |
| Cohen & Steers Capital Management, Inc. | 16 February 2022 | \$13,154.51 | 800 |
| Cohen & Steers Asia Limited | 23 February 2022 | \$18,034.84 | 1,111 |
| Cohen & Steers Capital Management, Inc. | 23 February 2022 | \$45,881.53 | 2,835 |
| Cohen & Steers Capital Management, Inc. | 25 February 2022 | \$1,801,719.55 | 107,954 |
| Cohen & Steers Capital Management, Inc. | 01 March 2022 | \$337,021.51 | 20,323 |
| Cohen & Steers Capital Management, Inc. | 02 March 2022 | \$184,829.16 | 11,461 |
| Cohen & Steers Capital Management, Inc. | 02 March 2022 | \$39,489.35 | 2,434 |
| Cohen & Steers Capital Management, Inc. | 02 March 2022 | \$581.24 | 36 |
| Cohen & Steers Capital Management, Inc. | 02 March 2022 | \$1,890,670.25 | 116,535 |
| Cohen & Steers Capital Management, Inc. | 02 March 2022 | \$24,871.48 | 1,533 |
| Cohen & Steers Capital Management, Inc. | 02 March 2022 | \$13,693.10 | 844 |
| Cohen & Steers Capital Management, Inc. | 02 March 2022 | \$88,096.62 | 5,430 |
| Cohen & Steers Capital Management, Inc. | 03 March 2022 | \$890,814.30 | 55,377 |
| Cohen & Steers Capital Management, Inc. | 03 March 2022 | \$12,355.32 | 768 |
| Cohen & Steers Capital Management, Inc. | 03 March 2022 | \$15,121.18 | 940 |
| Cohen & Steers Capital Management, Inc. | 04 March 2022 | \$27,796.97 | 1,749 |
| Cohen & Steers Capital Management, Inc. | 04 March 2022 | \$6,134.73 | 386 |
| Cohen & Steers Capital Management, Inc. | 04 March 2022 | \$10,219.24 | 643 |
| Cohen & Steers Capital Management, Inc. | 04 March 2022 | \$218,406.88 | 13,889 |
| Cohen & Steers Capital Management, Inc. | 04 March 2022 | \$41,875,181.30 | 2,667,209 |
| Cohen & Steers Capital Management, Inc. | 07 March 2022 | \$53,063.98 | 3,468 |
| Cohen & Steers Capital Management, Inc. | 07 March 2022 | \$8,558.51 | 557 |

| HOLDER OF RELEVANT INTEREST | DATE OF ACQUISITION | CONSIDERATION (9) | CLASS AND NUMBER OF SECURITIES |
|---|---------------------|-------------------|--------------------------------|
| | 08 March 2022 | \$1,739,548.52 | 115,479 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 09 March 2022 | \$960.10 | 62 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 09 March 2022 | \$23,116.28 | 1,491 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 09 March 2022 | \$36,790.70 | 2,373 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 09 March 2022 | \$84,093.02 | 5,424 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 09 March 2022 | \$14,961.24 | 965 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 11 March 2022 | \$8,709.49 | 564 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 14 March 2022 | \$404,467.41 | 26,002 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 14 March 2022 | \$98,946.90 | 6,361 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 14 March 2022 | \$7,793.18 | 501 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 15 March 2022 | \$1,043,672.45 | 67,754 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 15 March 2022 | \$5,027.29 | 327 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 15 March 2022 | \$31,362.91 | 2,040 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 16 March 2022 | \$4,081.48 | 265 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 17 March 2022 | \$1,705.61 | 108 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 18 March 2022 | \$111,592.21 | 7,000 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 21 March 2022 | \$33,075.20 | 2,059 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 24 March 2022 | \$31,249.47 | 1,990 |
| Cohen & Steers UK Limited | | | |
| | 24 March 2022 | \$33,162.02 | 2,110 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 24 March 2022 | \$99,926.82 | 6,359 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 24 March 2022 | \$26,745.62 | 1,702 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 24 March 2022 | \$163,349.48 | 10,395 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 24 March 2022 | \$110,550.90 | 7,040 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 24 March 2022 | \$169,682.32 | 10,798 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 24 March 2022 | \$65,968.37 | 4,198 |
| Cohen & Steers Capital Management, Inc. | | | |
| | 24 March 2022 | \$12,304.25 | 783 |
| Cohen & Steers Capital Management, Inc. | | | |

| HOLDER OF RELEVANT INTEREST | DATE OF ACQUISITION | CONSIDERATION (9) | CLASS AND NUMBER OF SECURITIES |
|---|---------------------|-------------------|--------------------------------|
| Cohen & Steers UK Limited | 24 March 2022 | \$22,754.01 | 1,449 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$27,798.49 | 1,769 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$34,995.60 | 2,227 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$29,039.91 | 1,848 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$7,967.11 | 507 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$849,260.17 | 54,044 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$169,886.61 | 10,811 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$180,698.00 | 11,499 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$26,415.63 | 1,681 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$92,965.42 | 5,916 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$233,104.97 | 14,834 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$694,207.80 | 44,177 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$742,890.50 | 47,275 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$94,316.84 | 6,002 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$105,505.38 | 6,714 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$140,453.84 | 8,938 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$34,492.75 | 2,195 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$182,300.85 | 11,601 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$154,722.36 | 9,846 |
| Cohen & Steers UK Limited | 24 March 2022 | \$15,357.78 | 978 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$56,838.39 | 3,617 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$139,165.28 | 8,856 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$55,926.96 | 3,559 |
| Cohen & Steers Capital Management, Inc. | 24 March 2022 | \$20,711.36 | 1,318 |

PRINT NAME: Anthony Puma

SIGN HERE:

DATE:

25/3/2022

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 428,876 |
| Cohen & Steers Capital Management, Inc. | BBH | | Fully Paid Ordinary Units 850,574 |
| Cohen & Steers Capital Management, Inc. | State Street | | Fully Paid Ordinary Units 6,305,134 |
| Cohen & Steers Capital Management, Inc. | BNY Mellon | | Fully Paid Ordinary Units 2,366,287 |
| Cohen & Steers Capital Management, Inc. | RBC Dexia | | Fully Paid Ordinary Units 1,763,118 |
| Cohen & Steers Capital Management, Inc. | Sumitomo | | Fully Paid Ordinary Units 4,185,631 |
| Cohen & Steers Capital Management, Inc. | BNP Paribas | | Fully Paid Ordinary Units 46,607 |
| Cohen & Steers Capital Management, Inc. | JP Morgan | | Fully Paid Ordinary Units 3,303,531 |
| Cohen & Steers Capital Management, Inc. | Citibank | | Fully Paid Ordinary Units 594,839 |
| Cohen & Steers Capital Management, Inc. | Northern Trust | | Fully Paid Ordinary Units 3,181,697 |
| Cohen & Steers Capital Management, Inc. | Mitsubishi UFJ | | Fully Paid Ordinary Units 384,584 |
| Cohen & Steers Capital Management, Inc. | National Australia Bank | | Fully Paid Ordinary Units 29,586 |
| Cohen & Steers UK Limited | Lombard Odier | | Fully Paid Ordinary Units 123,811 |
| Cohen & Steers UK Limited | State Street | | Fully Paid Ordinary Units 101,731 |
| Cohen & Steers Asia Limited | Mitsubishi UFJ | | Fully Paid Ordinary Units 87,509 |
| Cohen & Steers Asia Limited | Julius Baer | | Fully Paid Ordinary Units 35,897 |

PRINT NAME: Anthony Puma

SIGN HERE:

DATE: 25/3/2022