



Quarterly Report September 2023

Dear Custodian,

We are pleased to advise you of the release of our update for the September 2023 quarter. This report allows you to source the latest performance data supported by commentary from our fund manager across the Charter Hall Direct suite of funds.

During the quarter, Charter Hall Group announced its FY23 full year results, which showcased the resilience of our portfolio. We continue to be the largest sector-diversified commercial property portfolio in Australia, with \$71.9 billion in property funds under management.

Charter Hall Direct offers investors access to sector-specific and diversified funds providing high occupancy at 99.4% (on average), 7.5 year weighted average lease expiry profiles and access to over 121 directly owned properties.

The Charter Hall Direct LWF Fund recently issued a new Product Disclosure Statement (PDS) dated 23 October 2023. The PDS was updated as part of a regular review process and includes updates to the portfolio information and to figures and dates, amongst other things. Key portfolio information can be found on the fund's website at charterhall.com.au/lwf.

[View Quarterly Report](#)

Feature article



[Australia: a unique population position](#)

Our feature article looks at the impact of Australia's high level of population growth across the core property sectors with a focus on the Industrial and Logistics sector.

[Read article](#)

Industrial



[Direct Industrial Fund No.4 \(DIF4\)](#)

Open-ended - available for investment

[Direct Industrial Fund No.3 \(DIF3\)](#)

Closed for investment

Diversified / Long WALE Retail



[Direct Long WALE Fund \(LWF\)](#) >

[Open-ended - available for investment](#)

[Direct BW Trust](#) >

[\(BW\) Closed for investment](#)

[Maxim Property Securities Fund \(Maxim\)](#) >

[Open-ended - available for investment](#)

Office



[Direct Office Fund \(DOF\)](#) >

[Open-ended - available for investment](#)

[Direct PFA Fund \(PFA\)](#) >

[Open-ended - available for investment](#)

If you would like to speak to one of our team, please contact us below.

We thank you for your ongoing support.



Steven Bennett
Direct CEO

[Email Steven](#)

Scott McLennan
Head of Distribution

[Email Scott](#)

Renee Oldfield
Regional Distribution
Manager Vic, WA & SA

[Email Renee](#)



Craig Harding
Senior Business
Development Manager Qld

[Email Craig](#)



Alice Pemberton
Business Development
Associate Vic

[Email Alice](#)



Marco Triani
National Key Account
Manager

[Email Marco](#)



General Enquiries

[1300 652 790](tel:1300652790)
directproperty@charterhall.com.au

[Visit website](#) • [Contact us](#) • [Unsubscribe](#)

This email was sent by: Charter Hall Group
Level 20, 1 Martin Place, Sydney, New South Wales, 2000, Australia

Important information:

The responsible entity of and issuer of units in the Charter Hall Direct Office Fund (ARSN 116 064 343), Charter Hall Direct Industrial Fund No.4 (ARSN 615 152 817), Charter Hall Direct PFA Fund (ARSN 097 860 690) and Charter Hall Direct Long WALE Fund (ARSN 622 080 979), all (“**Fund or Funds**”) is Charter Hall Direct Property Management Limited (“**CHDPML**”) (ABN 56 073 623 784 AFSL 226849). CHDPML as responsible entity for the Funds has issued a Product Disclosure Statement for each Fund (“**PDS**”) dated 14 December 2022, 29 September 2022, 29 August 2022 and 23 September 2023 respectively, and any supplementary PDS, which set out the offer to apply for units in the relevant Fund, and has made a target market determination (“**TMD**”) for each Fund.

This document is not intended to be and does not constitute a PDS or disclosure document as those terms are defined in the Corporations Act 2001 (Cth). It does not constitute an offer for the issue sale or purchase of any securities or any recommendation in relation to investing in any asset. This document has been prepared without taking account of any particular investor's objectives financial situation or needs. While every care has been taken in the preparation of this document, CHDPML does not make any representation or warranty as to the accuracy or completeness of any statement in it, including without limitation any forecasts or opinions, and persons viewing this document should conduct their own inquiries and investigations. Forecasts, opinions and estimates provided in this document are based on assumptions, contingencies and market conditions which are subject to change without notice, and may involve significant elements of subjective judgement and assumptions as to future events which may or may not be correct, and should not be relied upon as an indication of future performance. Past performance is not a reliable indicator of future performance. Distribution forecasts are subject to risks outlined in the PDS and distributions may vary in the future. The information in this document is subject to change, and CHDPML is not responsible for providing updated information to any person. To the maximum extent permitted by law CHDPML disclaims all liability for any loss or damage which may arise out of the provision to or by any person of the information contained in this document. All figures stated herein are as at 30 September 2023 and in Australian dollars unless otherwise stated.

This email has been prepared by CHDPML as the responsible entity for DOF, DIF4, PFA, LWF, Charter Hall Direct Industrial Fund No.3 (“**DIF3**”) (ARSN 601 348 225) & Charter Hall Direct BW Trust (“**BW**”) (ARSN 168 191 133). It is a summary and does not purport to be complete. It contains general information only and is not intended to be relied upon as advice to investors or potential investors and does not take into account the investment objectives, financial situation or needs of any particular investor. This information consists of forward looking statements which are subject to known and unknown risks, uncertainties and other important factors that could cause the actual results, performance or achievements of one of the funds to be materially different from those expressed. Past performance is not a reliable indicator of future performance. Neither this email nor any of its contents may be used for any purpose without the prior consent of CHDPML. All figures stated herein are as at 30 September 2023 and in Australian dollars unless otherwise stated.

© Charter Hall Group

Maxim: Investors should consider the product disclosure statement (**PDS**) issued by, One Managed Investment Funds Limited (ABN 47 117 400 987) (AFSL 297042) (**OMIFL**) as responsible entity of the Charter Hall Maxim Property Securities Fund ARSN 116 193 563 (“**Maxim**”). The information contained in this email was not prepared by OMIFL but was prepared by other parties. While OMIFL has no reason to believe that the information is inaccurate, the truth or accuracy of the information contained therein cannot be warranted or guaranteed. Anyone reading this email must obtain and rely upon their own independent advice and inquiries. Investors should carefully consider each of the Product Disclosure Statement dated 29 September 2022 (together with the Additional Information Booklet dated 29 September 2022) (“**PDS**”) and Target Market Determination (“**TMD**”) issued by OMIFL before making any decision about whether to acquire, or continue to hold, an interest in Maxim. Applications for units in Maxim can only be made pursuant to the application form relevant to Maxim. A copy of the PDS dated 29 September 2022, TMD dated 25 September 2023, continuous disclosure notices and relevant application form may be obtained from oneinvestment.com.au/charterhallmaxim/ or charterhall.com.au/maxim. You should also consult a licensed financial adviser before making an investment decision in relation to Maxim. A copy of the PDS may be obtained from <http://oneinvestment.com.au> or <http://charterhall.com.au>. Charter Hall Property Securities Management Limited (ABN 25 104 512 978) (AFSL 238349) (“**Charter Hall Maxim**”) is the investment manager of Maxim. Neither OMIFL nor Charter Hall Maxim guarantees the repayment of capital or the performance of any product or any particular rate of return referred to in this email. **Past performance is not a reliable indicator of future performance**. While every care has been taken in the preparation of this email, Charter Hall Maxim makes no representation or warranty as to the accuracy or completeness of any statement in it including without limitation, any forecasts. This email has been prepared for the purpose of providing general information only, without taking account of any particular investor's objectives, financial situation or needs. Investors should, before making any investment decisions, consider the appropriateness of the information in this email, and seek professional advice, having regard to their objectives, financial situation and needs. Information in this email is current as at 30 September 2023.

