Colonial First State

Investment Update

16 January 2025

Charter Hall Direct Property Funds – liquidity updates

Charter Hall has provided updates regarding upcoming liquidity events and withdrawal opportunities for the following investment options.

Investment options

Fund name	APIR code
Charter Hall Direct Industrial Fund 4	MAQ0854AU
Charter Hall Direct Long WALE Fund	MAQ5703AU
Charter Hall Direct Office Fund (underlying trust)	MAQ0842AU, MAQ0433AU, MAQ0448AU
Charter Hall Direct PFA Fund	MAQ5880AU

What is changing?

- Charter Hall Direct Industrial Fund 4 and Direct Long WALE Fund: A Limited Withdrawal Offer will open on 31 January 2025 and close on 14 February 2025. Payments are expected on or around 4 March 2025. Withdrawal requests may be subject to scale back.

- Charter Hall Direct Office Fund: A separate Liquidity Event will open on 20 February 2025 and close on 19 March 2025, allowing investors to remain in the Fund, withdraw part of their investment or withdraw their investment in full.

- Charter Hall Direct PFA Fund: Charter Hall has agreed terms for the sale of an additional property. Subject to the sale proceeding and settlement occurring, Charter Hall intends to use the proceeds to satisfy the remaining outstanding redemption requests in full, with the final redemption payment expected in late February 2025, depending on settlement timing.

What does this mean for you?

If you hold one of the investment options affected by an upcoming withdrawal or liquidity event, you may wish to review the relevant information and consider whether you want to participate, where applicable.

Please consider speaking with your financial adviser to determine what these changes may mean for your portfolio.

If you no longer have an adviser and would like to understand what these changes may mean for your individual circumstances, you can call us or use the CFS Find an adviser service..

Yours sincerely,

Colonial First State

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