



Charter Hall Direct Office Fund (DOF or Fund) – asset sales and tax update

Dear Operations,

Investors in DOF will shortly be receiving correspondence regarding the Fund's recent asset sales and subsequent tax update.

Asset sales

As part of a capital management strategy to manage gearing levels in the current environment and also prepare for the upcoming Liquidity Event, a number of non-core assets have been identified for divestment. Two properties have been sold and there are a number of other non-core properties currently subject to a sale process, that may be exchanged prior to 30 June 2024.

Tax update

DOF is expected to generate a capital gain following the sale of these properties. The capital gain will be dependent on what is sold, the sale price and the timing of any sales. The estimated capital gain range is between \$0.06 and \$0.13 per unit. This capital gain is expected to be eligible for Capital Gains Tax (CGT) discounting. The capital gain will be distributed as a tax component through Investor's regular distribution payments and any capital gain for FY24 will be shown on annual tax statements that are issued in July 2024.

[> Download the letter sent to investors](#)

Thank you for your ongoing support of Charter Hall.

If you have any questions, please contact our team on the details below.



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