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Charter Hall Direct PFA Fund (PFA or Fund) – Liquidity Event update

Dear Investor,

Further to the Liquidity Event for PFA and receipt of your withdrawal request, we are writing to provide an update on the progress of a further significant asset sale.

Asset sale update

The Fund continues to be focused on delivering full liquidity as soon as possible through further asset sales and we are pleased to advise that we have agreed terms on the sale of an additional property. Subject to a binding sale contract being entered into and settlement of the property, we intend to satisfy in full the balance of all outstanding redemption requests. It should be noted that until there is an unconditional sale contract the property sale cannot be confirmed.

Assuming a successful sale, the Fund will make the final redemption payment in late February 2025, depending on settlement timing of the asset sale. We will advise you of the final payment date in due course and provide more detail as soon as possible.

Thank you

On behalf of the Charter Hall Direct team, we appreciate your support and understanding during this time. If you have any questions, please contact us on 1300 652 790.

Yours sincerely

Charter Hall Direct