

20 November 2024

Dear Investor

Charter Hall Direct Office Fund (DOF or Fund) – upcoming Liquidity Event

We are writing to provide details about the upcoming five-yearly Liquidity Event for the Fund. As outlined in the PDS, the next Liquidity Event was scheduled to be held on or around December 2024.

In line with the broader market, the properties in DOF will be independently valued as at 31 December 2024. The property valuations will be reviewed and approved by the Board and the Fund unit price reflecting the valuation movements will be available to Investors in mid-January 2025.

Following the finalisation of the December property valuations in January, the Liquidity Event will be held in February 2025. We believe it is important that Investors have all the key information on the Fund, including the latest property valuations and unit price prior to the opening of the Liquidity Event. Additionally, this Liquidity Event timing ensures that key correspondence is not missed by Investors or their advisers who may be away or travelling over the holiday period.

Liquidity Event

At the Liquidity Event, Investors will have the option of electing to remain in the Fund, exit a portion of their investment or exit their investment in the Fund in full. More information will be provided to investors prior to and at the opening of the Liquidity Event.

Key dates

Liquidity Event opening date Thursday, 20 February 2025.

Liquidity Event closing date Wednesday, 19 March 2025.

You do not need to do anything in relation to this correspondence. We will communicate formally with all Investors at the time of the Liquidity Event, to provide an update on the Fund, a property market outlook, a withdrawal request form and instructions on what to do to participate in the Liquidity Event.

Please contact the registry on 1300 137 895 or charterhall@boardroomlimited.com.au for any administrative matters. For any other questions, please contact your adviser or Charter Hall directly on 1300 652 790 or direct.property@charterhall.com.au.

On behalf of the Charter Hall Direct business, thank you for investing with us. We appreciate your support and will continue to focus on maintaining our strong track record managing unlisted property funds since 1995.

Yours sincerely

Charter Hall Direct