



26 February 2009

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Charter Hall Limited
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Charter Hall Funds
Management Limited
ABN 31 082 991 786

CHARTER HALL PROPERTY TRUST DISTRIBUTION AND ESTIMATED TAX COMPONENTS CONFIRMATION – 31 DECEMBER 2008

Charter Hall Funds Management Limited, Responsible Entity of Charter Hall Property Trust confirms that a distribution of 3.96 cents per ordinary unit for the half year ended 31 December 2008 will be paid on 27 February 2009.

Charter Hall Property Trust is a Managed Investment Trust for the purposes of Subdivision 12-H of the *Taxation Administration Act*. These components are provided solely for the purpose of Subdivision 12-H and should not be used for any other purpose.

Component	Total cash distribution	Component subject to fund payment withholding	Component subject to other non resident withholding
Australian income			
Interest income	3.37	-	3.37
Tax deferred	-	-	-
Other income	0.01	0.01	-
Capital Gains:			
Discounted Capital Gain Amount TARP	0.58	0.58	-
Total	3.96	0.59	3.37

For the purpose of section 12-415 of Schedule 1 of the *Taxation Administration Act 1953* (Cth), the distribution for the 6 month period to 31 December 2008 includes a 'fund payment' amount of 0.59 cents per unit in respect of the income year ending 30 June 2009.

Australian resident holders should not rely on this notice for the purpose of completing their income tax returns. Details of the full year components of distributions will be provided in the annual tax statement which will be sent to holders in late August 2009.

A handwritten signature in black ink, appearing to read 'N. Francis'.

NATHAN FRANCIS
Company Secretary

For further information please call Paul MacPherson on 02 8908 4074 or email paulm@charterhall.com.au