

27 August 2009

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Charter Hall Limited  
 ABN 57 113 531 150

Charter Hall Funds  
 Management Limited  
 ABN 31 082 991 786

## CHARTER HALL PROPERTY TRUST DISTRIBUTION AND ESTIMATED TAX COMPONENTS

Charter Hall Funds Management Limited, responsible entity of Charter Hall Property Trust confirms that a distribution of 1.00 cent per ordinary unit for the 6 months ended 30 June 2009 will be paid on 28 August 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 (cents)	Component subject to fund payment withholding (cents)	Component subject to other non resident withholding (cents)
<b>Australian income</b>			
Interest income	-	-	-
Tax deferred	1.00	-	-
Other income	-	-	-
<b>Capital Gains:</b>			
Discounted Capital Gain	-	-	-
Amount TAP	-	-	-
<b>Total</b>	<b>1.00</b>	<b>-</b>	<b>-</b>

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 30 June 2009 includes a 'fund payment' amount of 0.00 cents per unit.

The following table gives a breakdown of the distribution components for the 12 months ended 30 June 2009.

Component	Total cash distribution (cents)	Component subject to fund payment withholding (cents)	Component subject to other non resident withholding (cents)
Australian income			
Interest income	3.09	-	3.09
Tax deferred	1.83	-	-
Other income	-	-	-
Capital Gains:			
Discounted Capital Gain Amount TAP	0.04	0.04	-
<b>Total</b>	<b>4.96</b>	<b>0.04</b>	<b>3.09</b>

For the purpose of section 12-415 of Schedule 1 of the *Taxation Administration Act 1953* (Cth), the February 2009 and August 2009 distributions relating to the year to 30 June 2009 include a 'fund payment' amount of 0.04 cents per unit.

This information is provided to assist Custodians/Nominees and other Managed Investment Trusts and, in general, not Australian resident individual investors. 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 unitholders on 28 August 2009.



**NATHAN FRANCIS**  
Company Secretary

For further information please call Paul MacPherson on 02 8908 4074 or email [paulm@charterhall.com.au](mailto:paulm@charterhall.com.au)