

8 November 2018

Dear Unitholder

**Subject: Folkestone Maxim A-REIT Securities Fund Becomes
Charter Hall Maxim Property Securities Fund**

One Managed Investment Funds Limited (**Responsible Entity**) as the responsible entity of the Charter Hall Maxim Property Securities Fund (formerly Folkestone Maxim A-REIT Securities Fund) ARSN 116 193 563 (**Fund**) notes the announcement made by Charter Hall Group (ASX:CHC) that it has completed the acquisition of Folkestone Limited.

Name Change

As a result, the name of Folkestone Maxim A-REIT Securities Fund has changed to Charter Hall Maxim Property Securities Fund and a new Product Disclosure Statement, Additional Information Booklet and Application Form have been issued by the Responsible Entity and are available on www.oneinvestment.com.au/charterhallmaxim.

Also the name of the Investment Manager of the Fund, Folkestone Maxim Asset Management Limited has changed to Charter Hall Property Securities Management Limited.

Board of the Investment Manager

The Board of the Investment Manager has been reconstituted. Mark Baillie and Greg Paramor AO have resigned and will be replaced by David Harrison, Managing Director and Group CEO of Charter Hall and Russell Proutt, Chief Financial Officer of Charter Hall. Winston Sammut as Head of Listed Property Securities will remain on the Board. Greg Paramor AO will be joining the Charter Hall Group Board as a Non-Executive Director.

Management of the Fund

As part of the transaction, the Fund's investment team led by Winston Sammut and the two portfolio managers, Amy Pham and Jonathan Kriska, will transfer across to Charter Hall and continue to manage the Fund with no changes to the mandated strategy, ensuring minimal disruption to the on-going operation of the Fund.

Change of Registered Address

The registered address of Charter Hall Property Securities Management Limited has changed to:

Registered Address
Charter Hall Property Securities Management Limited
Level 20, No.1 Martin Place
Sydney NSW 2000
GPO Box 2704 Sydney NSW 2001



Website

A new website is currently being developed for amalgamation of the Folkestone Funds into the Charter Hall website and will be available in the near future, and we will advise you of this change. In the meantime, you can continue to access the Fund information at www.charterhall.com.au/maxim and www.oneinvestment.com.au/charterhallmaxim.

Registry

Unit registry services will continue to be provided by Mainstream Fund Services. Mainstream Fund Services will automatically update their system to recognise the change. Your login details to their website will remain the same. To access information on your holding or to update or change your contact details please contact:

Mainstream Fund Services
T: 1300 133 451
E: registry@mainstreamgroup.com
W: www.mainstreamgroup.com

Yours sincerely

Winston Sammut
Head of Listed Property Securities

Adrian Harrington
Head of Capital & Product Development



FREQUENTLY ASKED QUESTIONS

Who is Charter Hall Group?

Charter Hall Group (ASX:CHC) is one of Australia's leading fully integrated property groups, with over 27 years' experience managing and investing in high quality property on behalf of institutional, wholesale and retail clients. Charter Hall has over \$26.4 billion of funds under management across the office, retail, industrial and social infrastructure sectors. The Group has offices in Sydney, Melbourne, Brisbane, Adelaide and Perth.

The Group's success is underpinned by a highly skilled and motivated team with diverse expertise across property sectors and risk-return profiles. Sustainability is a key element of its business approach and by ensuring its actions are commercially sound and make a difference to its people, customers and the environment, Charter Hall Group can make a positive impact for its investors, the community and the Group.

What does this transaction mean for the Charter Hall Maxim Property Securities Fund?

The Fund's name has changed from Folkestone Maxim A-REIT Securities Fund to Charter Hall Maxim Property Securities Fund.

Has Charter Hall Group bought my units in the Fund?

No. Charter Hall Group has not purchased your units in the Fund.

Will I have the same number of units in the Fund?

Yes. There is no change in the number of units you own and no new units have been issued as a result of the change.

Is there a change of Responsible Entity?

No. There is no change of Responsible Entity. There is no cost to the Fund and it will not impact on the amount of your distribution. The next distribution, for the period 1 October 2018 to 31 December 2018 (December quarter), is expected to be paid in January 2019. There are no changes to the management fee as a result of the change.

Are there any tax consequences arising from this transaction?

No. The transaction does not give rise to any tax event for unitholders of the Fund.

Do I need to do anything?

You do not need to do anything. You will still own the same number of units in the Fund and your holding in the Fund will automatically be re-named to recognise the change of Fund name. The Fund's registry will automatically update your details as a result.