

Form 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Scheme **Charter Hall Education Trust (ASX:CQE)**

ARSN **102 955 939**

1. Details of substantial holder (1)

Name Charter Hall Limited

ACN **113 531 150**

There was a change in the interests of the substantial holder on **14 August 2019**

The previous notice was given to the company on **3 April 2019**

The previous notice was dated **3 April 2019**

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary Stapled Securities	41,501,608	14.09% based on 294,383,624 ordinary units on issue in Charter Hall Education Trust	33,585,950	11.15% based on 301,287,287 ordinary units on issue in Charter Hall Education Trust

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (8)	Consideration given in relation to change (6)	Class and number of securities affected	Person's votes affected
31-Mar-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR NEJA PTY LTD	Participation in DRP	\$6,168.54	1,773	1,773
08-Apr-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$29,296.33	8,441	8,441

15-Apr-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$8,332.97	2,274	2,274
23-Apr-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$2,585.60	707	707
23-Apr-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Disposal (on market)	\$766.99	-211	-211
30-Apr-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Disposal (on market)	\$1,227.14	-329	-329
02-May-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Disposal (on market)	\$242,903.31	-66,631	-66,631
06-May-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Disposal (on market)	\$2,311.21	-649	-649
14-May-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$3,915.56	1,065	1,065
15-May-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$16,899.64	4,620	4,620

20-May-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Disposal (on market)	\$2,758.96	-767	-767
22-May-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Disposal (on market)	\$1,087.05	-304	-304
23-May-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$3,051.01	846	846
27-May-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$3,926.20	1,077	1,077
30-May-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Disposal (on market)	\$135,976.00	-135,976	-135,976
30-May-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$2,049.24	569	569
03-Jun-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$1,750.46	485	485
03-Jun-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Disposal (on market)	\$925.91	-258	-258
04-Jun-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$19,564.35	5,371	5,371
06-Jun-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$1,636.64	450	450
06-Jun-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Disposal (on market)	\$897.36	-251	-251
11-Jun-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Disposal (on market)	\$1,137.12	-313	-313
17-Jun-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$4,599.37	1,194	1,194
19-Jun-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$4,364.93	1,121	1,121
25-Jun-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$6,156.88	1,618	1,618

28-Jun-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Disposal (on market)	\$686.47	-188	-188
28-Jun-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR NEJA PTY LTD	Participation in DRP	\$6,238.96	1,700	1,700
Jul-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR MASON STEVENS SMA ACCOUNT	Disposal (on market)	\$6,394.08	1,752	1,752
04-Jul-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$2,247.38	594	594
04-Jul-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Disposal (on market)	\$1,396.60	-370	-370
15-Jul-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$3,545.99	958	958
16-Jul-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$6,308.32	1,689	1,689
23-Jul-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$1,467.92	399	399
23-Jul-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Disposal (on market)	\$1,336.08	-365	-365
26-Jul-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$10,411.15	2,781	2,781
29-Jul-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$4,393.69	1,179	1,179
05-Aug-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$2,861.86	767	767
08-Aug-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Purchase (on market)	\$1,549.83	412	412
08-Aug-19	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR ALPHA FUND MANAGERS	Disposal (on market)	\$776,351.86	216,254	216,254
14-Aug-19	THE TRUST COMPANY LIMITED ACF CHARTER HALL CO-INVESTMENT TRUST	Disposal (on market)	\$27,088,739	7,532,182	7,532,182

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
CHARTER HALL LIMITED	ONE MANAGED INVESTMENT FUNDS LIMITED AREF CHARTER HALL MAXIM PROPERTY SECURITIES FUND	ONE MANAGED INVESTMENT FUNDS LIMITED AREF CHARTER HALL MAXIM PROPERTY SECURITIES FUND	Relevant interest under section 608(1) of the Corporations Act	1,233,000 (ORD)	1,233,000
CHARTER HALL LIMITED	CHARTER HALL PROPERTY SECURITIES MANGEMENT LIMITED AS INVESTMENT MANAGER FOR MASON STEVENS SMA ACCOUNT	CHARTER HALL PROPERTY SECURITIES MANGEMENT LIMITED AS INVESTMENT MANAGER FOR MASON STEVENS SMA ACCOUNT	Relevant interest under section 608(1) of the Corporations Act	2,064 (ORD)	2,064
CHARTER HALL LIMITED	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR ALPHA FUND MANAGERS	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR ALPHA FUND MANAGERS	Relevant interest under section 608(1) of the Corporations Act	NIL	NIL
CHARTER HALL LIMITED	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR NEJA PTY LTD	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR NEJA PTY LTD	Relevant interest under section 608(1) of the Corporations Act	157,674 (ORD)	157,674
CHARTER HALL LIMITED	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	CHARTER HALL PROPERTY SECURITIES MANAGEMENT LIMITED AS INVESTMENT MANAGER FOR HSBC CUSTODY NOMINEES (AUSTRALIA) LTD	Relevant interest under section 608(1) of the Corporations Act	236,076 (ORD)	236,076
CHARTER HALL LIMITED	THE TRUST COMPANY (AUSTRALI) LIMITED ACF CHARTER HALL CO-INVESTMENT TRUST 3	THE TRUST COMPANY (AUSTRALIA) LIMITED ACF CHARTER HALL CO-INVESTMENT TRUST 3	Relevant interest under section 608(1) of the Corporations Act	31,554,980 (ORD)	31,554,980
CHARTER HALL LIMITED	THE TRUST COMPANY LIMITED ACF CHARTER HALL CO-INVESTMENT TRUST	THE TRUST COMPANY LIMITED ACF CHARTER HALL CO-INVESTMENT TRUST	Relevant interest under section 608(1) of the Corporations Act	402,156 (ORD)	402,156

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:


Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
All persons	C/- Level 20, 1 Martin Place Sydney NSW 2000

Signature

print name	Mark Bryant	capacity	Company Secretary
sign here		date	16 August 2019

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included on any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.