

Form 603Corporations Act 2001
Section 671B**Notice of initial substantial holder**To Company Name/Scheme **Charter Hall Retail REIT**ACN/ARSN **34 357 213 849****1. Details of substantial holder (1)**Name **Milford Asset Management Limited**

ACN/ARSN (if applicable)

The holder became a substantial holder on **03 / 05 / 2021****2. Details of 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 on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary Shares	28,732,020	28,732,020	5.01%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Milford Asset Management Limited	Investment Manager	Ordinary Shares 28,732,020

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
Milford Asset Management Limited	NNL Custodians	NNL Custodians	Ordinary Shares 28,732,020

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
Please refer to last page				

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

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

7. Addresses

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

Name	Address
Milford Asset Management Limited	Level 28, 48 Shortland Street, Auckland, 1010, New Zealand

Signature

print name Zach Kenworthy capacity Operations Associate

sign here  date 05 / 05 / 2021

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 7 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 total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. 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 contract, scheme or arrangement; and
 - (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.
- (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) 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 of 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.

Holder of Relevant Interest	Date of Acquisition	Consideration (cash)	Class	Number of Securities
Milford Asset Mangement Limited	3/05/2021	317,720.80	Ordinary	83,931
Milford Asset Mangement Limited	23/04/2021	2,248,052.29	Ordinary	592,622
Milford Asset Mangement Limited	22/04/2021	-65,887.67	Ordinary	-17,420
Milford Asset Mangement Limited	22/04/2021	272,947.93	Ordinary	72,155
Milford Asset Mangement Limited	22/04/2021	789,073.29	Ordinary	207,378
Milford Asset Mangement Limited	22/04/2021	756,180.00	Ordinary	200,000
Milford Asset Mangement Limited	20/04/2021	-51,799.35	Ordinary	-13,507
Milford Asset Mangement Limited	20/04/2021	-144,778.92	Ordinary	-37,752
Milford Asset Mangement Limited	20/04/2021	-3,453.31	Ordinary	-906
Milford Asset Mangement Limited	20/04/2021	-9,650.97	Ordinary	-2,532
Milford Asset Mangement Limited	20/04/2021	191,750.00	Ordinary	50,000
Milford Asset Mangement Limited	20/04/2021	184,450.57	Ordinary	48,741
Milford Asset Mangement Limited	20/04/2021	196,578.27	Ordinary	51,259
Milford Asset Mangement Limited	19/04/2021	-49,591.24	Ordinary	-12,982
Milford Asset Mangement Limited	19/04/2021	-138,608.70	Ordinary	-36,285
Milford Asset Mangement Limited	19/04/2021	-281,265.65	Ordinary	-72,465
Milford Asset Mangement Limited	19/04/2021	-786,119.35	Ordinary	-202,535
Milford Asset Mangement Limited	12/04/2021	9,372.44	Ordinary	2,380
Milford Asset Mangement Limited	8/04/2021	229,022.31	Ordinary	58,662
Milford Asset Mangement Limited	31/03/2021	871.7	Ordinary	230
Milford Asset Mangement Limited	31/03/2021	1,716.87	Ordinary	453
Milford Asset Mangement Limited	31/03/2021	151,379.80	Ordinary	39,500
Milford Asset Mangement Limited	31/03/2021	297,505.38	Ordinary	77,629
Milford Asset Mangement Limited	24/03/2021	57,659.89	Ordinary	15,458
Milford Asset Mangement Limited	17/03/2021	-4,687.43	Ordinary	-1,245
Milford Asset Mangement Limited	17/03/2021	955,180.50	Ordinary	253,700
Milford Asset Mangement Limited	17/03/2021	-950,493.08	Ordinary	-252,455
Milford Asset Mangement Limited	16/03/2021	-9,227.12	Ordinary	-2,455
Milford Asset Mangement Limited	16/03/2021	-1,870,022.88	Ordinary	-497,545
Milford Asset Mangement Limited	15/03/2021	42,342.04	Ordinary	11,220
Milford Asset Mangement Limited	15/03/2021	350,844.11	Ordinary	92,961
Milford Asset Mangement Limited	12/03/2021	114,289.35	Ordinary	30,671
Milford Asset Mangement Limited	10/03/2021	193,588.82	Ordinary	51,856
Milford Asset Mangement Limited	2/03/2021	270,574.99	Ordinary	71,927
Milford Asset Mangement Limited	1/03/2021	396,657.35	Ordinary	105,925
Milford Asset Mangement Limited	26/02/2021	329,588.60	Ordinary	89,078
Milford Asset Mangement Limited	26/02/2021	935,966.80	Ordinary	252,964
Milford Asset Mangement Limited	16/02/2021	192,295.80	Ordinary	50,735
Milford Asset Mangement Limited	15/02/2021	3,525,100.00	Ordinary	1,000,000
Milford Asset Mangement Limited	15/02/2021	5,607,251.22	Ordinary	1,574,142
Milford Asset Mangement Limited	10/02/2021	203,564.96	Ordinary	59,030
Milford Asset Mangement Limited	10/02/2021	752,338.55	Ordinary	218,164

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