

**Form 603**  
Corporations Act 2001  
Section 671B

**Notice of initial substantial holder**

To: Company Name/Scheme

Charter Hall Group

ACN/ARSN

Charter Hall Limited - ACN 113 531 150  
Charter Hall Property Trust - ARSN 113 339 147

**1. Details of substantial holder (1)**

Name

Cohen & Steers, Inc. and all bodies controlled by Cohen & Steers, Inc.

ACN/ARSN (if applicable)

N/A

The holder became a substantial holder on

24/03/2022

**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)
Fully Paid Ordinary Units	23,789,412	23,789,412	5.03%

**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
Cohen & Steers, Inc.	Deemed relevant interest via control of Cohen & Steers Capital Management, Inc. (s608(3)(b) of Corporations Act), control of Cohen & Steers UK Limited (s608 (3) (a) of Corporations Act) and Cohen & Steers Asia Limit (s608(3)(b) of Corporations Act)	23,789,412 fully paid ordinary units
Cohen & Steers Capital Management, Inc.	Disposal power (s608(1) of Corporations Act)	23,440,464 fully paid ordinary units
Cohen & Steers UK Limited	Disposal power (s608(1) of Corporations Act)	225,542 fully paid ordinary units
Cohen & Steers Asia Limited	Disposal power (s608(1) of Corporations Act)	123,406 fully paid ordinary units

**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
See Annexure B			

**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	Dates of acquisition	Consideration (9)	Class and number of securities
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See Annexure A	See Annexure A	See Annexure A	See Annexure A
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## 6. Associates

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

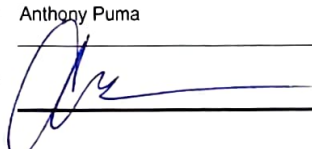
Name and ACN/ARSN (if applicable)	Nature of association
Cohen & Steers Capital Management, Inc.	A wholly owned subsidiary of Cohen & Steers, Inc.
Cohen & Steers UK Limited	A wholly owned subsidiary of Cohen & Steers, Inc.
Cohen & Steers Asia Limited	A wholly owned subsidiary of Cohen & Steers Capital Management, Inc. which, as noted above, is a wholly owned subsidiary of Cohen & Steers, Inc.

## 7. Addresses

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

Name	Address
Cohen & Steers, Inc.	280 Park Avenue, New York, NY 10017, USA
Cohen & Steers Capital Management, Inc.	280 Park Avenue, New York, NY 10017, USA
Cohen & Steers UK Limited	50 Pall Mall, 7th Floor, London, United Kingdom SW1Y 5JH
Cohen & Steers Asia Limited	1201-02 Champion Tower, Three Garden Road, Central, Hong Kong

## Signature

print name	Anthony Puma	capacity	Head of Portfolio Compliance, Vice President
sign here		date	25/03/2022

## 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, moneys 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.

## Annexure A

THIS IS THE ANNEXURE A, OF FIVE (5) PAGES, REFERRED TO IN FORM 603 FOR COHEN & STEERS, INC. AND ALL BODIES CONTROLLED BY COHEN & STEERS, INC.

HOLDER OF RELEVANT INTEREST	DATE OF ACQUISITION	CONSIDERATION (9)	CLASS AND NUMBER OF SECURITIES
Cohen & Steers Capital Management, Inc.	24 January 2022	\$643,369.36	36,339
Cohen & Steers Capital Management, Inc.	24 January 2022	\$78,980.45	4,461
Cohen & Steers Capital Management, Inc.	24 January 2022	\$645,405.40	36,454
Cohen & Steers Capital Management, Inc.	24 January 2022	\$80,219.78	4,531
Cohen & Steers UK Limited	24 January 2022	\$33,303.09	1,883
Cohen & Steers Capital Management, Inc.	24 January 2022	\$453,416.15	25,610
Cohen & Steers Capital Management, Inc.	24 January 2022	\$42,402.65	2,395
Cohen & Steers Capital Management, Inc.	28 January 2022	\$184,530.62	11,230
Cohen & Steers Capital Management, Inc.	28 January 2022	\$1,347,369.37	81,997
Cohen & Steers Capital Management, Inc.	28 January 2022	\$161,772.41	9,845
Cohen & Steers Capital Management, Inc.	28 January 2022	\$451,204.51	27,459
Cohen & Steers Capital Management, Inc.	31 January 2022	\$497,348.54	29,582
Cohen & Steers Capital Management, Inc.	31 January 2022	\$515,186.64	30,643
Cohen & Steers Capital Management, Inc.	31 January 2022	\$927,463.73	55,165
Cohen & Steers Capital Management, Inc.	31 January 2022	\$264,696.62	15,744
Cohen & Steers Capital Management, Inc.	31 January 2022	\$113,753.64	6,766
Cohen & Steers Capital Management, Inc.	31 January 2022	\$172,463.03	10,258
Cohen & Steers Capital Management, Inc.	31 January 2022	\$372,969.36	22,184
Cohen & Steers Capital Management, Inc.	02 February 2022	\$1,501.61	88
Cohen & Steers Capital Management, Inc.	02 February 2022	\$13,703.65	803
Cohen & Steers Capital Management, Inc.	02 February 2022	\$42,680.96	2,501
Cohen & Steers Capital Management, Inc.	02 February 2022	\$5,785.22	339
Cohen & Steers Capital Management, Inc.	03 February 2022	\$78,359.47	4,647



HOLDER OF RELEVANT INTEREST	DATE OF ACQUISITION	CONSIDERATION (9)	CLASS AND NUMBER OF SECURITIES
Cohen & Steers Capital Management, Inc.	16 February 2022	\$21,524.08	1,309
Cohen & Steers Capital Management, Inc.	16 February 2022	\$47,668.67	2,899
Cohen & Steers Capital Management, Inc.	16 February 2022	\$3,032.98	188
Cohen & Steers Capital Management, Inc.	16 February 2022	\$58,504.71	3,558
Cohen & Steers Capital Management, Inc.	16 February 2022	\$13,154.51	800
Cohen & Steers Asia Limited	23 February 2022	\$18,034.84	1,111
Cohen & Steers Capital Management, Inc.	23 February 2022	\$45,881.53	2,835
Cohen & Steers Capital Management, Inc.	25 February 2022	\$1,801,719.55	107,954
Cohen & Steers Capital Management, Inc.	01 March 2022	\$337,021.51	20,323
Cohen & Steers Capital Management, Inc.	02 March 2022	\$184,829.16	11,461
Cohen & Steers Capital Management, Inc.	02 March 2022	\$39,489.35	2,434
Cohen & Steers Capital Management, Inc.	02 March 2022	\$581.24	36
Cohen & Steers Capital Management, Inc.	02 March 2022	\$1,890,670.25	116,535
Cohen & Steers Capital Management, Inc.	02 March 2022	\$24,871.48	1,533
Cohen & Steers Capital Management, Inc.	02 March 2022	\$13,693.10	844
Cohen & Steers Capital Management, Inc.	02 March 2022	\$88,096.62	5,430
Cohen & Steers Capital Management, Inc.	03 March 2022	\$890,814.30	55,377
Cohen & Steers Capital Management, Inc.	03 March 2022	\$12,355.32	768
Cohen & Steers Capital Management, Inc.	03 March 2022	\$15,121.18	940
Cohen & Steers Capital Management, Inc.	04 March 2022	\$27,796.97	1,749
Cohen & Steers Capital Management, Inc.	04 March 2022	\$6,134.73	386
Cohen & Steers Capital Management, Inc.	04 March 2022	\$10,219.24	643
Cohen & Steers Capital Management, Inc.	04 March 2022	\$218,406.88	13,889
Cohen & Steers Capital Management, Inc.	04 March 2022	\$41,875,181.30	2,667,209
Cohen & Steers Capital Management, Inc.	07 March 2022	\$53,063.98	3,468
Cohen & Steers Capital Management, Inc.	07 March 2022	\$8,558.51	557

HOLDER OF RELEVANT INTEREST	DATE OF ACQUISITION	CONSIDERATION (9)	CLASS AND NUMBER OF SECURITIES
Cohen & Steers Capital Management, Inc.	08 March 2022	\$1,739,548.52	115,479
Cohen & Steers Capital Management, Inc.	09 March 2022	\$960.10	62
Cohen & Steers Capital Management, Inc.	09 March 2022	\$23,116.28	1,491
Cohen & Steers Capital Management, Inc.	09 March 2022	\$36,790.70	2,373
Cohen & Steers Capital Management, Inc.	09 March 2022	\$84,093.02	5,424
Cohen & Steers Capital Management, Inc.	09 March 2022	\$14,961.24	965
Cohen & Steers Capital Management, Inc.	11 March 2022	\$8,709.49	564
Cohen & Steers Capital Management, Inc.	14 March 2022	\$404,467.41	26,002
Cohen & Steers Capital Management, Inc.	14 March 2022	\$98,946.90	6,361
Cohen & Steers Capital Management, Inc.	14 March 2022	\$7,793.18	501
Cohen & Steers Capital Management, Inc.	15 March 2022	\$1,043,672.45	67,754
Cohen & Steers Capital Management, Inc.	15 March 2022	\$5,027.29	327
Cohen & Steers Capital Management, Inc.	15 March 2022	\$31,362.91	2,040
Cohen & Steers Capital Management, Inc.	16 March 2022	\$4,081.48	265
Cohen & Steers Capital Management, Inc.	17 March 2022	\$1,705.61	108
Cohen & Steers Capital Management, Inc.	18 March 2022	\$111,592.21	7,000
Cohen & Steers Capital Management, Inc.	21 March 2022	\$33,075.20	2,059
Cohen & Steers Capital Management, Inc.	24 March 2022	\$31,249.47	1,990
Cohen & Steers UK Limited	24 March 2022	\$33,162.02	2,110
Cohen & Steers Capital Management, Inc.	24 March 2022	\$99,926.82	6,359
Cohen & Steers Capital Management, Inc.	24 March 2022	\$26,745.62	1,702
Cohen & Steers Capital Management, Inc.	24 March 2022	\$163,349.48	10,395
Cohen & Steers Capital Management, Inc.	24 March 2022	\$110,550.90	7,040
Cohen & Steers Capital Management, Inc.	24 March 2022	\$169,682.32	10,798
Cohen & Steers Capital Management, Inc.	24 March 2022	\$65,968.37	4,198
Cohen & Steers Capital Management, Inc.	24 March 2022	\$12,304.25	783

HOLDER OF RELEVANT INTEREST	DATE OF ACQUISITION	CONSIDERATION (9)	CLASS AND NUMBER OF SECURITIES
Cohen & Steers UK Limited	24 March 2022	\$22,754.01	1,449
Cohen & Steers Capital Management, Inc.	24 March 2022	\$27,798.49	1,769
Cohen & Steers Capital Management, Inc.	24 March 2022	\$34,995.60	2,227
Cohen & Steers Capital Management, Inc.	24 March 2022	\$29,039.91	1,848
Cohen & Steers Capital Management, Inc.	24 March 2022	\$7,967.11	507
Cohen & Steers Capital Management, Inc.	24 March 2022	\$849,260.17	54,044
Cohen & Steers Capital Management, Inc.	24 March 2022	\$169,886.61	10,811
Cohen & Steers Capital Management, Inc.	24 March 2022	\$180,698.00	11,499
Cohen & Steers Capital Management, Inc.	24 March 2022	\$26,415.63	1,681
Cohen & Steers Capital Management, Inc.	24 March 2022	\$92,965.42	5,916
Cohen & Steers Capital Management, Inc.	24 March 2022	\$233,104.97	14,834
Cohen & Steers Capital Management, Inc.	24 March 2022	\$694,207.80	44,177
Cohen & Steers Capital Management, Inc.	24 March 2022	\$742,890.50	47,275
Cohen & Steers Capital Management, Inc.	24 March 2022	\$94,316.84	6,002
Cohen & Steers Capital Management, Inc.	24 March 2022	\$105,505.38	6,714
Cohen & Steers Capital Management, Inc.	24 March 2022	\$140,453.84	8,938
Cohen & Steers Capital Management, Inc.	24 March 2022	\$34,492.75	2,195
Cohen & Steers Capital Management, Inc.	24 March 2022	\$182,300.85	11,601
Cohen & Steers Capital Management, Inc.	24 March 2022	\$154,722.36	9,846
Cohen & Steers UK Limited	24 March 2022	\$15,357.78	978
Cohen & Steers Capital Management, Inc.	24 March 2022	\$56,838.39	3,617
Cohen & Steers Capital Management, Inc.	24 March 2022	\$139,165.28	8,856
Cohen & Steers Capital Management, Inc.	24 March 2022	\$55,926.96	3,559
Cohen & Steers Capital Management, Inc.	24 March 2022	\$20,711.36	1,318

PRINT NAME: Anthony Puma

SIGN HERE:

DATE:

25/3/2022

For personal use only



**Annexure B**

THIS IS THE ANNEXURE B, OF ONE PAGE, REFERRED TO IN FORM 603 FOR COHEN & STEERS, INC.  
AND ALL BODIES CONTROLLED BY COHEN & STEERS, INC.

HOLDER OF RELEVANT INTEREST	REGISTERED HOLDER OF SECURITIES	PERSON ENTITLED TO BE REGISTERED AS HOLDER (8)	CLASS AND NUMBER OF SECURITIES
Cohen & Steers Capital Management, Inc.	CIBC Mellon		Fully Paid Ordinary Units 428,876
Cohen & Steers Capital Management, Inc.	BBH		Fully Paid Ordinary Units 850,574
Cohen & Steers Capital Management, Inc.	State Street		Fully Paid Ordinary Units 6,305,134
Cohen & Steers Capital Management, Inc.	BNY Mellon		Fully Paid Ordinary Units 2,366,287
Cohen & Steers Capital Management, Inc.	RBC Dexia		Fully Paid Ordinary Units 1,763,118
Cohen & Steers Capital Management, Inc.	Sumitomo		Fully Paid Ordinary Units 4,185,631
Cohen & Steers Capital Management, Inc.	BNP Paribas		Fully Paid Ordinary Units 46,607
Cohen & Steers Capital Management, Inc.	JP Morgan		Fully Paid Ordinary Units 3,303,531
Cohen & Steers Capital Management, Inc.	Citibank		Fully Paid Ordinary Units 594,839
Cohen & Steers Capital Management, Inc.	Northern Trust		Fully Paid Ordinary Units 3,181,697
Cohen & Steers Capital Management, Inc.	Mitsubishi UFJ		Fully Paid Ordinary Units 384,584
Cohen & Steers Capital Management, Inc.	National Australia Bank		Fully Paid Ordinary Units 29,586
Cohen & Steers UK Limited	Lombard Odier		Fully Paid Ordinary Units 123,811
Cohen & Steers UK Limited	State Street		Fully Paid Ordinary Units 101,731
Cohen & Steers Asia Limited	Mitsubishi UFJ		Fully Paid Ordinary Units 87,509
Cohen & Steers Asia Limited	Julius Baer		Fully Paid Ordinary Units 35,897

PRINT NAME: Anthony Puma

SIGN HERE:

DATE: 25/3/2022