



Charter Hall Maxim Property Securities Fund

ARSN 116 193 563

Additional Information Booklet
Issued 29 September 2022

Responsible Entity
One Managed Investment Funds Limited
ABN 47 117 400 987
AFSL 297042

Contents

1. About One Managed Investment Funds Limited	2
2. How the Fund Works	2
3. Benefits of Investing in the Fund	2
4. Risks of Managed Investment Schemes	3
5. How We Invest Your Money	3
6. Fees and Costs	3
7. How Managed Investment Schemes Are Taxed	4
8. How To Apply	4
9. Additional Information	4
10. Glossary	7

The Responsible Entity of the Charter Hall Maxim Property Securities Fund is
One Managed Investment Funds Limited
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Important information

The information in this document forms part of the Product Disclosure Statement (PDS) issued in relation to the Charter Hall Maxim Property Securities Fund ARSN 116 193 563 (Fund) dated 29 September 2022. A copy of the PDS and this document can be obtained at no cost by calling One Managed Investment Funds Limited (OMIFL) on 02 8277 0000 or by downloading it from the website www.oneinvestment.com.au or www.charterhall.com.au/maxim. You should read both the PDS and all incorporated information before making a decision about whether to invest in the Fund.

The information provided in the PDS and this Additional Information Booklet is general in nature and does not take into account your personal financial situation or needs. You should seek independent financial advice tailored to your own needs before

making a decision about whether to invest in the Fund.

All dollar amounts are in Australian dollars unless otherwise indicated. The PDS does not constitute an offer or invitation in any jurisdiction other than in Australia or New Zealand and the offer under the PDS may only be accepted in Australia and New Zealand. Applications from outside Australia or New Zealand will not be accepted through the PDS.

1. About One Managed Investment Funds Limited

No additional information has been incorporated by reference.

2. How the Fund Works

Investing through an IDPS

OMIFL consents to the use of this PDS by IDPS operators that include the Fund on their investment menu. If you invest in the Fund through an IDPS, the IDPS operator will hold Units in the Fund on your behalf. This means that the IDPS operator is the Investor and has an Investor's rights. The IDPS operator can exercise, or decline to exercise, their rights as an Investor in accordance with the arrangements governing the IDPS. Investors in the Fund via an IDPS should note that some information in this PDS may be relevant only for direct Investors.

Unit Pricing Policy

We may exercise certain discretions in determining the Unit price of Units on application and withdrawal in the Fund. The Unit Pricing Policy, which can be obtained by contacting us on 02 8277 0000, sets out the types of discretions that we may exercise and in what circumstances, the policies on how we exercise the discretions and the reasons why we consider the policies are reasonable.

Income Distributions Reports

Details relating to any tax-free or tax-deferred components, imputation credits or capital gain components for all distribution payments made during the year will be forwarded to Investors shortly after the end of each financial year.

Income Payments

Income distributions must be paid by either of the following methods:

- direct transfer to a nominated Australian or New Zealand bank account; or
- reinvestment to purchase additional Units.

Investors need to complete the appropriate section in the Application Form to elect their choice. If there is no notification of method of payment on the Application Form (or subsequent notification), income distributions will be reinvested. A request for distribution reinvestment or cancellation of a request is effective if received in writing by OMIFL at least 21 days (or as otherwise determined by us from time to time) before the end of a Distribution Period.

3. Benefits of Investing in the Fund

No additional information has been incorporated by reference.

4. Risks of Managed Investment Schemes

No additional information has been incorporated by reference.

5. How We Invest Your Money

No additional information has been incorporated by reference.

6. Fees and Costs

Costs and Expenses in Managing the Fund

Under the Constitution, the Responsible Entity is entitled to all of the fees and expenses set out in the tables in section 6 of the PDS.

The dollar value of the fees and costs you are being charged may vary over time. Updated information about the Fund's fees and costs that is not materially adverse can be found on the Fund website. Past costs are not a reliable indicator of future costs.

Management fees and costs

Management fee

The Responsible Entity (and in turn, the Investment Manager) is entitled to a management fee of 0.85% of GAV per annum (i.e. \$850 for every \$100,000 of Net Asset Value).¹

Indirect Costs

Management costs may also comprise an indirect cost component. In general, indirect costs are any amounts that directly or indirectly reduce the returns on the Units that is paid from, or the amount or value of, the income or assets of the Fund (including an underlying investment of the Fund).

Indirect costs are reflected in the Unit price of your investment in the Fund. If indirect costs are included in the fee table in the PDS they will be based on the indirect costs incurred for a 12 month period, as a percentage of the average Net Asset Value of the Fund during that period.

Indirect costs are generally embedded in assets in which a Fund invests indirectly, such as through an interposed vehicle or in the cost of a derivative acquired by the Fund to gain a market exposure, rather than directly by the Fund. As at the date of the PDS, the Fund does not invest in interposed vehicles or use derivatives, and OMIFL estimates the indirect costs for the Fund will be nil, however this may change if, for example, the Fund invests in an interposed vehicle.

Costs and Expenses in Managing the Fund

The Constitution allows OMIFL to recover expenses incurred in the proper administration of the Fund. Until further notice, all ordinary expenses and costs incurred in respect of the operation of the Fund will be paid for by Charter Hall Maxim out of the management fee paid to it from the Fund.

Extraordinary expenses are, by their nature, unpredictable and non-recurring. All extraordinary expenses will be paid out of, or reimbursable from, the assets of the Fund. This includes fees being paid by OMIFL.

Examples of extraordinary expenses include, but are not limited to:

- convening a meeting of Investors;
- commencing or defending litigation proceedings;
- termination of the Fund;

Note:

1. This is equivalent to 0.851% of NAV per annum.

- replacement of OMIFL; or
- amending the Constitution or other Fund documentation.

The management costs disclosed in the PDS do not include any amount for extraordinary expenses as based on the costs for the previous financial year (ending 30 June 2022), no extraordinary expenses were incurred.

Transactional and Operational Costs and Buy/Sell Spread

For the year to 30 June 2022, the Fund's total gross transaction costs were 0.211% of Net Asset Value.

However, transaction costs can differ in subsequent years, particularly in line with buying and selling securities.

Transactional and operational costs such as brokerage, bid-ask offer spreads on securities traded, settlement costs, clearing costs and governing charges may be incurred by the Fund as a result of changes in the Fund's investment portfolio either in relation to implementing the Fund's investment strategy or Investors entering or exiting the Fund.

The transaction costs shown in the Fees and Costs Summary are shown net of any amount recovered through the buy/sell spread. Transaction costs are reflected in the Unit Price and if applicable the buy/sell spread. As these costs are factored into the asset value of the Fund's assets and reflected in the Unit Price, they are an additional cost to the Investor where it has not already been recovered by the buy/sell spread.

Transaction costs are payable as and when they are incurred.

Buy spread and sell spread

The buy/sell spread represents a contribution to the transaction costs incurred by the Fund in buying and selling underlying financial products as a result of investments in, and withdrawals from the Fund. The purpose of the buy/sell spread is to ensure that those Investors transacting in the Units at a particular time bear the costs of buying and selling the Fund's assets as a consequence of their transaction. The buy/sell spread is an additional cost to Investors but is not a fee paid to any party; rather it is retained as an asset of the Fund. The current buy/sell spread for the Fund is +0.25%/-0.25%. The buy/sell spread may change from time to time.

The total gross transaction costs for the Fund during the financial year ending 30 June 2022 were 0.211% of the Net Asset Value, of which 0.129% is recouped via the buy/sell spread when issuances or redemptions of Units take place, resulting in a net transaction cost to the Fund of 0.082% of the Net Asset Value. The dollar value of these costs over a 1 year period based on an average account balance of \$50,000 is \$41. These costs may differ in future years. If the level of costs exceeds the buy/sell spread, there will be additional transaction costs incurred by the Fund, affecting Investors' returns.

Additional information

Maximum permitted fees

The Constitution provides that the following maximum fees can be charged by OMIFL:

- annual management fee of up to 3% (plus GST) per annum of the gross asset value of the Fund;
- entry fee equal to the sum of 5% of the issue price of a Unit and that amount multiplied by the applicable GST rate;
- switching fee equal to the sum of 5% of the issue price of a Unit and that amount multiplied by the applicable GST rate; and
- exit fee equal to the sum of 5% of the issue price of a Unit and that amount multiplied by the applicable GST rate.

These are the maximum fees that are allowable under the Constitution and not the actual management fees being paid by the Fund.

Adviser remuneration

The Responsible Entity does not pay commissions to advisers. Direct Investors may direct the Responsible Entity to pay their adviser a professional fee for service for the advice and recommendations they give them about the Fund, of an upfront amount and/or an ongoing amount. Any upfront fee will be deducted from the Application Amount and any ongoing fee will be deducted from an Investor's distribution payments. The maximum allowable upfront fee is 3% (excluding GST) of the Application Amount and the maximum allowable ongoing fee is 1% per annum (excluding GST) of the net Application Amount. These fees will be in addition to the other fees described in this section 6. The net amount of an Investor's Application Amount or distribution payments, after deducting the professional fee for service, will be invested into the Fund or paid to the Investor.

Different fees to Wholesale Clients

The Responsible Entity and/or the Manager may negotiate different fees with, or rebate a portion of their fees to, Wholesale Clients. This is because they invest large amounts of money into the Fund. In effect, this means they pay lower fees. The Responsible Entity and/or the Investment Manager will not ordinarily negotiate fees. Contact us using one of the methods listed on the inside back cover of this PDS for further information.

Payment to platforms

The Investment Manager may use its own resources to provide assistance to platform operators to cover marketing and distribution of the Fund via a platform.

Taxation

Taxation information is in section 7. The fees set out in the Fees and Costs Summary show the total cost to Investors, including the effect of GST (i.e. inclusive of 10% GST less any input tax credits, including reduced input tax credits). Unless expressly stated otherwise, the fees set out in this section 6 are shown exclusive of GST. If the Responsible Entity or Investment Manager becomes liable to pay GST on fees not described in this PDS as GST inclusive, they are entitled to be reimbursed out of the assets of the Fund for the amount of GST.

7. How Managed Investment Schemes Are Taxed

Attribution Managed Investment Trust (AMIT) Rules

The Constitution provides that OMIFL may elect to apply the new AMIT Rules to the Fund (which it has done). In order to retain AMIT status the Fund must, among other requirements, continue to satisfy the requirements to be a Managed Investment Trust (MIT). MITs that elect to be taxed under the AMIT Rules are able to segment their income into components - for example, into certain types of income, gains, exempt amounts, offsets and credits - and allocate particular components to particular Investors, provided the basis of allocation is fair and reasonable and in accordance with the Fund's Constitution. The amounts so allocated will retain their tax character when passing through the Fund.

OMIFL intends to attribute these amounts based on an Investor's entitlement to distributable income.

In relation to non-Australian resident Investors, the MIT withholding rate for AMITs is the same as under the MIT regime, with the withholding generally being triggered at

the time OMIFL attributes or pays amounts to Investors.

The AMIT regime also clarifies and amends the interaction between the tax liability on distributions payable to Investors, and the tax liability on disposal of Units. The AMIT Rules alleviate double taxation that may otherwise arise where an amount has been taxed to an Investor but not received by the time Units are sold, by increasing the cost base of the Units to reflect the taxed but undistributed amount.

Other key features of the AMIT Rules include deemed fixed trust status and the ability to make adjustments in respect of prior year errors in the year in which the errors are discovered. Where the Fund is an AMIT, if the amount of taxable income estimated for the Fund at year end is different to the amount that is finally calculated, the difference (under or over) will generally be carried forward and adjusted in the year in which the variation is discovered except in exceptional circumstances.

8. How To Apply

No additional information has been incorporated.

9. Additional Information

Significant Documents

You should read and consider this PDS (including AIB) before making an investment decision.

Constitution and Compliance Plan

The Constitution and Compliance Plan are the constituent documents setting up the Fund. A copy of those documents may be obtained from OMIFL.

In addition, OMIFL has entered into an Investment Management Agreement with Charter Hall Maxim, to provide certain investment services to the Fund.

Investment Management Agreement

The Investment Management Agreement is between the Investment Manager and the Responsible Entity under which the Investment Manager provides investment management services to the Fund.

The Investment Management Agreement contains provisions dealing with matters such as Charter Hall Maxim's obligations to report to OMIFL and the agreement sets out the fees payable to Charter Hall Maxim for these services. The Investment Management Agreement is for a period of 5 years to 30 June 2019 and continues for rolling periods of 5 years unless terminated by OMIFL in certain circumstances including for material breach, material and consistent underperformance or insolvency of Charter Hall Maxim. Subject to the terms of the Investment Management Agreement, Charter Hall Maxim may terminate the Investment Management Agreement by providing 60 Business Days' notice.

The services provided for in the IMA include:

- the identification and acquisition of assets consistent with the Fund's investment mandate;
- keeping all Fund assets under review and monitoring their performance; and
- using reasonable endeavours to achieve the investment objectives for the Fund.

Related Party Transactions and Conflicts of Interest

In our position as Responsible Entity of the Fund, we may from time to time face conflicts between our duties to investors,

our duties to other funds we manage and our own interests. We will manage any conflicts in accordance with our conflicts of interest policy, the Constitution, ASIC policy and the law. We may from time-to-time enter into other transactions with other related entities. All transactions will be effected at market rates or at no charge, and in accordance with the Corporations Act.

Charter Hall Maxim is not a related party of OMIFL. The contractual arrangements between OMIFL and Charter Hall Maxim are negotiated at arm's length between parties.

The Fund may invest in A-REITs managed by the Charter Hall Group and/or members of the Charter Hall Group. Charter Hall Group has a Securities Trading policy and also a Conflict of Interest and Related Party Transaction Policy which ensures all transactions engaged by Charter Hall are "arm's length" transactions based on appropriate commercial terms and are assessed for any conflict of interest and insider trading.

New Zealand Investors

If you are a New Zealand Investor, the Responsible Entity is required to provide the following additional information to you under New Zealand law.

Warning Statement

1. This offer to New Zealand investors is a regulated offer made under Australian and New Zealand law. In Australia, this is Chapter 8 of the Corporations Act 2001 (Aust) and regulations made under that Act. In New Zealand, this is subpart 6 of Part 9 of the Financial Markets Conduct Act 2013 and Part 9 of the Financial Markets Conduct Regulations 2014.
2. This offer and the content of the offer document are principally governed by Australian rather than New Zealand law. In the main, the Corporations Act 2001 (Aust) and the regulations made under that Act set out how the offer must be made.
3. There are differences in how financial products are regulated under Australian law. For example, the disclosure of fees for managed investment schemes is different under the Australian regime.
4. The rights, remedies, and compensation arrangements available to New Zealand investors in Australian financial products may differ from the rights, remedies, and compensation arrangements for New Zealand financial products.
5. Both the Australian and New Zealand financial markets regulators have enforcement responsibilities in relation to this offer. If you need to make a complaint about this offer, please contact the Financial Markets Authority, New Zealand (<http://www.fma.govt.nz>). The Australian and New Zealand regulators will work together to settle your complaint.
6. The taxation treatment of Australian financial products is not the same as for New Zealand financial products.
7. If you are uncertain about whether this investment is appropriate for you, you should seek the advice of a financial advice provider.
8. The offer may involve a currency exchange risk. The currency for financial products is not New Zealand dollars. The value of the financial products will go up or down according to changes in the exchange rate between that currency and New Zealand dollars. These changes may be significant.
9. If you expect the financial products to pay any amounts in a currency that is not New Zealand dollars, you may incur significant fees in having the funds credited to a bank account in New Zealand in New Zealand dollars.

10. The dispute resolution process described in this offer document is available only in Australia and is not available in New Zealand.

The Responsible Entity can be contacted in New Zealand at:

c/- Tim Williams
Partner
Chapman Tripp
15 Customs Street West
Auckland Central
PO Box 2206
Auckland 1140 New Zealand
tim.williams@chapmantripp.com

Australian Taxation of New Zealand Residents Distributions - Managed Investment Trust Withholding Tax Regime

The Fund is intended to be a Managed Investment Trust (MIT) for Australian tax purposes. As such, pursuant to the MIT withholding tax regime, the Responsible Entity is required to withhold tax at a rate of 15% from amounts of net taxable income (including rent and capital gains, but excluding amounts of interest which are subject to 10% interest withholding tax) attributed or paid to New Zealand resident Investors. The Fund is also required to provide a payment summary to such Investors which sets out the total of the withholding payments that the payment summary covers and the total of the amounts withheld by the Fund from those withholding payments. If the Fund does not qualify as an MIT, the tax treatment of your investment will differ. We recommend that you seek independent taxation advice in this regard.

Taxation of Capital Gains

The redemption or transfer of any Units may give rise to a taxable capital gain. For example, this will be the case in circumstances where a New Zealand resident Investor has, at the time of redemption or transfer, or throughout a twelve month period that began no earlier than 24 months before that time, an interest in the Trust (including any interests held by associates) of 10% or more. Non-residents are not entitled to discount capital gains treatment.

New Zealand Taxation of New Zealand Resident Investors

A summary of the general New Zealand taxation considerations for New Zealand resident investors (NZ Investors) in the Fund is set out below. The categories of NZ Investors considered in this summary are limited to New Zealand tax resident individuals, companies (other than life insurance companies), trusts, partnerships and complying superannuation funds.

The summary below is general in nature, is not exhaustive of all New Zealand tax consequences that could apply to any given NZ Investor and does not constitute advice. The individual circumstances of each NZ Investor may affect the taxation implications of the investment for the NZ Investor.

The summary below does not cover potential tax implications for non-New Zealand resident investors, insurance companies, banks, NZ Investors that carry on a business of trading in units, NZ Investors who are subject to employee share scheme rules or who are exempt from New Zealand tax.

It is recommended that all NZ Investors consult their own independent tax advisers regarding the income tax and GST consequences of acquiring, owning and disposing of Units, having regard to their specific circumstances.

The summary below is based on the relevant New Zealand tax law in force, established interpretations

of that law and understanding of the practice of the relevant tax authority at the time of issue of this PDS.

Tax laws are complex and subject to ongoing change. The tax consequences discussed do not take into account or anticipate any changes in law (by legislation or judicial decision) or any changes in the administrative practice or interpretation by the relevant authorities. If there is a change, including a change having retrospective effect, the income tax and GST consequences should be reconsidered by NZ Investors in light of the changes. The precise implications of ownership or disposal of the Units will depend upon each NZ Investor's specific circumstances.

Income tax

As the Fund is an Australian unit trust, it will be treated as a company for New Zealand tax purposes.

NZ Investors will be taxed on their Units under one of two regimes: the ordinary tax regime or the Foreign Investment Fund (**FIF**) regime.

The summary set out below assumes NZ Investors and their associates do not together hold more than 10% of the total Units on issue in the Trust.

Tax Treatment under the Ordinary Tax Regime

A NZ Investor will be taxed under the ordinary tax rules if the Investor is a New Zealand resident natural person and does not hold offshore equities (including units in a unit fund but excluding, amongst other things, shares in most Australian resident companies listed on the ASX) the total cost of which is more than NZ\$50,000, unless the NZ Investor elects otherwise. Under the ordinary tax rules:

- Any distributions will be dividend income for the NZ Investor;
- Withdrawal by redemption of Units will give rise to dividend income for the Investor equal to the difference between:
 - the redemption proceeds; and
 - the average issue price of all the Units multiplied by the number of the Investor's Units which are redeemed;
- A NZ Investor will be taxed on any gains from the sale or redemption of Units only if the investor acquired the Units either:
 - for the purpose of disposal; or
 - as part of a profit making scheme or undertaking; or
 - as part of a business in respect of which the sale of such investments is an ordinary incident.

Amounts taxed as dividends will not be taxed again as gains from sale.

Tax Treatment under FIF Regime

Other NZ Investors will be taxed under the FIF regime (FIF Investors). A FIF Investor will generally be deemed to derive taxable income equal to 5% of the market value of the Units it holds at the beginning of the income year (the fair "dividend rate", or "FDR method"). Any profits from selling or redeeming the Units and any dividends or redemption proceeds received are ignored (except as described in the following paragraphs).

If a FIF Investor buys and later sells Units in the same income year, the FIF Investor may have additional taxable income equal to either:

- The actual gain from the Units both bought and sold during the income year (including any distributions received on those units) (actual gain method). For this purpose the last Unit acquired is deemed to be the first sold; or
- 5% of:

- the difference between the greatest number of Units the FIF Investor held at any time during the income year and the number of Units the FIF Investor held at the beginning or end of the year (whichever produces the smaller difference), multiplied by;
- the average cost of all Units acquired during the income year (the "peak holding method").

The FIF Investor must apply the method which produces the lesser amount of additional income when applied consistently to all of their FIF investments bought and sold in the same income year.

A slightly different version of this method is used by Investors that are managed funds.

If a FIF Investor is a natural person or a family trust and its actual realised and unrealised return together with dividends and distributions from its total portfolio of offshore equity investments (excluding ASX listed Australian resident companies) is lower than the amount calculated under the FDR method described above, then the NZ Investor can elect to be taxed on its actual realised and unrealised returns - including dividends (the comparative or "CV method"). This method must be applied across all the Investor's FIF interests if chosen (excluding ASX listed Australian resident companies).

The application by a FIF Investor of a certain method for calculating taxable income under the FIF regime in respect of Units may have implications for other investments that the FIF Investor holds that are also subject to the FIF regime.

An Investor will also need to make certain elections in respect of how amounts are converted to New Zealand dollars.

The FIF regime described above is subject to various exceptions. Investors should seek specific tax advice if they believe the FIF regime may apply to them.

Foreign Currency gains and losses

The issue of the Units in Australian dollars, and any gains or losses attributable to the difference between New Zealand and Australian dollars, should not lead to New Zealand tax consequences for New Zealand investors (assuming they are not in the business of investment).

GST

The issue and redemption of Units in the Trust will not be subject to New Zealand GST.

Privacy and Collection and Disclosure of Personal Information

The Privacy Act 1998 (Cth) regulates, among other things, the collection, disclosure and access to personal information.

Certain laws require us to collect, store and disclose information about you (including personal information at the time your application is processed and while you remain invested), for example, the AML/CTF Law, the Corporations Act, the FATCA and the Tax Laws Amendment (Implementation of the Common Reporting Standard). We may be required under the AML/CTF Law to provide information about you (including personal information) to the Australian Transaction Reports and Analysis Centre (AUSTRAC), the body responsible for regulating the AML/CTF Law. In respect of investors who are ordinarily resident in a country other than Australia, both FATCA and CRS may require us to collect and disclose to the Australian Taxation Office information about you (including personal information) obtained from you. If you do not provide the information requested in our application form, we will not be able to process your application (including any application for additional units) and your application may

be delayed or rejected. Where applications are delayed or refused, we are not liable for any loss you suffer (including consequential loss) as a result. Alternatively, if we accept your application to the Fund when you have not provided all of the requested information, we may provide information about you to the relevant regulator.

We will be required to share information about you (including personal information) with service providers to the Responsible Entity in respect of the Fund (including the Investment Manager) to ensure you receive the appropriate information and assistance in respect of your holding in the Fund.

By applying to invest in the Fund, you consent to your information (including your personal information) being collected, used and disclosed by the registry provider and by the Responsible Entity for the purposes disclosed above and in their respective Privacy Policies.

You are entitled to access, correct and update all personal information we hold about you. You can contact us to find out what personal information we hold about you or if you have any concerns about the completeness or accuracy of the information we hold. If you want us to correct any personal information we hold, please contact us using the details in this PDS.

A copy of our Privacy Policy is available on our website at www.oneinvestment.com.au and a paper copy will be sent to you free of charge on request.

10. Glossary

The following terms used in this Additional Information Booklet have the meanings set out below:

Administrator - Mainstream Fund Services Pty Ltd ABN 81 118 902 891

AFSL - Australian Financial Services Licence

AML/ CTF Law - Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (Cth), Financial Transaction Reports Act 1988 (Cth) and any similar legislation.

Application Form - An application form for the Fund which is available in the application booklet which accompanies the PDS on the websites at www.charterhall.com.au/maxim and www.oneinvestment.com.au/charterhallmaxim

AFCA - The Australian Financial Complaints Authority

AMIT Rules - means the attribution managed investment trust rules referred to in the Constitution.

A-REIT - Australian Real Estate Investment Trust listed on the ASX

ASIC - The Australian Securities and Investments Commission

ASX - ASX Limited ACN 008 624 691 or the market operated by it, as the context requires

Business Day - A day on which banks are open for business in Sydney, excluding Saturday, Sunday or public holidays

Charter Hall Group - The stapled entity comprising Charter Hall Limited (ACN 113 531 150) and Charter Hall Funds Management Limited (ACN 082 991 786, AFSL 262861) as responsible entity of Charter Hall Property Trust (ARSN 113 339 147) listed on the ASX under the code CHC, and their subsidiaries.

Charter Hall Maxim or Investment Manager - Charter Hall Property Securities Management Limited ABN 25 104 512 978, AFSL 238349

Constitution - The constitution of the Fund dated 5 August 2005 as amended or replaced from time to time

Compliance Plan - The compliance plan for the Fund as amended from time to time

Corporations Act - Corporations Act 2001 (Cth) and Corporations Regulations 2001 (Cth), as amended from time to time

CRS - Tax Laws Amendment (Implementation of the Common Reporting Standard) Act 2016

Distribution Period - Has the meaning given in the Constitution, being each quarter ending on 31 March, 30 June, 30 September and 31 December each year

FATCA - Foreign Account Tax Compliance Act

Fund - Charter Hall Maxim Property Securities Fund - ARSN 116 943 563

Fund's Investments - Any investment by the Fund in listed domestic A-REITs and property related securities and international property related securities, selected by Charter Hill Maxim from time to time

Gross Asset Value - Means the gross asset value of the Fund's assets

GST - Goods and services tax as defined in A New Tax System (Goods and Services Tax) Act 1999 (Cth) as amended from time to time or goods and services tax as charged under equivalent legislation in jurisdictions outside Australia

Investment Management Agreement or IMA - The agreement between OMIFL and Charter Hall Maxim pursuant to which Charter Hall Maxim will provide certain investment management services to the Fund

Investor - Holders for the time being of Units in the Fund

IDPS - Investor directed portfolio service

Net Asset Value - Means the net asset value of the Fund

PDS - This Product Disclosure Statement

RITC - Reduced Input Tax Credits

Unit - An undivided share in the beneficial interest in the Fund

We, us, our, OMIFL or Responsible Entity - One Managed Investment Funds Limited ABN 47 117 400 987, the responsible entity of the Fund

Website - Either or both of the following sites: www.charterhall.com.au/maxim or www.oneinvestment.com.au/charterhallmaxim

You and your - Investors who apply for and receive Units in the Fund

