

Form 603

Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme Charter Hall Retail REIT

ACN/ARSN 093 143 965

1. Details of substantial holder (1)

Name State Street Corporation and subsidiaries named in Annexures to this form

ACN/ARSN (if applicable) _____

The holder became a substantial holder on 18/01/2022

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)
Ordinary	30,186,872	30,186,872	5.22%

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
Annexure A		

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
Annexure A			

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	
Annexure B				

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
Annexure A	

7. Addresses

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

Name	Address
Annexure C	

Signature

print name **Elizabeth Schaefer**

Capacity: **Authorised signatory**

sign here

date **20/01/2022**

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, 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.

Elizabeth Schaefer
 Authorised Signatory
 20 January 2022

- 3. Details of relevant interests
- 4. Details of present registered holders
- 6. Associates

Holder of relevant interest (Section 3, 4 and 6)	Nature of Relevant Interest (Section 3)	Registered Holder of securities (Section 4)	Person Entitled to be registered as holder (Section 4)	Class and number of Securities (Section 3 and 4)		Nature of Association (Section 6)
STATE STREET GLOBAL ADVISORS TRUST COMPANY	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	Northern Trust Company	NA	Ordinary	2,128,925	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS TRUST COMPANY	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	State Street Bank and Trust Co	NA	Ordinary	4,865,274	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS TRUST COMPANY	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	JPMorgan AG	NA	Ordinary	81,298	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS TRUST COMPANY	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	The Bank of New York Mellon	NA	Ordinary	235,157	Subsidiary of State Street Corporation
SSGA FUNDS MANAGEMENT, INC.	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	State Street Bank and Trust Co	NA	Ordinary	1,759,207	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS EUROPE LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	Bank of New York Mellon	NA	Ordinary	47,709	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS EUROPE LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	State Street Bank and Trust Co	NA	Ordinary	162,298	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS EUROPE LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	BNP Paribas	NA	Ordinary	81,795	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS EUROPE LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	Citibank NA	NA	Ordinary	1,417,743	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS EUROPE LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	Amalgamated Bank Of New York	NA	Ordinary	103,499	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS (JAPAN) CO., LTD.	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	Brown Brothers Harriman and Co	NA	Ordinary	94,489	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	State Street Bank and Trust Co	NA	Ordinary	457,823	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	JPMorgan AG	NA	Ordinary	347,597	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	The Bank of New York Mellon	NA	Ordinary	226,068	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	UBS AG	NA	Ordinary	20,451	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	Northern Trust Company	NA	Ordinary	5,073,501	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	State Street Bank and Trust Co	NA	Ordinary	11,070,928	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	JPMorgan AG	NA	Ordinary	1,861,246	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	BNP Paribas	NA	Ordinary	94,389	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	Citibank NA	NA	Ordinary	29,121	Subsidiary of State Street Corporation
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	Power to control the exercise of a right to vote attached to securities and/or the power to dispose of securities as investment manager or trustee	National Australian Bank LTD	NA	Ordinary	28,354	Subsidiary of State Street Corporation

20 January 2022

Elizabeth Schaefer
 Authorised Signatory

5. Consideration

Holder of relevant interest	Date of Acquisition	Nature of transaction	Consideration	Class and number of Securities affected	
STATE STREET GLOBAL ADVISORS, INC.	21-Sep-2021	In Specie Contribution	n/a	Ordinary	8,260
STATE STREET GLOBAL ADVISORS, INC.	28-Oct-2021	Purchase	4.18	Ordinary	27,592
STATE STREET GLOBAL ADVISORS, INC.	04-Nov-2021	In Specie Contribution	n/a	Ordinary	2,682
STATE STREET GLOBAL ADVISORS, INC.	14-Oct-2021	Purchase	4.12	Ordinary	7,853
STATE STREET GLOBAL ADVISORS, INC.	16-Nov-2021	In Specie Contribution	n/a	Ordinary	1,790
STATE STREET GLOBAL ADVISORS, INC.	18-Nov-2021	Purchase	4.16	Ordinary	9,954
STATE STREET GLOBAL ADVISORS, INC.	19-Nov-2021	Purchase	4.17	Ordinary	16,047
STATE STREET GLOBAL ADVISORS, INC.	30-Nov-2021	Purchase	4.16	Ordinary	24,530
STATE STREET GLOBAL ADVISORS, INC.	01-Dec-2021	Purchase	4.20	Ordinary	6,854
STATE STREET GLOBAL ADVISORS, INC.	09-Dec-2021	Purchase	4.18	Ordinary	11,999
STATE STREET GLOBAL ADVISORS, INC.	15-Dec-2021	Purchase	4.32	Ordinary	22,683
STATE STREET GLOBAL ADVISORS, INC.	11-Oct-2021	Purchase	4.03	Ordinary	6,739
STATE STREET GLOBAL ADVISORS, INC.	09-Nov-2021	Purchase	4.25	Ordinary	2,264
STATE STREET GLOBAL ADVISORS, INC.	10-Nov-2021	Purchase	4.25	Ordinary	6,332
STATE STREET GLOBAL ADVISORS, INC.	20-Dec-2021	In Specie Contribution	n/a	Ordinary	3,656
STATE STREET GLOBAL ADVISORS, INC.	23-Dec-2021	In Specie Contribution	n/a	Ordinary	6,268
STATE STREET GLOBAL ADVISORS, INC.	31-Dec-2021	Purchase	4.26	Ordinary	38,375
STATE STREET GLOBAL ADVISORS, INC.	31-Dec-2021	In Specie Contribution	n/a	Ordinary	1,794
STATE STREET GLOBAL ADVISORS, INC.	06-Jan-2022	In Specie Contribution	n/a	Ordinary	7,160
STATE STREET GLOBAL ADVISORS, INC.	07-Jan-2022	Purchase	4.33	Ordinary	60,228
STATE STREET GLOBAL ADVISORS, INC.	11-Jan-2022	In Specie Contribution	n/a	Ordinary	3,590
STATE STREET GLOBAL ADVISORS, INC.	17-Jan-2022	In Specie Contribution	n/a	Ordinary	2,078,311
STATE STREET GLOBAL ADVISORS LIMITED	21-Sep-2021	Purchase	3.95	Ordinary	1,299
STATE STREET GLOBAL ADVISORS LIMITED	29-Oct-2021	Purchase	4.10	Ordinary	47,106
STATE STREET GLOBAL ADVISORS LIMITED	15-Oct-2021	Purchase	4.12	Ordinary	35,514
STATE STREET GLOBAL ADVISORS LIMITED	17-Nov-2021	Purchase	4.11	Ordinary	1,338
STATE STREET GLOBAL ADVISORS LIMITED	19-Nov-2021	Purchase	4.17	Ordinary	1,428
STATE STREET GLOBAL ADVISORS LIMITED	01-Dec-2021	Purchase	4.09	Ordinary	5,364
STATE STREET GLOBAL ADVISORS LIMITED	02-Dec-2021	Purchase	4.09	Ordinary	2,682
STATE STREET GLOBAL ADVISORS LIMITED	14-Dec-2021	Purchase	4.37	Ordinary	1,350
STATE STREET GLOBAL ADVISORS LIMITED	20-Sep-2021	Purchase	3.96	Ordinary	2,210
STATE STREET GLOBAL ADVISORS LIMITED	20-Dec-2021	Purchase	4.31	Ordinary	43,259
STATE STREET GLOBAL ADVISORS LIMITED	20-Dec-2021	Purchase	4.32	Ordinary	81,795
STATE STREET GLOBAL ADVISORS LIMITED	05-Jan-2022	Purchase	4.40	Ordinary	2,670
STATE STREET GLOBAL ADVISORS LIMITED	10-Jan-2022	Purchase	4.30	Ordinary	1,429
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	27-Sep-2021	In Specie Contribution	n/a	Ordinary	436
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	12-Oct-2021	Purchase	4.00	Ordinary	17,252
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	26-Oct-2021	In Specie Contribution	n/a	Ordinary	254,274
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	11-Nov-2021	In Specie Contribution	n/a	Ordinary	251,903
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	29-Oct-2021	Purchase	4.10	Ordinary	11,962
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	29-Oct-2021	In Specie Contribution	n/a	Ordinary	3,206
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	04-Nov-2021	In Specie Contribution	n/a	Ordinary	2,415,680
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	15-Nov-2021	In Specie Contribution	n/a	Ordinary	1,283,300
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	17-Nov-2021	Purchase	4.11	Ordinary	10,497
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	22-Nov-2021	In Specie Contribution	n/a	Ordinary	102,948
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	29-Nov-2021	Purchase	4.12	Ordinary	1,505
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	10-Dec-2021	Purchase	4.17	Ordinary	115,548
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	17-Dec-2021	Purchase	4.35	Ordinary	1,168
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	20-Dec-2021	Purchase	4.31	Ordinary	6,229
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	06-Jan-2022	In Specie Contribution	n/a	Ordinary	17,571
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	07-Jan-2022	In Specie Contribution	n/a	Ordinary	3,384
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	13-Jan-2022	Purchase	4.17	Ordinary	21,022
STATE STREET GLOBAL ADVISORS EUROPE LIMITED	01-Dec-2021	In Specie Contribution	n/a	Ordinary	1,417,743

20 January 2022

Elizabeth Schaefer
Authorised Signatory
7. Addresses

Name	Address
STATE STREET GLOBAL ADVISORS TRUST COMPANY	1 Iron Street, Boston MA 02210, United States
SSGA FUNDS MANAGEMENT, INC.	Channel Center, 1 Iron Street, Boston MA 02210, United States
STATE STREET GLOBAL ADVISORS EUROPE LIMITED	78 Sir John Rogerson's Quay, Dublin 2, Ireland
STATE STREET GLOBAL ADVISORS (JAPAN) CO., LTD.	Toranomon Hills Mori Tower 25F, 1-23-1 Toranomon, Minato-ku, Tokyo, 105-6325, Japan
STATE STREET GLOBAL ADVISORS LIMITED	20 Churchill Place, London, E14 5HJ, United Kingdom
STATE STREET GLOBAL ADVISORS, AUSTRALIA, LIMITED	Level 15, 420 George Street, Sydney NSW 2000, Australia
STATE STREET GLOBAL ADVISORS, INC.	1 Iron Street, Boston MA 02210, United States