

17 July 2013

Charter Hall Direct Property
Management Limited
ABN 56 073 623 784
AFS Licence No. 226849
Responsible entity of
No.1 Martin Place Trust

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Dear Investor

Result of No.1 Martin Place Trust (1MPT or Trust) Unitholder meeting

On Tuesday 16th July 2013, a meeting of 1MPT Unitholders was held to enable investors to vote on a Scheme proposal to sell their units in the Trust in exchange for a cash payment.

We wish to advise that the result of the vote was that the proposal was passed, with more than 75% of votes cast in favour of the Scheme Resolution to sell the Units in 1MPT.

We recommend you discuss the outcome of the Unitholder meeting and the below information regarding the Trust with your professional adviser.

The information contained in this letter does not constitute personal financial advice and has been prepared without reference to your particular investment objectives, financial situation, taxation position and needs.

Payment amount for Unitholders

As of the date of this letter the Responsible Entity estimates the cash payment to be paid to Unitholders on or around 23 August will be **approximately \$0.885 per Unit**. This represents a 7.9% premium to the 31 May 2013 pro forma Unit Price. Please note that the Unit Price may be adjusted once the independent auditors, PricewaterhouseCoopers, complete their review of the transaction and make all necessary adjustments. Once finalised, the unit price to be used in calculating the payment to Unitholders will be posted on the Trust's website (www.charterhall.com.au/1mpt) and noted in final statements sent to you. Payment to Unitholders will be made to the same bank account that the registry currently has on file for your distribution payments.

Distributions for quarter ending 30 June 2013

The regular quarterly distribution for the 30 June 2013 quarter of 1.6 cents per Unit will be paid to investors in late July as per the standard distribution process. Any additional income accrued from 1 July 2013 to the settlement date will be included in the final payment amount to Unitholders.

General taxation information

It is important to note that individual tax consequences for Unitholders may apply as a result of the Scheme. It is therefore important that you consult with your professional tax advisor regarding your personal circumstances and any implications this may have.

The following comments are general in nature and do not consider any Unitholders individual circumstances.

For Australian resident investors, the sale of their units in 1MPT will trigger a capital gains tax event. The capital proceeds should be compared to the cost base (or reduced cost base) taking into account historic tax deferred distributions to calculate any capital gain or capital loss.

An Annual Tax Statement for the 2013 year will be mailed to you in August 2013 to assist you in finalising your 2013 Income Tax Return.

Key dates

19 July 2013 30 June 2013 quarter distribution payment to Unitholders
1 August 2013 2013 Annual Tax Statement to be mailed to Unitholders
9 August 2013 Scheme Implementation date
23 August 2013 Scheme Consideration payment to Unitholders.
24 August 2013 Transaction Statement to be mailed to Unitholders

Please note the above dates are those scheduled, however the Responsible Entity may alter these dates as necessary.

Further information

We recommend contacting your professional adviser to discuss this letter. If you would like to talk to the Manager, please contact Charter Hall on 1300 652 790.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Stacker', is positioned above the printed name and title.

Richard Stacker
Head of Charter Hall Direct Property