



Questionnaire: Charter Hall Holdings - JGS Private Capital

MN-75009

Deadline to respond: 25 February 2026

The Australian Competition and Consumer Commission (ACCC) is currently assessing Charter Hall Holdings Pty Limited (**Charter Hall Holdings**) proposed acquisition of 100% of JGS Private Capital Pty Ltd (**JGS Private Capital**), which is wholly owned by J.G. Service Pty Limited (the **Proposed Acquisition**).

JGS Private Capital operates an investment and property management business and serves as trustee of 8 unit trusts, with 7 of the units holding interests in commercial real estate and one being a finance trust (**Trusts**). CareSuper Pty Ltd (**CareSuper**) is the sole unitholder of each Trust.

Charter Hall Holdings operates a property investment and management business and serves as trustee of land-holding trusts.

Both Charter Hall Holdings and JGS Private Capital are involved in leasing and/or licensing commercial real estate to existing or prospective tenants to generate rental returns.

CareSuper is JGS Private Capital's only client, and is also an existing client of Charter Hall Holdings, but JGS Private Capital and Charter Hall Holdings are otherwise unrelated.

There are no vertical relationships between Charter Hall Holdings and JGS Private Capital.

Through the Proposed Acquisition Charter Hall Holdings will acquire the right to manage and control the Trusts and their underlying assets. JGS Private Capital owns no beneficial ownership interest in any Trust or any of the real property assets held by the Trusts, which will continue following completion. Beneficial ownership of the Trusts and their underlying assets will remain with CareSuper following completion of the transaction.

For further information about the ACCC's assessment of the Acquisition, see the ACCC's [Acquisitions Register](#).

The ACCC is assessing the impact of the Acquisition on competition and is seeking your views. The ACCC invites you to provide submissions or information in response to the questions below by **25 February 2026** via email to mergers@accc.gov.au with the title *Submission re: Charter Hall Holdings - JGS Private Capital*. The ACCC must complete its assessment within strict statutory timelines which also impacts the time available for consultation.

If you would prefer to speak to a member of the ACCC case team, please email mergers@accc.gov.au with the title *Request for call re: Charter Hall Holdings - JGS Private Capital*. Someone from the case team will contact you to find a suitable time for a call.

Please note that:

- This request is made in accordance with section 51ABZZD(2)(a) and (c) of the *Competition and Consumer Act 2010* (Cth) (the **Act**). This means that while the ACCC may take into account submissions or information received after the due date, it is not required to do so.
- In responding to the questions below or when providing a submission, please highlight and/or mark any confidential information and indicate why the information is confidential (as brief reasons in footnotes in your response or submission, or in a separate document such as the ACCC's [confidentiality claims template](#)). The standard terms on which the ACCC accepts confidential information are outlined at the end of this document.

Questions

1. Provide any alternatives to Charter Hall Holdings and JGS Private Capital in the relevant market/s.

2. Provide any additional information or comments that you consider relevant to the ACCC's assessment of the Acquisition.

3. Provide a brief description of your business or organisation, including any commercial relationships with Charter Hall Holdings and JGS Private Capital.

Confidentiality of responses

During the ACCC's assessment of a notified acquisition, the ACCC may receive information that is properly regarded as being confidential, and which is provided to the ACCC in confidence. The ACCC is committed to treating this information responsibly and in accordance with the law. The ACCC understands the importance of confidentiality to parties involved in a notified acquisition, as well as to third parties that provide information to the ACCC.

The standard terms on which the ACCC accepts confidential information are:

- there is no restriction on the internal use, including future use, that the ACCC may make of the confidential information consistent with the ACCC's statutory functions
- confidential information may be disclosed to the ACCC's external advisors and consultants on condition that each such advisor or consultant will be informed of the obligation to treat the information as confidential, and
- the ACCC may disclose the confidential information to other third parties if compelled by law or in accordance with section 155AAA of the Act. This includes disclosures made in the performance of official duties or functions, which include transparency

requirements which are part of the merger control regime.

For further information on confidentiality, see the ACCC's [interim merger process guidelines](#).