

15 September 2017

Charter Hall Long WALE REIT General Meeting

Sydney

Agenda

- 1 Chair's Address
- 2 Formal Business

HOTEL

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Chair's Address

Board of Directors



Peeyush Gupta Chair



Glenn Fraser Non-Executive Director



Ceinwen Kirk-Lennox Non-Executive Director

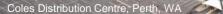


David Harrison Managing Director & Group CEO



Adrian Taylor Group Executive - Office

Formal Business



Formal Business

- If there are any Securityholders who are eligible to vote who have not received their yellow card, please see a representative from Link Market Services desk
- Those Securityholders holding a red card are not eligible to vote but can speak at the meeting
- Visitors holding a blue card are not eligible to vote or speak at the meeting
- Copies of the Notice of Meeting and Explanatory Memorandum are available from the front desk

Item 1

Item 1 – Simplification Resolution

To consider and if thought fit, approve the following resolution as an ordinary resolution of Securityholders:

"The Simplification Transactions (as defined and set out in the Explanatory Memorandum to the Notice of Meeting convening this meeting) are approved for all purposes and, in particular, the acquisition by Charter Hall WALE Limited as responsible entity of Charter Hall Direct Industrial Fund of a relevant interest in all the units in:

- (a) CHPT Dandenong Trust on issue as at the Record Date for the CHPTDT Simplification (as those terms are defined in the Explanatory Memorandum), be approved including for the purposes of item 7 of section 611 of the Corporations Act;
- (b) CPOF Kogarah Holding Trust on issue as at the Record Date for the CPOF KHT Simplification (as those terms are defined in the Explanatory Memorandum), be approved including for the purposes of item 7 of section 611 of the Corporations Act; and
- (c) 218 Bannister Road Trust and Canning Vale Logistics Trust No.1 on issue as at the Record Date for the Canning Vale Simplification (as those terms are defined in the Explanatory Memorandum) be approved including for the purposes of item 7 of section 611 of the Corporations Act."

Resolution

The Resolution is proposed as an ordinary resolution of Charter Hall Long WALE REIT (**CLW**) and will be approved if passed by at least 50% of votes cast by Securityholders entitled to vote on the resolution.

Voting on the resolution will take place via a show of hands.

Your Directors support the resolution being put to Securityholders.

Where permitted to do so, the Chair of the Meeting will vote all available proxies 'for' the item of business.

Resolution 1 - Proxies

FOR:	99.49%
OPEN:	00.37%
AGAINST:	00.14%
ABSTAIN:	00.00%

Contact information



Avi Anger Fund Manager

Charter Hall Long WALE REIT

T: +61 2 8651 9111 E: avi.anger@charterhall.com.au



Kerri Leech

Head of Long WALE REIT and Industrial Finance

Charter Hall Long WALE REIT

T: +61 2 8651 9347 E: kerri.leech@charterhall.com.au



Ben Ellis Deputy Fund Manager

Charter Hall Long WALE REIT

T: +61 2 8651 9350 E: ben.ellis@charterhall.com.au



Philip Cheetham Head of Listed Investor Relations

Charter Hall Group

T: +61 2 8651 9214 E: philip.cheetham@charterhall.com.au

IMPORTANT NOTICE & DISCLAIMER

This presentation has been prepared by Charter Hall WALE Limited (ACN 610 772 202) (AFSL 486721) as the responsible entity for Charter Hall Long WALE REIT (ARSN 614 712 506; 614 713 012; 614 714 073; 614 712 588; 614 714 206; 614 713 138)) ("CLW"). It is a presentation of general background information about the CLW's activities as at 30 June 2017 unless otherwise stated. It is a summary and does not purport to be complete. It is to be read in conjunction with the Charter Hall Long WALE REIT report filed with the Australian Securities Exchange on 18 August 2017. It is not intended to be relied upon as advice to investors or potential investors and does not take into account the investment objectives, financial situation or needs of any particular investor. A reader should, before making any decisions in relation to their investment or potential investment in CLW, seek their own professional advice. This presentation is not an offer or invitation or recommendation for subscription or purchase of securities or other financial products.

This presentation includes "forward-looking statements" within the meaning of securities laws of applicable jurisdictions. Forward-looking statements can generally be identified by the use of forward-looking words such as "may", "will", "expect", "intend", "plan", "estimate", "anticipate", "believe", "continue", "objectives", "outlook", "guidance" or other similar words, and include statements regarding certain plans, strategies and objectives of management and expected financial performance. These forward-looking statements involve known and unknown risks, uncertainties and other factors, many of which are outside the control of CLW, and its officers, employees, agents or associate. Actual results, performance or achievements may vary materially from any projections and forward looking statements and the assumptions on which those statements are based. Readers are cautioned not to place undue reliance on forward-looking statements and CLW assumes no obligation to update such information.

All information contained herein is current as at 30 June 2017 unless otherwise stated, and all references to dollars (\$) or A\$ are Australian Dollars unless otherwise stated.

Sydney Head Office Level 20, No.1 Martin Place Sydney, NSW, 2000

T: +61 2 8651 9000

Melbourne Level 12, 570 Bourke Street Melbourne VIC 3000

T: +61 3 9903 6100

Brisbane Level 22, Northbank Plaza 69 Ann Street Brisbane QLD 4000

T: +61 7 3228 2000

Perth Level 5, St Georges Square 225 St Georges Terrace Perth WA 6000

T: +61 8 9269 5900

Adelaide Suite 604, 147 Pirie Street Adelaide SA 5000

T: +61 8 8417 5900



www.charterhall.com.au