

ASX Release

Charter Hall Long WALE REIT Successful Completion of Institutional Entitlement Offer

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Charter Hall WALE Limited
ACN 610 772 202
AFSL 486721

Responsible Entity of
Charter Hall Long WALE REIT

Level 20, No.1 Martin Place
Sydney NSW 2000
GPO Box 2704 Sydney NSW 2001

T +61 2 8651 9000
F +61 2 9221 4655

www.charterhall.com.au

Charter Hall WALE Limited (**Responsible Entity**), as responsible entity of Charter Hall Long WALE REIT (ASX:CLW) (**CLW** or the **REIT**) today announced the successful completion of the institutional component of its underwritten 1 for 9.25 accelerated non-renounceable entitlement offer (**Institutional Entitlement Offer**) announced to the market on Monday, 4 December 2017.

The Institutional Entitlement Offer raised approximately \$47.6 million (including approximately \$19.2 million worth of entitlements that were taken up by Charter Hall Group). The retail component of the entitlement offer (**Retail Entitlement Offer**) will raise approximately \$46.5 million, taking the total size of the entitlement offer to \$94.1 million (**Entitlement Offer**).

The Entitlement Offer is underwritten by UBS AG, Australia Branch.

New securities issued under the Entitlement Offer will be issued at a fixed price of \$4.15 per security and will rank equally with existing CLW Securities. New securities will be entitled to the distribution for the three months to 31 December 2017.

The proceeds from the Entitlement Offer will be used to fully fund the acquisition of Virgin Australia's head office at 56 Edmondstone Road, Brisbane for \$90.8 million (**Acquisition**) and associated transaction costs.

Institutional Entitlement Offer

The Institutional Entitlement Offer was well supported by existing institutional securityholders with approximately 90% take-up by eligible institutional securityholders. The shortfall under the Institutional Entitlement Offer attracted strong demand with broad support from both existing and new securityholders.

Avi Anger, the Fund Manager of Charter Hall Long WALE REIT said, "We are grateful for the strong support of our existing institutional securityholders for the REIT's first follow-on equity raising since its IPO in November 2016. We are also pleased to welcome a number of new investors onto the register."

New Securities issued under the Institutional Entitlement Offer will be allotted and commence normal trading on Monday, 18 December 2017.

Eligible Retail Securityholders (defined below) also have the opportunity to apply and pay for their entitlements before 5:00pm (AEDT) on Thursday, 14 December 2017 to have new securities allotted on the same day as securities issued under the Institutional Entitlement Offer.



Retail Entitlement Offer

The Retail Entitlement Offer will open on Friday, 8 December 2017 and close at 5:00pm (AEDT) on Tuesday, 19 December 2017. Retail securityholders who hold securities in the REIT as at 7:00pm (AEDT) on the record date of Wednesday, 6 December 2017 and have a registered address in Australia or New Zealand (**Eligible Retail Securityholders**) will be invited to participate in the Retail Entitlement Offer at the same offer price (being \$4.15) and offer ratio (being 1 for 9.25) as the participants in the Institutional Entitlement Offer.

Further details on the Retail Entitlement Offer are set out in the booklet (**Retail Offer Booklet**) that will be despatched to Eligible Retail Securityholders on Friday, 8 December 2017.

If you have any questions about the Retail Entitlement Offer, please do not hesitate to contact the Charter Hall Long WALE REIT Offer Information Line on 1300 303 063 (from within Australia) or +61 1300 303 063 (from outside Australia) between 8:30am and 5:30pm (AEDT), Monday to Friday during the Retail Offer Period (Friday, 8 December 2017 to Tuesday, 19 December 2017) or visit our website at <https://events.miraqle.com/charterhallLWR-2017>.

Securities in the REIT are expected to recommence trading on an “ex-entitlement” basis from market open today.

About Charter Hall Long WALE REIT

Charter Hall Long WALE REIT is an Australian Real Estate Investment Trust (“REIT”) listed on the ASX (ASX: CLW) and invests in high quality Australasian real estate assets that are predominantly leased to corporate and government tenants on long term leases.

Charter Hall Long WALE REIT is managed by Charter Hall Group (ASX:CHC) one of Australia’s leading fully integrated property groups, with over 25 years’ experience managing high quality property on behalf of institutional, wholesale and retail clients. Charter Hall has over \$20.4 billion of funds under management across the office, retail and industrial sectors. The Group has offices in Sydney, Melbourne, Brisbane, Adelaide and Perth.

The Group’s success is underpinned by a highly skilled and motivated team with diverse expertise across property sectors and risk-return profiles. Sustainability is a key element of its business approach and by ensuring its actions are commercially sound and make a difference to its people, customers and the environment, Charter Hall can make a positive impact for its investors, the community and the Group.

For further information, please contact

Avi Anger
Fund Manager
Charter Hall Long WALE REIT
T +61 2 8651 9111
avi.anger@charterhall.com.au

Kerri Leech
Head of Long WALE REIT Finance
Charter Hall
T +61 2 8651 9347
kerri.leech@charterhall.com.au

For media enquiries, please contact

Angus Booth
Group Manager - External Affairs
Charter Hall
T +61 2 8651 9223
angus.booth@charterhall.com.au

For investor enquiries, please contact

Philip Cheetham
Head of Listed Investor Relations
Charter Hall
T +61 2 8651 9214
philip.cheetham@charterhall.com.au
