

# CHARTER HALL PROPERTY PORTFOLIO

PERIOD ENDING 30 JUNE 2018





**LION**  
DAIRY & DRINKS

# \$23.2b

## FUNDS UNDER MANAGEMENT

**3.5%**  
WEIGHTED AVERAGE  
RENT REVIEW  
(WARR)



**330**  
NUMBER OF  
PROPERTIES



**7.7 years**  
WEIGHTED AVERAGE  
LEASE EXPIRY (WALE)



**98.1%**  
OCCUPANCY



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# CHARTER HALL GROUP

Charter Hall Group has grown to become one of Australia's leading property groups, with a total property portfolio of \$23.2 billion.

We own and manage 330 properties around Australia, including office buildings, retail properties via supermarket anchored retail centres, hardware, hospitality assets and automotive dealerships and a rapidly growing stable of industrial assets, on behalf of our institutional, wholesale and retail investors.

Our integrated business model, coupled with our highly skilled and motivated team across investment management, asset management, property management, development and project delivery produces sustainable returns for our investors, together with positive experiences for our tenants and the community.

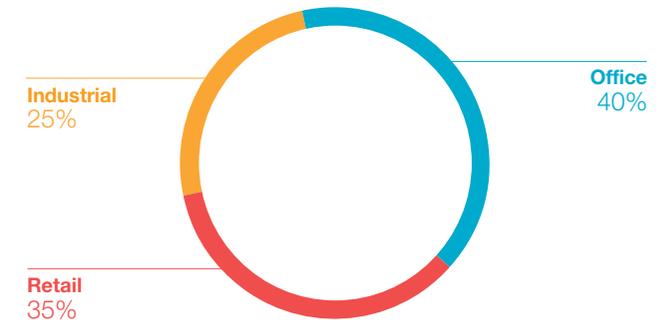
As a Group, we listed on the Australian Securities Exchange in 2005 under ASX Code: CHC. Charter Hall Group is a stapled security comprising a share in Charter Hall Limited (CHL), the operating business, and a unit in Charter Hall Property Trust (CHPT), which predominantly invests in the funds and partnerships the Group manages.

## CHARTER HALL FUNDS MANAGEMENT PLATFORM AS AT 30 JUNE 2018



	Office	Retail	Industrial	Total
Properties	49	165	116	<b>330</b>
NLA ('000 sqm) <sup>1</sup>	1,140	1,341	2,901	<b>5,383</b>
Value (\$ billion)	11.1	6.1	6.1	<b>23.2</b>

## CHARTER HALL INVESTMENT PORTFOLIO AS AT 30 JUNE 2018



	Office	Retail	Industrial	Total
Investments (\$ million)	680	607	420	<b>1,706</b>

1. Retail and Industrial are based on GLA.

Charter Hall aims to outperform investment benchmarks, achieving high levels of tenant retention and rental growth across 330 assets

2

PROPERTIES

Office	0
Retail	1
Industrial	1

45

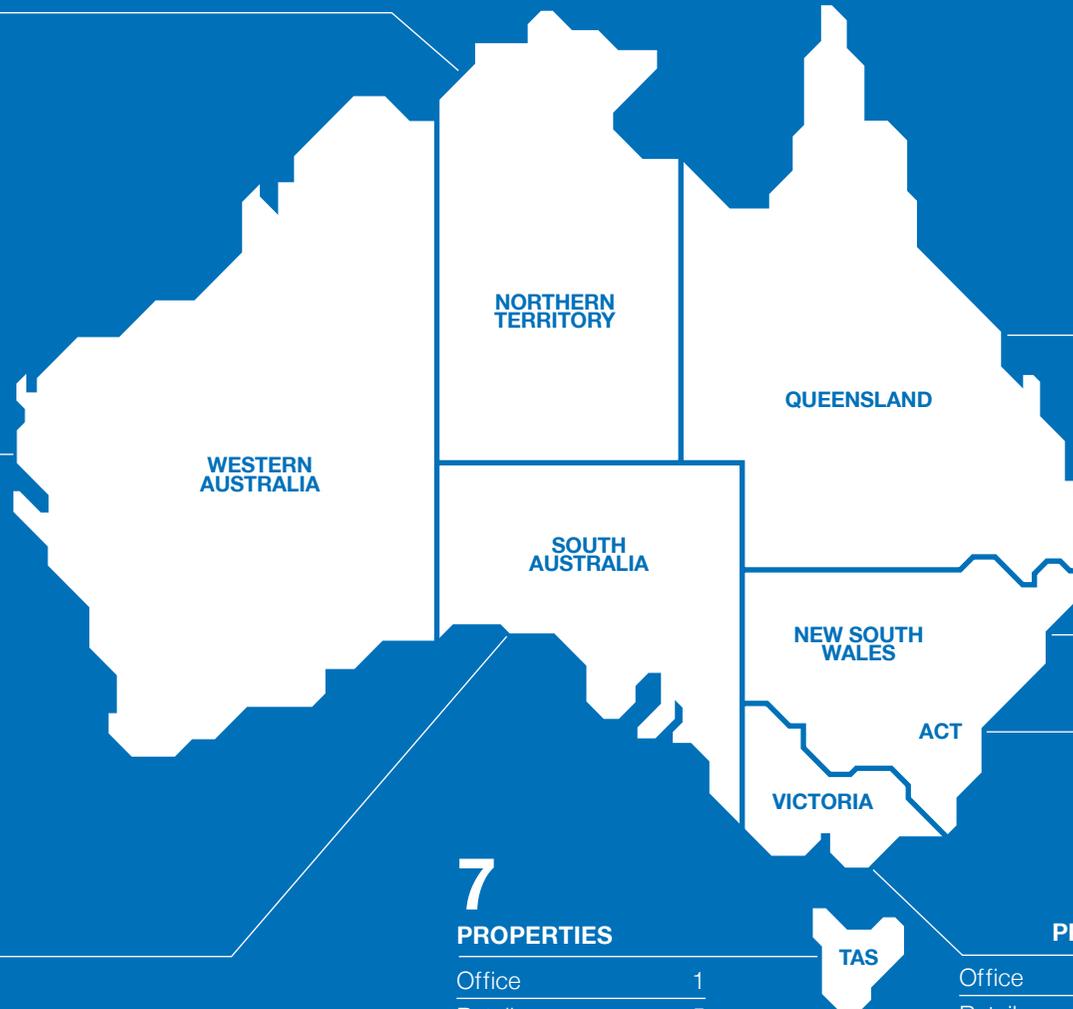
PROPERTIES

Office	5
Retail	25
Industrial	15

16

PROPERTIES

Office	3
Retail	8
Industrial	5



7

PROPERTIES

Office	1
Retail	5
Industrial	1

75

PROPERTIES

Office	12
Retail	28
Industrial	35

83

PROPERTIES

Office	13
Retail	46
Industrial	24

96

PROPERTIES

Office	14
Retail	48
Industrial	34

5

PROPERTIES

Office	1
Retail	4
Industrial	0

Note: Map excludes 1 New Zealand asset.

# OUR FUNDS, PARTNERSHIPS & MANDATES<sup>1</sup>

	ASSETS <sup>2</sup>	GROSS PROPERTY ASSETS (\$ MILLION)	BALANCE SHEET GEARING <sup>3</sup>	WEIGHTED AVERAGE CAPITALISATION RATE (WACR)	WALE (YEARS)	OCCUPANCY	CHARTER HALL CO-INVESTMENT (\$ MILLION)
<b>OFFICE</b>							
Charter Hall Prime Office Fund (CPOF)	24	\$4,497.1	24.4%	5.32%	6.2	98.5%	\$258.8
Charter Hall Office Trust (CHOT)	10	\$2,863.7	40.7%	5.23%	4.3	98.3%	\$246.4
Charter Hall Direct Office Fund (DOF)	11	\$1,384.5 <sup>4</sup>	15.7%	5.63%	8.3	99.0%	–
Counter Cyclical Trust (CCT)	2 <sup>5</sup>	\$462.5 <sup>5</sup>	36.2%	5.63%	5.3	94.2%	\$11.2
Direct PFA Fund (PFA)	7	\$355.4	–	6.99%	8.2	100%	\$0.2
Brisbane Square Wholesale Fund (BSWF)	3	\$1,115.1	43.3%	5.94%	8.3	93.5%	\$102.1
<b>RETAIL</b>							
Charter Hall Prime Retail Fund (CPRF)	2 <sup>6</sup>	\$272.5 <sup>6</sup>	43.2%	5.75%	4.0	94.7%	\$45.7
Charter Hall Retail REIT (CQR)	59 <sup>6</sup>	\$2,851.3 <sup>6</sup>	32.7%	6.15%	6.6	98.1%	\$327.6
Retail Partnership No.1 (RP1)	8	\$526.8	27.3%	5.87%	9.3	98.3%	–
Retail Partnership No.2 (RP2)	1	\$232.0	43.0%	5.75%	4.9	96.9%	\$6.5
Retail Partnership No.6 (RP6)	2	\$278.0	32.6%	5.59%	4.5	93.6%	\$36.7
Long WALE Hardware Partnership (LWHP)	23	\$995.6	32.5%	5.49%	8.9	99.6%	\$85.5
Long WALE Investment Partnership (LWIP)	57	\$768.8	44.2%	5.89%	16.3	100%	\$21.1
Long WALE Investment Partnership No.2 (LWIP2)	9	\$160.9	33.6%	5.91%	17.0	99.2%	\$10.5
Charter Hall Direct BW Trust (CHIF11)	4	\$96.6	33.4%	5.72%	6.8	100%	–
Charter Hall Direct Automotive Trust (DAT)	3	\$112.9	45.7%	5.94%	10.3	100%	–
Charter Hall Direct Automotive Trust No.2 (DAT2)	4	\$90.4	43.7%	6.27%	11.1	100%	–
<b>INDUSTRIAL</b>							
Charter Hall Prime Industrial Fund (CPIF)	53	\$2,959.3	24.2%	5.95%	8.9	95.6%	\$121.0
Core Logistics Partnership (CLP)	27	\$1,554.8	21.4%	5.99%	10.4	100%	\$148.8
Direct Industrial Fund No.2 (DIF2)	10	\$280.5	33.3%	6.33%	11.5	100%	–
Direct Industrial Fund No.3 (DIF3)	8	\$324.2	39.5%	6.16%	12.5	100%	–
Direct Industrial Fund No.4 (DIF4)	3	\$208.3 <sup>7</sup>	11.6%	6.31%	11.1	100%	\$30.8
Charter Hall Direct CDC Trust (CHIF12)	1	\$87.4	41.6%	6.75%	8.6	100%	–
<b>DIVERSIFIED</b>							
Charter Hall Long WALE REIT (CLW)	81	\$1,525.2	30.6%	6.13%	10.8	100%	\$195.2
Charter Hall Direct Diversified Consumer Staples Fund (DCSF)	6	\$63.4	–	6.69%	8.6	100%	\$56.5

1. This excludes third party mandates that cannot be disclosed.

2. Includes properties jointly owned across funds.

3. Balance sheet gearing is calculated as drawn debt (net of cash) / assets (net of cash).

4. Includes investment in CPOF.

5. Includes acquisition of 343 Albert Street, Brisbane in July 2018.

6. Includes acquisition of Gateway Plaza in July 2018.

7. Includes investment in CLP.



# OFFICE



**49**  
NUMBER OF  
PROPERTIES



**5.46%**  
WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)



**98.2%**  
OCCUPANCY

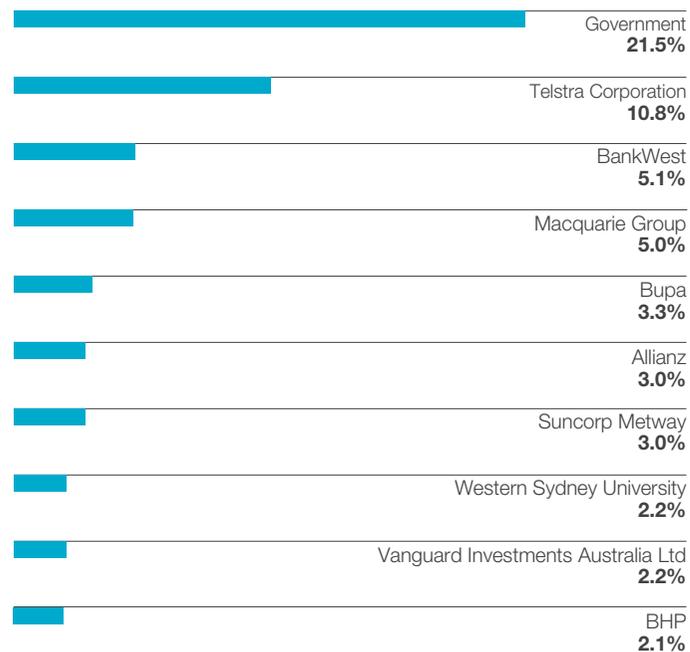


**6.3 years**  
WEIGHTED AVERAGE  
LEASE EXPIRY (WALE)

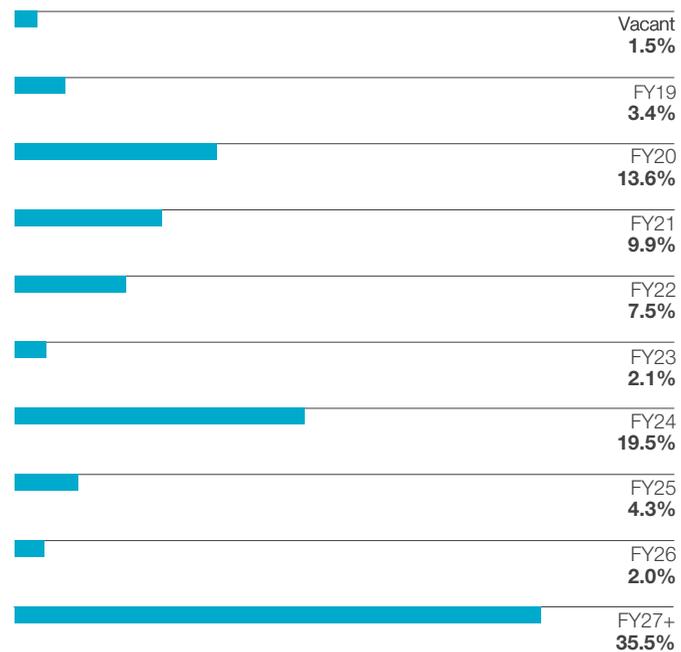
# CHARTER HALL PRIME OFFICE FUND

Charter Hall Prime Office Fund (CPOF) is the Group's largest wholesale pooled fund. Launched in 2006, the fund invests in investment grade office assets in the major capital city markets of Australia.

## TOP 10 TENANTS BY GROSS INCOME



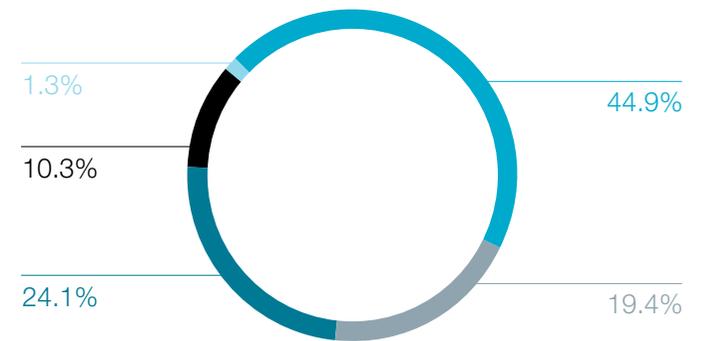
## ANNUAL LEASE EXPIRY BY GROSS INCOME



2 Market Street, Sydney NSW



**GEOGRAPHICAL DIVERSIFICATION**  
BY CURRENT VALUE



-  New South Wales
-  Queensland
-  Victoria
-  Western Australia
-  South Australia

## PROPERTY PORTFOLIO

**\$4,497.1**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**5.32%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

	CPOF OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
9 Castlereagh Street, Sydney NSW	100%	3.1	4.0%
231 Elizabeth Street, Sydney NSW	100%	1.9	4.3%
333 George Street, Sydney NSW	100%	7.6	3.8%
1 Shelley Street, Sydney NSW	50%	5.4	4.0%
2 Market Street, Sydney NSW	50%	2.5	4.1%
Western Sydney University 169 Macquarie Street, Parramatta NSW	50%	13.6	3.8%
105 Phillip Street, Parramatta NSW	50%	11.8	3.8%
167 Macquarie Street, Sydney NSW	100%	2.2	3.9%
Brisbane Square 266 George Street, Brisbane Qld	49.9%	11.0	3.4%
275 George Street, Brisbane Qld	50%	8.9	4.3%
100 Skyring Terrace, Brisbane Qld	50%	7.9	3.9%
Northbank Plaza 69 Ann Street, Brisbane Qld	50.1%	5.4	3.6%
900 Ann Street, Fortitude Valley Qld	50%	11.6	3.3%
570 Bourke Street, Melbourne Vic.	100%	7.5	3.7%
11-13 Exhibition St, Melbourne Vic.	100%	6.3	3.9%
990 La Trobe Street, Melbourne Vic.	100%	8.9	4.0%
55 King Street, Melbourne Vic.	100%	1.1	4.0%
BankWest Tower, Perth WA	49.9%	5.8	3.9%
225 St Georges Terrace, Perth WA	100%	3.4	3.5%

	CPOF OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
GPO Exchange, Adelaide SA (Development)	100%	-	-
130 Lonsdale Street, Melbourne Vic. (Development)	100%	-	-
Raine Square Retail, Perth WA (Development)	49.9%	-	-
360 Queen Street, Brisbane Qld (Site)	50%	-	-
11 Breakfast Creek Road, Newstead, Qld (Site)	50%	-	-
<b>TOTAL / WEIGHTED AVERAGE</b>		<b>6.2</b>	<b>3.9%</b>

## 9 CASTLEREAGH STREET

Sydney NSW



Completed in 1989, 9 Castlereagh Street is a unique, Harry Seidler designed landmark office tower featuring a unique internal light well and variety of floor plates. The property has 31 upper office levels, ground floor retail incorporating a café and childcare facility and basement car parking for 77 vehicles.

## 231 ELIZABETH STREET

Sydney NSW



Completed in 1987, with a substantial refurbishment in 2010, 231 Elizabeth Street is an A-grade freehold building providing office accommodation across 15 levels. It occupies a substantial 2,350 square metre site with 3 street frontages and superb views overlooking Hyde Park and out towards the Sydney Harbour.

### Summary

Year built (or refurbished)	1989 (2010)
Grade	A
Ownership	100%
Total NLA (sqm)	20,914
Typical floor plate (sqm)	585–775
Car spaces	77

### Tenancy statistics

WALE (by income)	3.1 years
Occupancy	95.0%

### Major tenants NLA (sqm)

Compass	1,490
R/GA Media Group	1,133

### Ratings

NABERS Energy rating	4.5 star
NABERS Water rating	3 star

Year built (or refurbished)	1987 (2010)
Grade	A
Ownership	100%
Total NLA (sqm)	23,275
Typical floor plate (sqm)	~ 1,740
Car spaces	80
WALE (by income)	1.9 years
Occupancy	100%
Telstra	23,217

NABERS Energy rating	5 star
NABERS Water rating	4 star

## 333 GEORGE STREET

Sydney NSW



Located on one of Sydney's most prominent corners at George Street and Martin Place, this contemporary workspace comprises 16 floors of office space over 13,873 square metres and 635 square metres of prime retail over three levels.

Completed in December 2016, the building offers a vertically connected environment and a unique outdoor workspace with five levels of cascading rooftop terraces.

## 1 SHELLEY STREET

Sydney NSW



1 Shelley Street, Sydney is a prominently positioned prime-grade office building located directly adjacent to the south side of Barangaroo, and benefits from the improved accessibility to the Wynyard bus/rail interchange, and the revitalised retail and restaurant precinct in the area. The office component is 100% leased to ASX-listed Macquarie Group, with the parking facilities leased to Secure Parking.

The site is secured with a weighted average lease expiry (WALE) of 5.4 years.

### Summary

Year built (or refurbished)	2016
Grade	A
Ownership	100%
Total NLA (sqm)	14,508
Typical floor plate (sqm)	220–975
Car spaces	17

### Tenancy statistics

WALE (by income)	7.6 years
Occupancy	100%

### Major tenants NLA (sqm)

WeWork	4,300
Clyde & Co	4,184

### Ratings

NABERS Energy rating	N/A
NABERS Water rating	N/A
Green Star Office Design v3	5 star
Green Star Office As Built v3	5 star

Year built (or refurbished)	2009
Grade	A
Ownership	50%
Total NLA (sqm)	32,986
Typical floor plate (sqm)	2,300 / 3,600
Car spaces	268

WALE (by income)	5.4 years
Occupancy	100%

Macquarie Group	32,986
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NABERS Energy rating	5 star
NABERS Water rating	4.5 star
Green Star Office Design v2	6 star
Green Star Office As Built v2	6 star

## 2 MARKET STREET

Sydney NSW



An A-Grade office building, comprising two individual office buildings with basement parking for 286 cars, 11 retail tenancies, commercial gym, large foyer and commercial accommodation within the Tower building (17 levels) and the Forecourt building (6 levels).

The building was constructed in two stages with the original 24 storey Tower Building completed in 1991, whilst the seven-storey Forecourt building was completed in 2007.

## WESTERN SYDNEY UNIVERSITY

169 Macquarie Street, Parramatta NSW



Completed in 2016, 14-level prime office tower with ground floor retail and two levels of basement parking (82 spaces).

The property is located to the south western corner of Macquarie and Smith street approximately 150 metres north of Parramatta transport interchange, and is Western Sydney University's new age campus home to approximately 10,000 students.

### Summary

Year built (or refurbished)	2007
Grade	A
Ownership	50%
Total NLA (sqm)	39,757
Typical floor plate (sqm)	580–2,175
Car spaces	286

### Tenancy statistics

WALE (by income)	2.5 years
Occupancy	100%

### Major tenants NLA (sqm)

Allianz	18,909
Caltex	9,201

### Ratings

NABERS Energy rating (tower / forecourt)	5 star / 5 star
NABERS Water rating (tower / forecourt)	3 star / 3.5 star

Year built (or refurbished)	2016
Grade	A
Ownership	50%
Total NLA (sqm)	26,500
Typical floor plate (sqm)	1,265–2,185
Car spaces	82

WALE (by income)	13.6 years
Occupancy	100%

Western Sydney University	26,500
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Green Star Education Design v1	5 star
Green Star Education As Built v1	5 star

## 105 PHILLIP STREET

Parramatta NSW



Recently completed A-grade building with strong environmental credentials.

The property is located in a strategically important location for the NSW Government, with a 12 year lease to the Department of Education and with fixed 3.8% annual reviews.

## 167 MACQUARIE STREET

Sydney NSW



Located in the prestigious financial core of Sydney's CBD, Macquarie House is a refurbished office tower that offers spectacular views across the Royal Botanic Gardens and Sydney Harbour. The building spans 19 levels, including two ground level retail tenancies.

### Summary

Year built (or refurbished)	2018
Grade	A
Ownership	50%
Total NLA (sqm)	25,191
Typical floor plate (sqm)	420–2,515
Car spaces	48

### Tenancy statistics

WALE (by income)	11.8 years
Occupancy	100%

### Major tenants NLA (sqm)

Department of Education	24,953
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### Ratings

Green Star Office Design v3	6 star
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Year built (or refurbished)	1970 (2005)
Grade	A
Ownership	100%
Total NLA (sqm)	9,742
Typical floor plate (sqm)	710 / 790
Car spaces	46
WALE (by income)	2.2 years
Occupancy	100%
FIL Investment Management	1,576
Gresham Partners	1,576
NABERS Energy rating	4 star
NABERS Water rating	2 star

## BRISBANE SQUARE

266 George Street, Brisbane Qld



An A-Grade building that is comprised of 37 levels of commercial office space and ground level retail. The building was completed in 2006 and provides extensive uninterrupted views of the Brisbane river.

## 275 GEORGE STREET

Brisbane Qld



Comprising more than 40,000 square metres of prime office and retail space over 30 levels, this highly energy efficient building is located in the heart of the Brisbane CBD. The building offers sweeping 360 degree views of the Brisbane River and city scape. CPOF holds a 50% stake with the Singaporean listed Keppel REIT.

### Summary

Year built (or refurbished)	2006
Grade	A
Ownership	49.9%
Total NLA (sqm)	59,097
Typical floor plate (sqm)	1,431–1,702
Car spaces	335

### Tenancy statistics

WALE (by income)	11.0 years
Occupancy	100%

### Major tenants NLA (sqm)

Brisbane City Council	34,625
Suncorp Metway	23,527
Q-Super	17,306

### Ratings

NABERS Energy rating	4 star
NABERS Water rating	3.5 star

Year built (or refurbished)	2009
Grade	A
Ownership	50%
Total NLA (sqm)	41,749
Typical floor plate (sqm)	1,300
Car spaces	226

WALE (by income)	8.9 years
Occupancy	96.9%
Telstra Corporation Ltd	20,858
Queensland Gas Company	11,652

NABERS Energy rating	5 star
NABERS Water rating	4.5 star
Green Star Office Design v2	5 star
Green Star Office As Built v2	5 star

## 100 SKYRING TERRACE

Brisbane Qld



100 Skyring Terrace is located in the heart of Brisbane's thriving Gasworks precinct, Newstead – a flourishing business and lifestyle community, only 1.7 kilometres from the city centre.

Completed in 2014, this 12 level prime office building comprises approximately 24,665 square metres of office space with large and efficient 2,813 square metres campus-style floors with inspiring 360 degree river and city views. It features 1,038 square metres of retail space, a dedicated end-of-trip facility and 194 car parking spaces.

## NORTHBANK PLAZA

69 Ann Street, Brisbane Qld



Located within the Brisbane CBD, Northbank Plaza has been comprehensively refurbished and repositioned with A-grade services. The majority of floors feature expansive river, mountain and CBD views.

### Summary

Year built (or refurbished)	2014
Grade	A
Ownership	50%
Total NLA (sqm)	24,665
Typical floor plate (sqm)	2,200–2,813
Car spaces	195

### Tenancy statistics

WALE (by income)	7.9 years
Occupancy	100%

### Major tenants NLA (sqm)

Bank of Queensland	13,237
Collection House	8,007

### Ratings

NABERS Energy rating	5.5 star
NABERS Water rating	4 star
Green Star Office Design v3	5 star
Green Star Office As Built v3	5 star

Year built (or refurbished)	2009
Grade	A
Ownership	50.1%
Total NLA (sqm)	26,669
Typical floor plate (sqm)	1,200–2,000
Car spaces	153
WALE (by income)	5.4 years
Occupancy	91.9%
Telstra Corporation Ltd	10,669
Parsons Brinckerhoff	3,463
NABERS Energy rating	4 star
NABERS Water rating	4 star

## 900 ANN STREET

Fortitude Valley, Qld



Recently completed, the property comprises 19,231 square metres (NLA) of A-grade office accommodation over 22 floors, 200 square metres of retail accommodation and 280 square metres (NLA) of integrated church/community space. The ground floor entrance provides a prestigious opening to an expansive foyer with double height ceilings.

The development incorporates state of the art end of trip facilities comprising 153 bicycle parks and 103 secure basement car spaces over two basement floor levels.

The building has achieved a 5 star Green Star Office Design v3 rating and is registered for a Green Star Office As Built v3 rating.

## 570 BOURKE STREET

Melbourne Vic.



A 31 level prime office tower with 445 car bays which is located in the legal and financial precinct of Melbourne's CBD. The building has recently been redeveloped with the creation of new extended floor plates on the lower levels and the building entrance and foyer upgraded. The redevelopment results in a 15,700 square metres expansion of levels two to 11 plus an upgrade of the lobby and retail areas, and extensive end of trip facilities.

### Summary

Forecast Practical Completion	2018
Grade	A
Ownership	50%
Total NLA (sqm)	19,231
Typical floor plate (sqm)	1,445
Car spaces	103

### Tenancy statistics

WALE (by income)	11.6 years
Occupancy	98.3%

### Major tenants NLA (sqm)

Aurizon	19,031
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### Ratings

Green Star Office Design v3	5 star
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Year built (or refurbished)	1972 (2015)
Grade	A
Ownership	100%
Total NLA (sqm)	50,709
Typical floor plate (sqm)	1,000–1,200 / 2,700 (podium floors)
Car spaces	445
WALE (by income)	7.5 years
Occupancy	97.9%
Department of Human Services	13,734
Victorian Legal Aid	9,876
NABERS Energy rating	5 star
NABERS Water rating	3.5 star

## 11-33 EXHIBITION STREET

Melbourne Vic.



The property is located in the eastern precinct of Melbourne's CBD, which is recognised as the traditional premium financial precinct and also known as the "Paris-end" of Melbourne CBD.

Constructed in 2005, 11 Exhibition Street is a 17 level prime commercial building which comprises 21,667 square metres of office area, 955 square metres of retail area and 340 car bays including a public car park.

## 990 LA TROBE STREET

Melbourne Vic.



Located within Docklands on the western side of Melbourne CBD, on the doorstep of Etihad Stadium and Southern Cross Station, 990 La Trobe Street is a recently constructed, modern and high-tech A-grade office asset purpose built for Melbourne Water. The building comprises large, flexible floorplates, two levels of secure parking, end of trip facilities, ground floor retail space, active lobby with a tenant collaborative area, 6 upper levels of office accommodation with central atriums and inter-floor stair connectivity.

Innovative features include tri-generation plant used for heating, cooling and base-load power, under-floor air distribution system, vacuum toilet system and rain water harvesting.

### Summary

Year built (or refurbished)	2005
Grade	A
Ownership	100%
Total NLA (sqm)	22,622
Typical floor plate (sqm)	1,665
Car spaces	340

### Tenancy statistics

WALE (by income)	6.3 years
Occupancy	99.7%

### Major tenants NLA (sqm)

Bupa	13,144
Fair Work Australia (Commonwealth of Australia)	8,955

### Ratings

NABERS Energy rating	4.5 star
NABERS Water rating	3.5 star

Year built (or refurbished)	2012
Grade	A
Ownership	100%
Total NLA (sqm)	12,947
Typical floor plate (sqm)	1,981
Car spaces	64
WALE (by income)	8.9 years
Occupancy	100%
Melbourne Water	12,651

NABERS Energy rating	5.5 star
NABERS Water rating	6 star

## 55 KING STREET

Melbourne Vic.



The property comprises an eight level office building constructed in 1987 comprising a total of 12,408 square metres of office accommodation and 59 car parking spaces. The building has benefited from a significant capital works programme with the vendor having spent in excess of \$10 million upgrading the base building and services.

The asset has medium term development potential occupying a prominent corner site in the Melbourne CBD.

## BANKWEST TOWER

Perth WA



A Premium Grade mixed use development, occupying the majority of a prime CBD block, bounded by William, Murray, Wellington and Queen Streets.

The major component is a 43,517 square metre office tower (Bankwest Tower) over 22 levels and fully leased to CBA (Bankwest). There are 2 lower basement levels, providing 173 tenant car bays, 205 public car bays and other tenant facilities.

Surrounding the office building over 3 levels is a retail shopping centre which is currently undergoing extensive redevelopment, due to be completed in stages.

### Summary

Year built (or refurbished)	1987 (2014)
Grade	A
Ownership	100%
Total NLA (sqm)	12,408
Typical floor plate (sqm)	1,619
Car spaces	59

### Tenancy statistics

WALE (by income)	1.1 years
Occupancy	100%

### Major tenants NLA (sqm)

State of Victoria	10,790
M2 Group	1,618

### Ratings

NABERS Energy rating	4.5 star
NABERS Water rating	4 star

Year built (or refurbished)	2011
Grade	A
Ownership	49.9%
Total NLA (sqm)	43,517
Typical floor plate (sqm)	1,740–2,200
Car spaces	378

WALE (by income)	5.8 years
Occupancy	100%

Bankwest (CBA)	43,499
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NABERS Energy rating	5 star
NABERS Water rating	4 star
Green Star Office As Built v2	4 star

## 225 ST GEORGES TERRACE

Perth WA



Located at the western end of St Georges Terrace, 225 St Georges Terrace comprises a 20,766 square metres prime office building, including 424 square metres of retail space and three levels of basement accommodating 373 car parking spaces.

## GPO EXCHANGE

10 Franklin Street, Adelaide SA



GPO Exchange is located between the heritage GPO and the ATO building on Franklin Street.

The completed GPO Tower building will comprise approximately 25,000 square metres of office NLA, a commercial lobby with a Franklin Street address, 75 car bays and 1,112 square metres of retail space at ground level.

Tenant pre-commitment to 88% (Income).

### Summary

Year built (or refurbished)	1990
Grade	A
Ownership	100%
Total NLA (sqm)	20,766
Typical floor plate (sqm)	1,130
Car spaces	373

### Tenancy statistics

WALE (by income)	3.4 years
Occupancy	94.4%

### Major tenants NLA (sqm)

Jackson McDonald	3,401
Wilson Parking	373 bays

### Ratings

NABERS Energy rating	4 star
NABERS Water rating	3.5 star

Year built (or refurbished)	Development
Ownership	100%
Acquisition date	May 2015

## 130 LONSDALE STREET

Melbourne Vic.



Artist's Impression

130 Lonsdale Street will comprise a 59,849 square metre Premium Grade office building over 35 floors, associated retail and repurposing of existing heritage buildings.

Construction is progressing well on-site with the pour of raft slab complete and installation of all tower cranes in place.

The site is located in the Parliament Precinct of the Melbourne CBD which has historically experienced high tenant retention rates and low vacancy.

## RAINE SQUARE RETAIL

Perth WA



Artist's Impression

Raine Square Retail is an office and retail complex situated in a prime location within the Perth CBD market. The site which covers the majority of an entire CBD block also accommodates a variety of main street retail spaces.

The asset is currently undergoing a redevelopment including introducing a new cinema complex and re-positioning the retail precinct, opening the site lines, activating the dining options and re-energising the tenancy offering and ground planes.

### Summary

Year built (or refurbished)	Development
Ownership	100%
Acquisition date	November 2015

Year built (or refurbished)	Development
Ownership	49.9%
Acquisition date	June 2013 / June 2017

### 360 QUEEN STREET

Brisbane Qld



Prime development site in Brisbane CBD's Golden Triangle acquired by the Fund in June 2017.

Site forms the amalgamation of 3 properties with development proposal to deliver a prime grade officer tower with corridor views.

### 11 BREAKFAST CREEK ROAD

Newstead, Qld



11 Breakfast Creek Road is currently a 3,254 square metre site located within the Gasworks Precinct, Newstead.

The project will comprise a 16 level 27,510 square metre office building developed in 50:50 partnership with John Holland upon reaching appropriate pre-commitment levels.

#### Summary

Year built (or refurbished)	Site
Ownership	50%
Acquisition date	June 2017

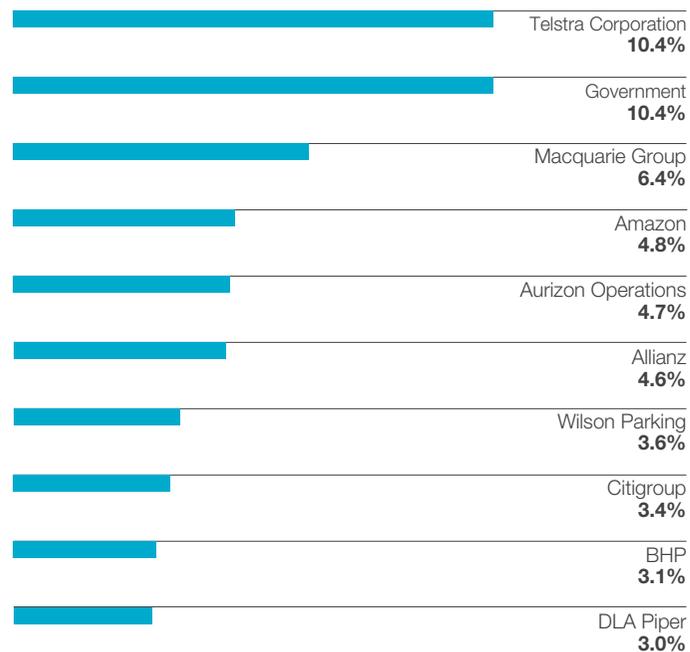
Year built (or refurbished)	Site
Ownership	50%
Acquisition date	May 2017



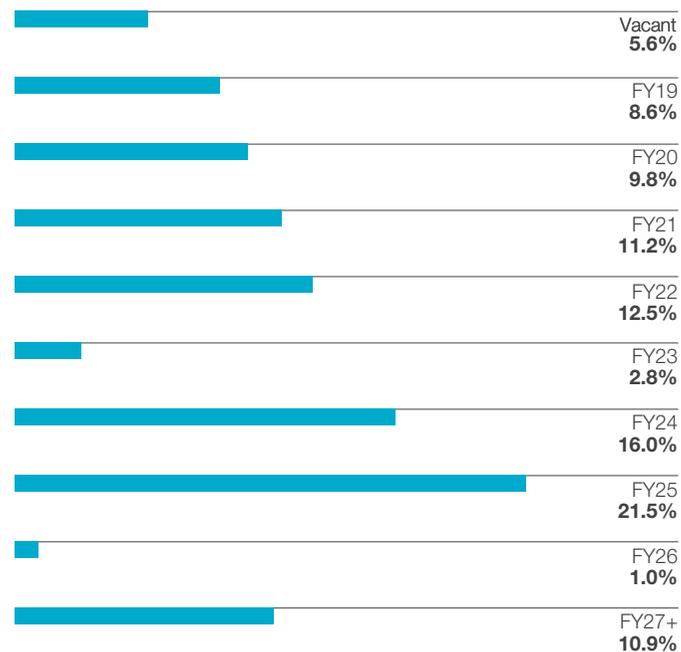
# CHARTER HALL OFFICE TRUST

Charter Hall Office Trust (CHOT) is a leading unlisted wholesale real estate partnership focused on investing in high grade office buildings located in major business districts across Australia.

## TOP 10 TENANTS BY GROSS INCOME



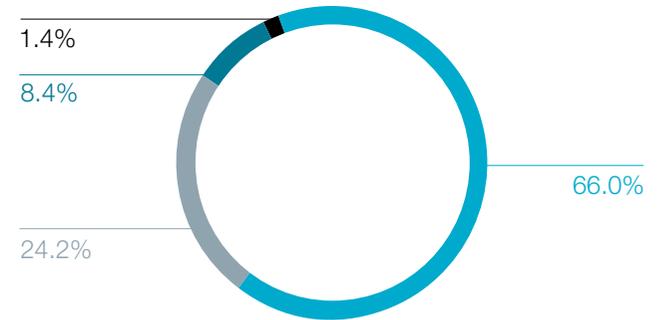
## ANNUAL LEASE EXPIRY BY GROSS INCOME





171 Collins Street, Melbourne Vic.

### GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia

## PROPERTY PORTFOLIO

**\$2,863.7**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**5.23%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

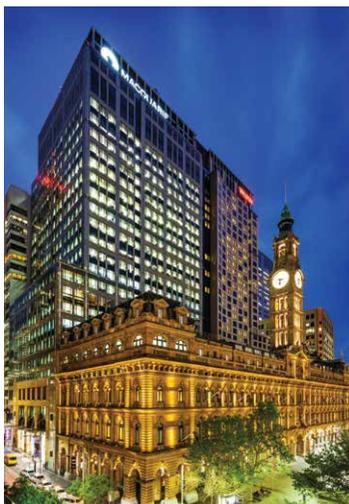
	CHOT OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
No.1 Martin Place, Sydney NSW	100%	5.4	3.9%
Citigroup Centre 2 Park Street, Sydney NSW	50%	4.9	3.9%
2 Market Street, Sydney NSW	50%	2.5	4.1%
The Denison 65 Berry Street, North Sydney NSW	100%	1.5	4.0%
175 Eagle Street, Brisbane Qld	100%	2.3	3.9%
Capital Hill 83–85 George Street, Brisbane Qld	100%	10.3	3.5%
150 Lonsdale Street, Melbourne Vic.	100%	1.7	3.8%
171 Collins Street, Melbourne Vic.	50%	5.7	3.8%
Argus Centre 300 La Trobe Street, Melbourne Vic.	100%	5.3	3.8%
Eastpoint Plaza 233–237 Adelaide Terrace, Perth WA	100%	2.6	3.8%
<b>TOTAL / WEIGHTED AVERAGE</b>		<b>4.3</b>	<b>3.9%</b>

175 Eagle Street, Brisbane Qld



## NO.1 MARTIN PLACE

Sydney NSW



A 24-level A-Grade office building completed in 1999, with 7 levels of basement parking approved for 363 single car spaces. The building and car park are integrated within the GPO complex that also accommodates the Westin Hotel and a retail/restaurant/bar component within the refurbished heritage GPO building.

## CITIGROUP CENTRE

2 Park Street, Sydney NSW



A Premium Grade commercial office and retail development completed in July 2000 located in the Midtown precinct of the Sydney CBD.

The property comprises basement parking over 4 levels providing 281 car spaces, ground floor retail accommodation of 1,089 square metres and 41 upper office floors of Premium grade office accommodation from levels 5 to 47.

### Summary

Year built (or refurbished)	1999
Grade	Premium
Ownership	100%
Total NLA (sqm)	40,210
Typical floor plate (sqm)	1,675
Car spaces	363

### Tenancy statistics

WALE (by income)	5.4 years
Occupancy	99.8%

### Major tenants NLA (sqm)

Macquarie Group Ltd	13,034
APRA	8,094

### Ratings

NABERS Energy rating	4.5 star
NABERS Water rating	3.5 star
Green Star Office Interiors v1.1	5 star

Year built (or refurbished)	2000
Grade	Premium
Ownership	50%
Total NLA (sqm)	73,751
Typical floor plate (sqm)	1,570
Car spaces	281

WALE (by income)	4.9 years
Occupancy	99.0%

Amazon	18,219
Citigroup	13,276

NABERS Energy rating	5 star
NABERS Water rating	4 star

## 2 MARKET STREET

Sydney NSW



An A-Grade office building, comprising two individual office buildings with basement parking for 286 cars, 11 retail tenancies, commercial gym, large foyer and commercial accommodation within the Tower building (17 levels) and the Forecourt building (6 levels).

The building was constructed in two stages with the original 24 storey Tower Building completed in 1991, whilst the seven-storey Forecourt building was completed in 2007.

## THE DENISON

65 Berry Street, North Sydney NSW



A commercial building comprising 17 levels of office accommodation.

Located adjacent to the new Victoria Cross Metro station the building occupies a prime position in what will become the new centre of North Sydney CBD.

The newly refurbished ground floor foyer comprises an auditorium, café, wellness and community space. The building provides 6 levels of car parking for 262 cars.

### Summary

Year built (or refurbished)	2007
Grade	A
Ownership	50%
Total NLA (sqm)	39,757
Typical floor plate (sqm)	580–2,175
Car spaces	286

### Tenancy statistics

WALE (by income)	2.5 years
Occupancy	100%

### Major tenants NLA (sqm)

Allianz	18,909
Caltex	9,201

### Ratings

NABERS Energy rating (tower / forecourt)	5 star / 5 star
NABERS Water rating (tower / forecourt)	3 star / 3.5 star

Year built (or refurbished)	1986
Grade	A
Ownership	100%
Total NLA (sqm)	14,523
Typical floor plate (sqm)	854
Car spaces	262

WALE (by income)	1.5 years
Occupancy	91.0%

Mediacom	7,526
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NABERS Energy rating	5 star
NABERS Water rating	2.5 star

## 175 EAGLE STREET

Brisbane Qld



An A-Grade office building comprising 3 basement levels of car parking for 162 vehicles, 2 river promenade levels accommodating a variety of retail uses, mezzanine level and 19 floors of office accommodation.

The building was completed in 2002 and substantially refurbished in 2013/14. The improvements are constructed upon an “L” shaped freehold parcel of land, situated on the eastern side of Eagle Street with uninterrupted river views.

## CAPITAL HILL

83–85 George Street, Brisbane Qld



A B-Grade office building with 18 levels, known as Capital Hill. Constructed circa 1989 this building comprises 5 levels of basement parking, 18 levels of office accommodation.

The property is undergoing a major refurbishment as a result of a Lease for ~50% of the building to the Queensland Government.

The property is located adjacent to Brisbane’s new casino and entertainment precinct.

### Summary

Year built (or refurbished)	2002 (2013)
Grade	A
Ownership	100%
Total NLA (sqm)	22,254
Typical floor plate (sqm)	1,171
Car spaces	162

### Tenancy statistics

WALE (by income)	2.3 years
Occupancy	98.9%

### Major tenants NLA (sqm)

Aurizon <sup>1</sup>	10,722
AON Risk Services	1,851

### Ratings

NABERS Energy rating	4.5 star
NABERS Water rating	4 star

Year built (or refurbished)	1989
Grade	B
Ownership	100%
Total NLA (sqm)	10,516
Typical floor plate (sqm)	619
Car spaces	102

WALE (by income)	10.3 years
Occupancy	100%

Queensland Government	5,287
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NABERS Energy rating	2.5 star
NABERS Water rating	N/A

1. Expires 30 June 2018.

## 150 LONSDALE STREET

Melbourne Vic.



The property comprises a 29 level B-Grade office building which was completed in 1975.

It provides 27 upper levels of office accommodation, above a ground floor office lobby including a cafe. To the rear of the site is an adjoining 9 level multi-deck car park facility, which comprises a total of 647 car bays managed by Wilson Parking, accessed via Lonsdale Street and Little Lonsdale Street. The car park is able to be developed and a DA has recently been obtained for a 16,700 square metre office tower.

## 171 COLLINS STREET

Melbourne Vic.



A Premium Grade office building comprising 18 levels of office accommodation, including ground floor retail.

At the front of the site is an 8 level office building, comprising a heritage façade, linked to the main tower by a 9 level glass atrium. The building was completed in May 2013.

### Summary

Year built (or refurbished)	1974 (2005)
Grade	A
Ownership	100%
Total NLA (sqm)	28,588
Typical floor plate (sqm)	1,021
Car spaces	647

### Tenancy statistics

WALE (by income)	1.7 years
Occupancy	100%

### Major tenants NLA (sqm)

Telstra	19,910
Programmed Group	1,719

### Ratings

NABERS Energy rating	4.5 star
NABERS Water rating	3 star

Year built (or refurbished)	2013
Grade	Premium
Ownership	50%
Total NLA (sqm)	33,132
Typical floor plate (sqm)	1,841
Car spaces	98

WALE (by income)	5.7 years
Occupancy	100%

BHP	14,349
Wood Group	6,809

NABERS Energy rating	6 star
NABERS Water rating	4 star
Green Star Office Design v2	6 star
Green Star Office As Built v2	6 star

## ARGUS CENTRE

300 La Trobe Street, Melbourne Vic.



A 34 storey A-Grade commercial office building comprising 23 floors of offices above a 10 level car park, completed in July 1991.

The building is primarily occupied by Telstra, who committed to a new 12 year lease from 1 January 2013. A significant building upgrade was completed in 2013.

## EASTPOINT PLAZA

233–237 Adelaide Terrace, Perth WA



Eastpoint Plaza is an 11 storey B-Grade office building located toward the eastern periphery of the Perth CBD on Adelaide Terrace.

The building enjoys unobstructed views at its southern aspect across Langley Park to the Swan River from every level and is leased to a mix of government and private industry tenants.

### Summary

Year built (or refurbished)	1991 (2013)
Grade	A
Ownership	100%
Total NLA (sqm)	32,919
Typical floor plate (sqm)	968
Car spaces	509
WALE (by income)	5.3 years
Occupancy	100%
Telstra Corporation Ltd	23,455
Department of Veteran Affairs	4,749
NABERS Energy rating	5 star
NABERS Water rating	3.5 star

### Tenancy statistics

### Major tenants NLA (sqm)

### Ratings

Year built (or refurbished)	1982
Grade	B
Ownership	100%
Total NLA (sqm)	11,417
Typical floor plate (sqm)	1,038
Car spaces	91
WALE (by income)	2.6 years
Occupancy	77.0%
Western Australian Government	3,150
Sparke Helmore Lawyers	1,509
NABERS Energy rating	4 star
NABERS Water rating	4.5 star

# OFFICE MANDATES AND PARTNERSHIPS

Charter Hall's wholesale partnership and mandate business manages a range of high quality institutional grade office assets on behalf of its institutional clients. These wholesale mandates include 1 Shelley Street Sydney, Santos Place Brisbane, Brisbane Square, 275 George Street Brisbane, 343 Albert Street Brisbane, Bankwest Place and Raine Square Perth.

## 1 SHELLEY STREET

Sydney NSW



1 Shelley Street, Sydney is a prominently positioned prime-grade office building located directly adjacent to the south side of Barangaroo, and benefits from the improved accessibility to the Wynyard bus/rail interchange, and the revitalised retail and restaurant precinct in the area. The office component is 100% leased to ASX-listed Macquarie Group, with the parking facilities leased to Secure Parking.

The site is secured with a weighted average lease expiry (WALE) of 5.4 years, and provides an attractive investment proposition.

### Ownership

CPOF	50%
Institutional clients	50%

### Ratings

NABERS Energy rating	5 star
NABERS Water rating	4.5 star
Green Star Office Design v2	6 star
Green Star Office As Built v2	6 star

## 275 GEORGE STREET

Brisbane Qld



Comprising more than 40,000 square metres of A-grade office and retail space over 30 levels, this state-of-the-art energy efficient building is located in the heart of the Brisbane CBD. With a 5 star NABERS Energy rating and a 5 star Green Star Office As Built v2 rating, the building offers sweeping 360 degree views of the Brisbane River and city scape.

CPOF	50%
Institutional client	50%

NABERS Energy rating	5 star
NABERS Water rating	4.5 star
Green Star Office Design v2	5 star
Green Star Office As Built v2	5 star

## SANTOS PLACE

32 Turbot Street, Brisbane Qld



Located in the North Quarter, Santos Place is in close proximity to Roma Street Bus and Train Station, Queen Street Mall and Southbank.

The property offers a spectacular outlook over the Brisbane River, Southbank, Mount Coot-tha and hinterland. This Premium A-Grade tenancy boasts a superb fitout by Donovan Hill Architects with quality finishes and fantastic natural light.

### Ownership

CHC	5%
Institutional client	95%

### Ratings

NABERS Energy rating	5.5 star
NABERS Water rating	4.5 star

## 343 ALBERT STREET<sup>1</sup>

Brisbane Qld



A high profile site located on the corner of Albert & Turbot Street with good view corridors to Brisbane river & over the city. The 25 level building includes a plaza forecourt frontage and allows for immediate proximity to King George Square and the Roma Street Transit Centre.

CHC	5%
Institutional client	95%
NABERS Energy rating	3.5 star

1. Acquired 4 July 2018.

## BRISBANE SQUARE

266 George Street, Brisbane Qld



An A-Grade building that is comprised of 37 levels of commercial office space and ground level retail. The building was completed in 2006 and provides extensive uninterrupted views of the river.

### Ownership

CPOF	49.9%
CHC	16.8%
Institutional client	33.3%

### Ratings

NABERS Energy rating	4 star
NABERS Water rating	3.5 star

## BANKWEST PLACE AND RAINE SQUARE

Perth WA



Bankwest Place and Raine Square is an office and retail complex situated in a prime location within the Perth CBD market. The office component is occupied by Bankwest on a 12 year lease. The site covers the majority of an entire CBD block and also accommodates a variety of main street retail spaces.

Raine Square is currently undergoing a redevelopment including introducing a new cinema complex and re-positioning the retail precinct, opening the site lines, activating the dining options and re-energising the tenancy offering and ground planes.

CPOF	49.9%
CHC	16.8%
Institutional client	33.3%

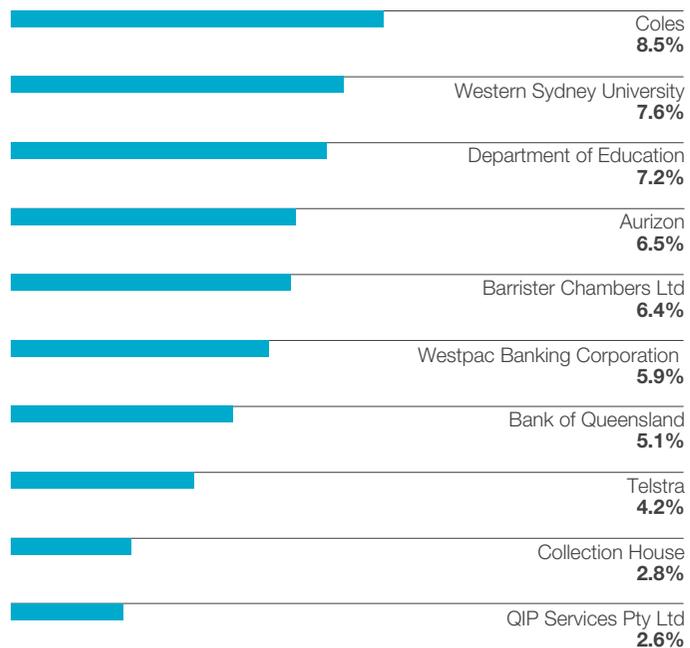
NABERS Energy rating	5 star
NABERS Water rating	4 star
Green Star Office As Built v2	4 star



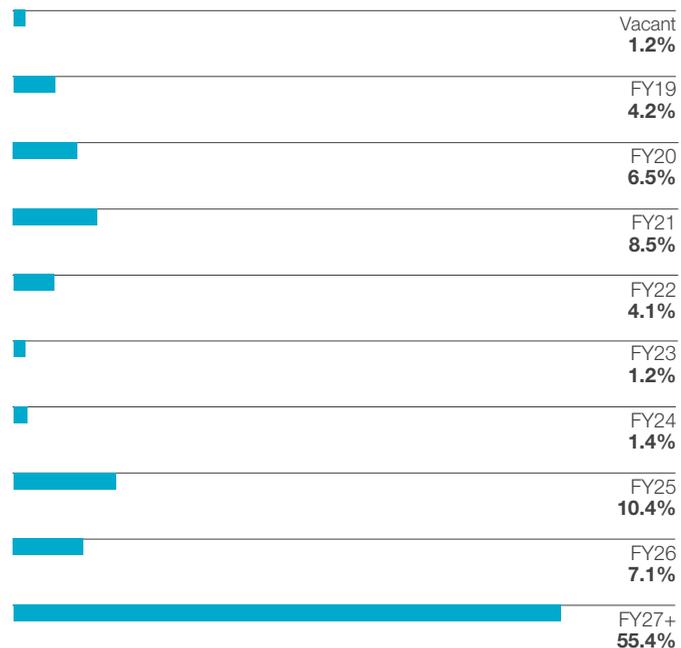
# CHARTER HALL DIRECT OFFICE FUND

Charter Hall Direct Office Fund (DOF) is an unlisted property fund, open for investment to retail, high net wealth and self managed superannuation fund investors, that aims to provide regular, income payable quarterly from a diversified portfolio of Australian office properties.

## TOP 10 TENANTS<sup>1</sup> BY GROSS INCOME



## ANNUAL LEASE EXPIRY<sup>1</sup> BY GROSS INCOME



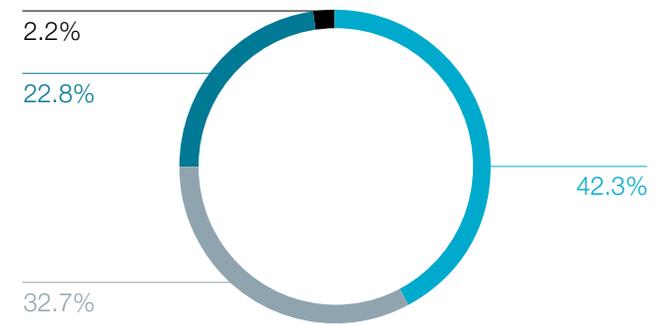
1. Includes look-through investment into CPOF.



200 Queen Street, Melbourne Vic.



**GEOGRAPHICAL DIVERSIFICATION<sup>1</sup>**  
BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia

1. Includes look-through investment into CPOF.

## PROPERTY PORTFOLIO

**\$1,384.5**

TOTAL VALUE  
OF PORTFOLIO<sup>1</sup> (A\$M)

**5.63%**

WEIGHTED AVERAGE  
CAPITALISATION RATE<sup>1</sup>  
(WACR)

	DOF OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Western Sydney University 169 Macquarie Street, Parramatta NSW	50%	13.6	3.8%
105 Phillip Street, Parramatta NSW	50%	11.8	3.8%
Westpac 4-16 Montgomery Street, Kogarah NSW	49.9%	16.1	2.2%
68 Pitt Street, Sydney NSW	100%	2.8	3.8%
100 Skyring Terrace, Newstead Qld	50%	7.9	3.9%
Northbank Plaza 69 Ann Street, Brisbane Qld	49.9%	5.4	3.6%
900 Ann Street, Fortitude Valley Qld	50%	11.6	3.3%
Coles HQ 800 Toorak Road, Hawthorn East Vic.	50%	11.7	3.3%
1 Nicholson Street, Melbourne Vic.	100%	8.5	3.8%
200 Queen Street, Melbourne Vic.	100%	5.8	3.5%
181 St Georges Terrace, Perth WA	100%	7.0	3.6%
<b>TOTAL / WEIGHTED AVERAGE<sup>1</sup></b>		<b>8.3</b>	<b>3.6%</b>

Western Sydney University, Parramatta NSW



1. Includes look-through investment into CPOF.

## WESTERN SYDNEY UNIVERSITY

169 Macquarie Street, Parramatta NSW



Completed in 2016, 14-level prime office tower with ground floor retail and two levels of basement parking (82 spaces).

The property is located to the south western corner of Macquarie and Smith Street approximately 150 metres north of Parramatta transport interchange, and is Western Sydney University's new age campus home to approximately 10,000 students.

## 105 PHILLIP STREET

Parramatta NSW



Recently completed A-grade building with strong environmental credentials.

The property is located in a strategically important location for the NSW Government, with a 12 year lease to the Department of Education and with fixed 3.8% annual reviews.

### Summary

Year built (or refurbished)	2016
Grade	A
Ownership	50%
Total NLA (sqm)	26,500
Typical floor plate (sqm)	1,265–2,185
Car spaces	82

### Tenancy statistics

WALE (by income)	13.6 years
Occupancy	100%

### Major tenant NLA (sqm)

Western Sydney University	26,500
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### Ratings

Green Star Education Design v1	5 star
Green Star Education As Built v1	5 star

Year built (or refurbished)	2018
Grade	A
Ownership	50%
Total NLA (sqm)	25,191
Typical floor plate (sqm)	2,200
Car spaces	48

WALE (by income)	11.8 years
Occupancy	100%

Department of Education	24,953
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Green Star Office Design v3	6 star
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## WESTPAC

4–16 Montgomery Street, Kogarah NSW



The property is an A-grade commercial office building, constructed in 1990 and comprising five levels of office space and parking for 597 vehicles.

The property is leased to Westpac Banking Corporation, which occupies 100% of the property.

The building underwent an extensive refurbishment in 2016, which included base building works, upgrades to plant and equipment and tenant fitout works.

### Summary

Year built (or refurbished)	1990 (2016)
Grade	A
Ownership	49.9%
Total NLA (sqm)	31,724
Typical floor plate (sqm)	1,965
Car spaces	597

### Tenancy statistics

WALE (by income)	16.1 years
Occupancy	100%

### Major tenants NLA (sqm)

Westpac Banking Corporation	31,724
-----------------------------	--------

### Ratings

## 68 PITT STREET

Sydney NSW



Situated in the centre of the Sydney CBD on the corner of Pitt and Hunter Streets, the 24 level office building is in immediate proximity to Australia Square, Wynyard Station and benefits from three sides of natural light. The property was repositioned via refurbishment in 2011.

Year built (or refurbished)	1965 (2011)
Grade	B
Ownership	100%
Total NLA (sqm)	14,283
Typical floor plate (sqm)	565
Car spaces	53
WALE (by income)	2.8 years
Occupancy	100%
Bird & Bird	1,825

NABERS Energy rating	3.5 star
NABERS Water rating	3.5 star

## 100 SKYRING TERRACE

Brisbane Qld



100 Skyring Terrace is located in the heart of Brisbane's thriving Gasworks precinct, Newstead – a flourishing business and lifestyle community, only 1.7 kilometres from the city centre.

Completed in 2014, this 12 level prime office building comprises approximately 24,665 square metres of office space with large and efficient 1,965 square metres campus-style floors with inspiring 360 degree river and city views. It features 1,038 square metres of retail space, a dedicated end-of-trip facility and 195 car parking spaces.

## NORTHBANK PLAZA

69 Ann Street, Brisbane Qld



Located within the Brisbane CBD, Northbank Plaza has been comprehensively refurbished and repositioned with A-grade services. The majority of floors feature expansive river, mountain and CBD views.

### Summary

Year built (or refurbished)	2014
Grade	A
Ownership	50%
Total NLA (sqm)	24,665
Typical floor plate (sqm)	2,200–2,813
Car spaces	195

### Tenancy statistics

WALE (by income)	7.9 years
Occupancy	100%

### Major tenants NLA (sqm)

Bank of Queensland	13,237
Collection House	8,007

### Ratings

NABERS Energy rating	5.5 star
NABERS Water rating	4 star
Green Star Office Design v3	5 star
Green Star Office As Built v3	5 star

Year built (or refurbished)	2009
Grade	A
Ownership	49.9%
Total NLA (sqm)	26,669
Typical floor plate (sqm)	1,200–2,000
Car spaces	153

WALE (by income)	5.4 years
Occupancy	91.9%

Telstra Corporation Ltd	10,669
Parsons Brinckerhoff	3,463

NABERS Energy rating	4 star
NABERS Water rating	4 star

## 900 ANN STREET

Fortitude Valley, Qld



Recently completed, the property comprises 19,231 square metres (NLA) of A-grade office accommodation over 22 floors, 200 square metres of retail accommodation and 280 square metres (NLA) of integrated church/community space. The ground floor entrance provides a prestigious opening to an expansive foyer with double height ceilings.

The development incorporates state of the art end of trip facilities comprising 153 bicycle parks and 103 secure basement car spaces over two basement floor levels.

The building has achieved a 5 star Green Star Office Design v3 rating and is registered for a Green Star Office As Built v3 rating.

## COLES HQ

800 Toorak Road, Hawthorn East Vic.



This landmark six level office complex is located in an inner Melbourne location with strong amenity and excellent transport connectivity being adjacent to the Monash Freeway. Leased to one of Australia's largest retailers, Coles Group, with a long lease term remaining.

### Summary

Year built (or refurbished)	2018
Grade	A
Ownership	50%
Total NLA (sqm)	19,231
Typical floor plate (sqm)	1,445
Car spaces	103

### Tenancy statistics

WALE (by income)	11.6 years
Occupancy	98.3%

### Major tenants NLA (sqm)

Aurizon	19,031
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### Ratings

Green Star Office Design v3	5 star
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Year built (or refurbished)	1986 (2014)
Grade	A
Ownership	50%
Total NLA (sqm)	41,898
Typical floor plate (sqm)	2,170
Car spaces	2449
WALE (by income)	11.7 years
Occupancy	100%
Coles	41,898

## 1 NICHOLSON STREET

Melbourne Vic.



Melbourne's first glass curtain wall facade 'sky-scraper', designed by Bates Smart and constructed in 1958. The building comprises 18 levels of office, ground floor retail café and basement car parking. The building enjoys fantastic views over Parliament Gardens and State Parliament House, is located close to public transport hubs, both tram and train.

## 200 QUEEN STREET

Melbourne Vic.



The A-grade commercial office building comprises nine levels of parking, ground level retail premises and office foyer and 25 levels of office accommodation.

The building is well located in the heart of legal and financial precincts of Melbourne's CBD, reflected in the calibre of tenants, mainly legal service providers.

### Summary

Year built (or refurbished)	1958 (2016)
Grade	B
Ownership	100%
Total NLA (sqm)	16,965
Typical floor plate (sqm)	920
Car spaces	56
WALE (by income)	8.5 years
Occupancy	100%
Orica Australia Pty Ltd	4,735
QIP Services Pty Ltd	4,597
NABERS Energy rating	4 star
NABERS Water rating	3 star

### Tenancy statistics

### Major tenants NLA (sqm)

### Ratings

Year built (or refurbished)	1982 (2015)
Grade	A
Ownership	100%
Total NLA (sqm)	19,736
Typical floor plate (sqm)	813
Car spaces	410
WALE (by income)	5.8 years
Occupancy	99.5%
Barristers Chambers Ltd	11,396
Redmon Group Pty Ltd	2,356
NABERS Energy rating	4.5 star
NABERS Water rating	4.5 star

## 181 ST GEORGES TERRACE

Perth WA



Located at 181 St Georges Terrace, the property comprises a modern B-grade office building comprising of ground floor foyer and retail tenancies and six upper level office floors. The property's location on St Georges Terrace is the premier address for financial and commercial activity within the Perth CBD.

### Summary

Year built (or refurbished)	2000
Grade	B
Ownership	100%
Total NLA (sqm)	3,590
Typical floor plate (sqm)	535
Car spaces	14

### Tenancy statistics

WALE (by income)	7.0 years
Occupancy	100%

### Major tenants NLA (sqm)

DOF Subsea Australia Pty Ltd	2,911
Emirates	265

### Ratings

NABERS Energy rating	3.5 star
NABERS Water rating	5.5 star

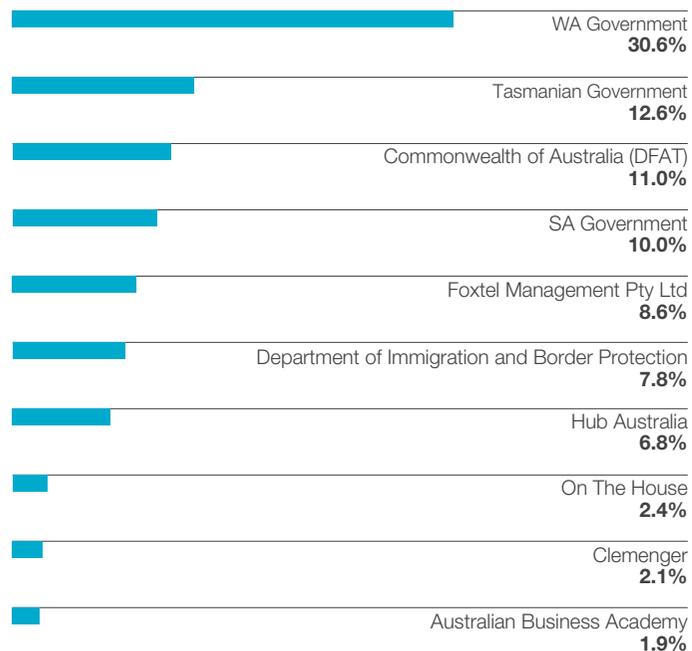


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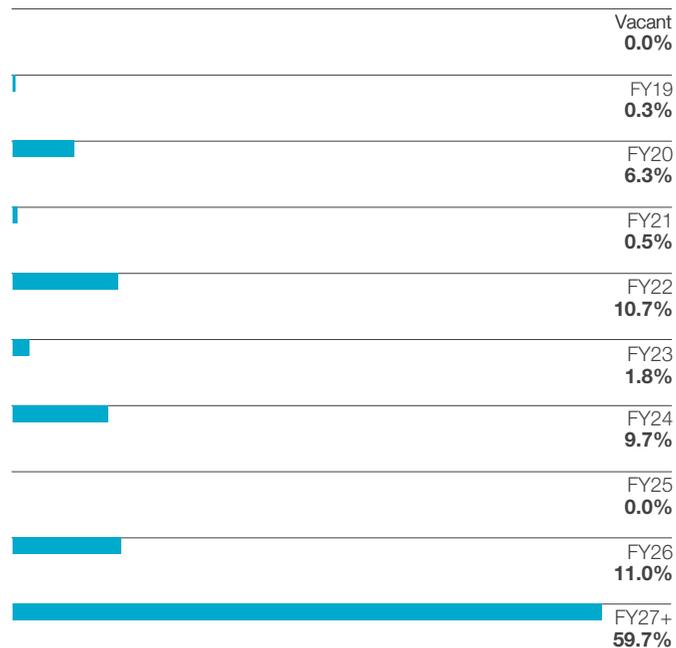
# DIRECT PFA FUND

Direct PFA Fund (PFA) is an unlisted property fund with an established and growing portfolio of income generating Australian office properties anchored by government tenants.

## TOP 10 TENANTS BY GROSS INCOME



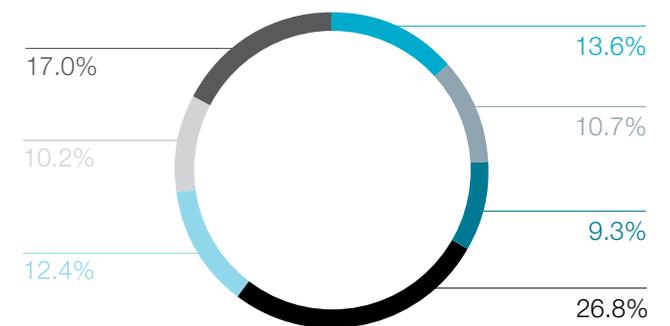
## ANNUAL LEASE EXPIRY BY GROSS INCOME



44 Sydney Avenue, Canberra ACT



**GEOGRAPHICAL DIVERSIFICATION**  
BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia
- South Australia
- Tasmania
- Australian Capital Territory

## PROPERTY PORTFOLIO

**\$355.4**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.99%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

	PFA OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
44 Sydney Avenue, Canberra ACT	100%	7.1	3.6%
Wentworth Place 9 Wentworth Street, Parramatta NSW	100%	4.4	4.2%
ANZAC Square 200 Adelaide St, Brisbane Qld	100%	6.6	3.6%
21-25 Nile Street, Port Adelaide, SA	100%	14.5	3.0%
Lands Building 134 Macquarie St, Hobart Tas.	100%	10.7	2.3%
Foxtel Building 1-21 Dean St, Moonee Ponds Vic.	100%	3.7	3.0%
Sevenoaks 303 Sevenoaks St, Cannington WA	100%	9.0	3.8%
<b>TOTAL / WEIGHTED AVERAGE</b>		<b>8.2</b>	<b>3.4%</b>

200 Adelaide St, Brisbane Qld



## 44 SYDNEY AVENUE

Canberra, ACT



The property is located in the inner South Canberra suburb of Forrest, approx 3.5 kilometres south-east of Canberra's CBD, and 200m east of Parliament House. The property is located on Sydney Avenue, which has direct links to the State Circle and National Circuit.

### Summary

Year built (or refurbished)	2003
Grade	A
Ownership	100%
Total NLA (sqm)	9,948
Typical floor plate (sqm)	3,316
Car spaces	218

### Tenancy statistics

WALE (by income)	7.1 years
Occupancy	100%

### Major tenants NLA (sqm)

Commonwealth of Australia (DFAT)	7,336
Minerals Council of Australia	951

### Ratings

NABERS Energy rating	4.5 star
NABERS Water rating	5 star

## WENTWORTH PLACE

9 Wentworth Street, Parramatta NSW



Known as Wentworth Place, the property comprises a commercial tower that was refurbished in 2006. The building incorporates a ground level foyer and retail, six upper levels of office accommodation and basement parking for 87 cars.

Year built (or refurbished)	1988 (2006)
Grade	A
Ownership	100%
Total NLA (sqm)	7,698
Typical floor plate (sqm)	1,200
Car spaces	87

WALE (by income)	4.4 years
Occupancy	100%

Federal Government	5,192
Australian Business Academy	1,237

NABERS Energy rating	5 star
NABERS Water rating	4 star

## ANZAC SQUARE

200 Adelaide Street, Brisbane Qld



The property forms part of the Property Council of Australia award winning ANZAC Square heritage complex and has direct access to Central Station via a pedestrian tunnel. It comprises five levels of office accommodation and ground floor retail space, plus basement level parking for 22 cars.

## 21-25 NILE STREET

Port Adelaide, SA



Recently completed, the property comprises six levels of A-grade office accommodation, retail space and parking facilities. Port Adelaide is 14 kilometres north west of the Adelaide CBD and the region is set to benefit from substantial investment by the Australian Government.

### Summary

Year built (or refurbished)	1957 (2016)
Grade	B
Ownership	100%
Total NLA (sqm)	5,957
Typical floor plate (sqm)	1,172
Car spaces	22
WALE (by income)	6.6 years
Occupancy	100%
Hub Australia	3,538
On The House	1,275
NABERS Energy rating	2 star
NABERS Water rating	N/A

### Tenancy statistics

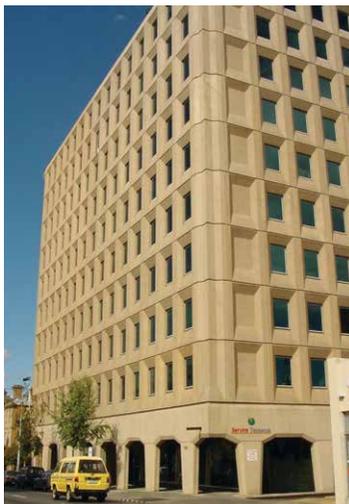
### Major tenants NLA (sqm)

### Ratings

Year built (or refurbished)	2018
Grade	A
Ownership	100%
Total NLA (sqm)	6,477
Typical floor plate (sqm)	1,883
Car spaces	150
WALE (by income)	14.5 years
Occupancy	100%
South Australian Government	6,063

## LANDS BUILDING

134 Macquarie Street, Hobart Tas.



Known as The Lands Building, the property comprises 10 levels of office accommodation, 32 basement car spaces and archival-quality storage spaces. With abundant natural light and impressive views over Hobart and the River Derwent, the Property underwent a major restoration in 1998 and 2017.

## FOXTEL BUILDING

1–21 Dean Street, Moonee Ponds Vic.



The property has five levels of office space and features virtually uninterrupted natural light. At the centre of the building is a four level high atrium with a translucent ceiling and suspended stairways. Substantial parking facilities for the property include 250 car spaces.

### Summary

Year built (or refurbished)	1975 (2017)
Grade	A
Ownership	100%
Total NLA (sqm)	11,675
Typical floor plate (sqm)	1,182
Car spaces	32

### Tenancy statistics

WALE (by income)	10.7 years
Occupancy	100%

### Major tenants NLA (sqm)

State Government of Tasmania	11,675
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### Ratings

NABERS Energy rating	3 star
NABERS Water rating	3.5 star

Year built (or refurbished)	2004
Grade	B
Ownership	100%
Total NLA (sqm)	7,104
Typical floor plate (sqm)	1,730
Car spaces	243

WALE (by income)	3.7 years
Occupancy	100%

Foxtel Management Pty Ltd	7,104
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NABERS Energy rating	0 star
NABERS Water rating	5 star

## SEVENOAKS

303 Sevenoaks Street, Cannington WA



This modern four level office building offers large floor plates which are attractive to government and large corporate tenants. There are two internal atriums within the building that enhance natural lighting, and parking for 606 cars. The Perth suburb of Cannington is approximately 12 kilometres from the Perth CBD, and is predominantly occupied by government tenants.

### Summary

Year built (or refurbished)	1992 (2016)
Grade	B
Ownership	100%
Total NLA (sqm)	20,837
Typical floor plate (sqm)	5,540
Car spaces	606

### Tenancy statistics

WALE (by income)	9.0 years
Occupancy	100%

### Major tenants NLA (sqm)

Western Australian Government	20,817
OMG Catering	20

### Ratings

NABERS Energy rating	5 star
NABERS Water rating	N/A



# INDUSTRIAL



**116**  
NUMBER OF  
PROPERTIES



**6.07%**  
WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)



**98.0%**  
OCCUPANCY

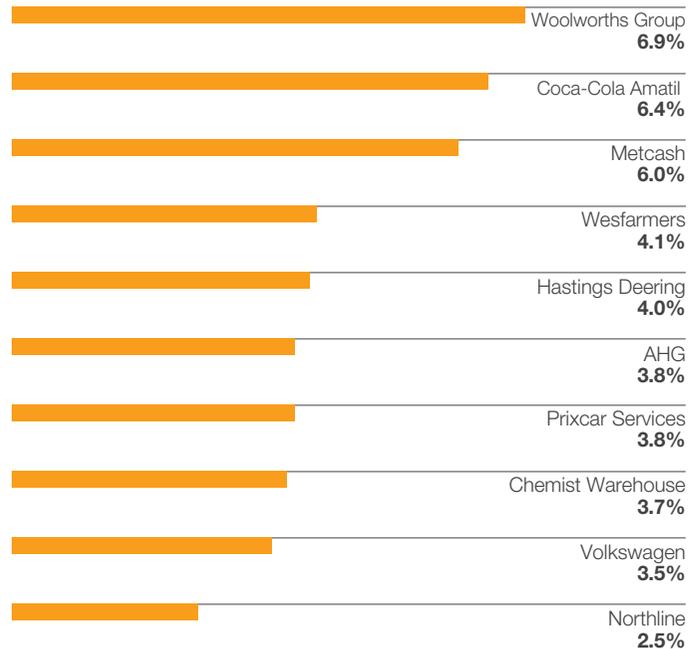


**9.7 years**  
WEIGHTED AVERAGE  
LEASE EXPIRY (WALE)

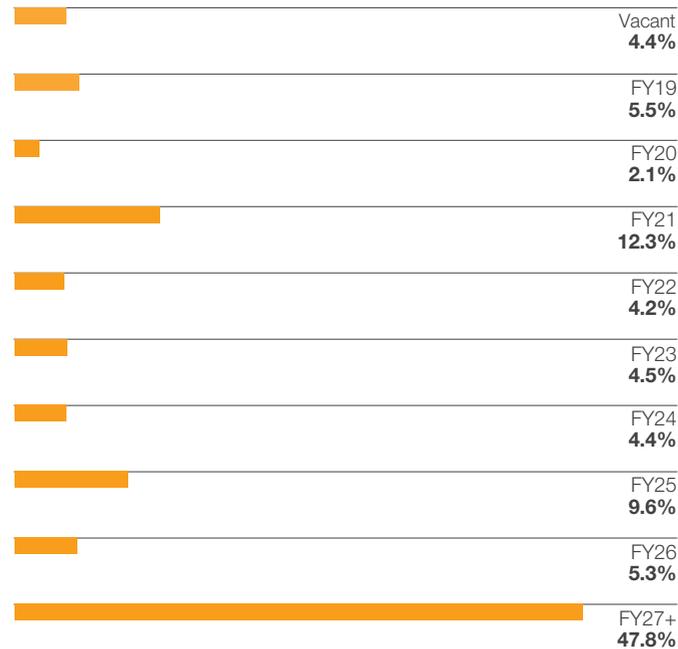
# CHARTER HALL PRIME INDUSTRIAL FUND

Charter Hall Prime Industrial Fund (CPIF) was launched in 2007 and currently has 53 assets that are predominantly located in the key, land constrained growth markets of Sydney and Melbourne. The \$3 billion fund principally targets core industrial and logistics facilities with a value add component from strategic landbanks.

## TOP 10 TENANTS BY GROSS INCOME



## ANNUAL LEASE EXPIRY GROSS INCOME

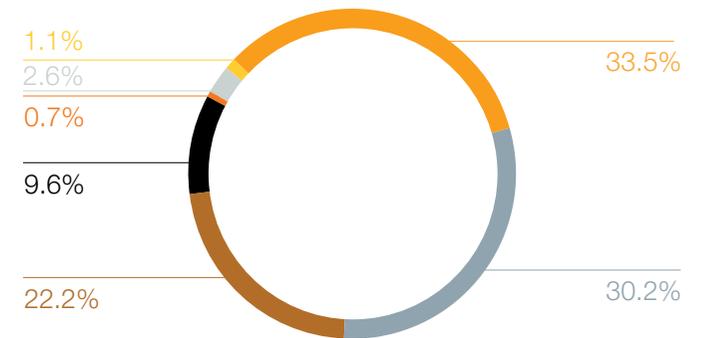


M5M7 Logistics Park (GWA) NSW





**GEOGRAPHICAL DIVERSIFICATION**  
BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia
- South Australia
- Tasmania
- Northern Territory

## PROPERTY PORTFOLIO

**\$2,959.3**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**5.95%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

	CPIF OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)		CPIF OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Eastern Valley Estate NSW	100%	4.4	3.3%	AF Laverton North Logistics Facility Vic.	100%	18.4	3.3%
Chullora Distribution Facility NSW	100%	6.7	3.3%	Altona Logistics Facility Vic.	100%	13.0	2.7%
Chullora Industrial Park NSW	100%	6.4	3.9%	Discovery Industrial Estate Vic.	100%	6.6	3.2%
Chullora Logistics Park NSW (Lion)	100%	14.9	3.3%	Fitzgerald Road Distribution Centre Vic.	100%	2.9	2.2%
Frenchs Forest Logistics Centre NSW	100%	2.2	3.0%	Laverton Logistics Centre Vic.	100%	0.5	3.8%
Greenacre Logistics Facility NSW	100%	13.0	2.2%	Parkwest Industrial Estate Vic.	100%	5.9	3.2%
Huntingwood Industrial Estate NSW	100%	4.6	2.8%	Somerton Logistics Centre Vic.	100%	3.5	3.0%
M5M7 Logistics Park (Stage 1) NSW	100%	6.0	3.3%	Truganina Distribution Facility Vic.	50%	14.0	3.5%
M5M7 Logistics Park (GWA) NSW	100%	9.8	3.0%	Boundary Logistics Centre Vic.	100%	14.8	2.7%
Minto Distribution Centre NSW	100%	1.5	2.2%	Dandenong Distribution Centre Vic.	48%	19.7	2.8%
Prestons Distribution Facility NSW	100%	13.4	2.7%	Canning Vale Distribution Centre WA	100%	2.9	3.0%
Rosehill Distribution Centre NSW	100%	6.2	2.7%	Canning Vale Logistics Centre WA	100%	3.7	3.0%
Smithfield Distribution Facility NSW	100%	4.8	3.3%	Kewdale Distribution Centre WA	100%	1.9	3.0%
Wetherill Park Distribution Centre NSW	100%	0.0	3.0%	Stockyards Industrial Estate WA	50%	6.4	3.3%
Worth Street Distribution Centre NSW	100%	6.3	2.3%	Welshpool Distribution Centre WA	100%	9.9	3.5%
East Arm Port Distribution Facility NT	100%	9.2	3.0%	Chullora Logistics Park NSW (pre-lease)	100%	11.8	3.3%
Acacia Ridge Industrial Estate Qld	100%	19.1	2.8%	Huntingwood Logistics Park NSW (pre-lease)	100%	10.0	3.0%
Berrinba Distribution Centre Qld	100%	2.9	3.0%	Motorway Industrial Park Qld (pre-lease)	100%	9.1	3.1%
Hemmant Industrial Park Qld	100%	8.0	3.4%	M5M7 Logistics Park NSW (land)	100%	–	–
Holt Street Distribution Centre Qld	100%	7.2	4.0%	Wetherill Park Distribution Centre NSW (land)	100%	–	–
Main Beach Distribution Centre Qld	100%	3.6	3.3%	Motorway Industrial Park Qld (land)	100%	–	–
Peachey Road Distribution Centre Qld	100%	12.5	3.0%	Peachey Road Distribution Centre Qld (land)	100%	–	–
Richlands Distribution Facility Qld	100%	19.5	3.0%	Sherbrooke Industrial Park Qld (land)	100%	–	–
Willawong Logistics Facility Qld	100%	21.8	3.6%	Tradecoast Industrial Park Qld (land)	100%	–	–
Gilman Distribution Centre SA	100%	9.5	3.5%	Midwest Logistics Hub (land)	100%	–	–
Translink Distribution Centre Tas.	50.1%	21.4	2.8%	Bunnings RVN	100%	7.2	–
AF Clarinda Logistics Facility Vic.	100%	5.9	3.3%				
AF Epping Logistics Facility Vic.	100%	12.0	3.3%				
				<b>TOTAL/WEIGHTED AVERAGE</b>		<b>8.9</b>	<b>3.1%</b>

## EASTERN VALLEY ESTATE

372 Eastern Valley Way, Chatswood NSW



Eastern Valley Estate is located on a high profile 1.2 hectare site at the corner of Eastern Valley Way and Smith Street, two kilometres north east of the Chatswood Regional Centre and 10 kilometres north of the Sydney CBD.

The property comprises a modern, 10 unit industrial complex that was completed in 1986. The units are constructed over two main levels and have a gross lettable area of 12,703 square metres. The estate is anchored by key bulky goods users, with Petbarn, Baby Bunting and The Good Guys occupying 70% of the total GLA. Bunnings Warehouse occupies the adjoining site.

### Summary

Year built (or refurbished)	1986
Ownership	100%
Total GLA (sqm)	12,664
<b>Tenancy statistics</b>	
WALE (by income)	4.4 years
Occupancy	85.6%
<b>Major tenants (GLA sqm)</b>	
Petbarn	4,605
The Good Guys	2,566

## CHULLORA DISTRIBUTION FACILITY

24 Muir Road, Chullora NSW



The property comprises a purpose built facility for Volkswagen Group Australia's head office and distribution centre, comprising of two office levels, a ground floor showroom, a training centre and service area, together with a high clearance warehouse facility, with a combined GLA of 33,739 square metres that is situated on a total site area of 5.7 hectares.

The state of the art facility has recently been extended and features a minimum clearance height of approximately 10 metres, rising to approximately 13.5 metres with access via 7 on grade roller shutters and 10 recessed docks along with ESFR Fire Suppression System throughout.

Year built (or refurbished)	2011 (2018)
Ownership	100%
Total GLA (sqm)	33,739
WALE (by income)	6.7 years
Occupancy	100%
Volkswagen	33,739

## CHULLORA INDUSTRIAL PARK

56 Anzac Street, Chullora NSW



The property comprises two substantial industrial warehouse/office facilities, with attached awning and hardstand areas situated on a site of 6.5 hectares.

Building one comprises a modern showroom/office area fronting the Hume Highway and warehouse area to the rear. It is occupied by Volvo Truck Australia and has a gross lettable area of 6,995 square metres.

Building two is a large freestanding office/warehouse of approximately 21,204 square metres. Internal clearance up to 13 metres and access is provided via a series of roller shutter doors and recessed loading docks on the south and west elevations, with a large covered awning and large open marshalling areas.

### Summary

Year built (or refurbished)	2010
Ownership	100%
Total GLA (sqm)	28,198
WALE (by income)	6.4 years
Occupancy	100%
Fastway	21,203
Volvo	6,995

### Tenancy statistics

### Major tenants (GLA sqm)

## CHULLORA LOGISTICS PARK (LION)

2 Hume Highway, Chullora NSW



Image Source: Mike Chorley Photography

The recently completed Lion Dairy & Drinks facility features a 620 square metre office component and temperature controlled warehouse space of 9,300 square metres. The development is the first of four new facilities in the Chullora Logistics Park.

The facility is in the process of being certified as a 4 Star Green Star building and 50% of the warehouse roof area has been structurally upgraded to take the load of PV Solar panels as a future provision.

The facility is situated on a site of 2.4 hectares and is located in a land constrained industrial precinct some 18 kilometres west of the Sydney CBD.

Year built (or refurbished)	2018
Ownership	100%
Total GLA (sqm)	9,920
WALE (by income)	14.9 years
Occupancy	100%
Lion Dairy & Drinks	9,920

## FRENCHS FOREST LOGISTICS PARK

2-6 & 8 Rodborough Rd, 357-373 Warringah Rd, Frenchs Forest NSW



Two adjoining lots with a combined area of 3.2 hectares and three freestanding buildings with a large on-grade parking area, located only 13 kilometres north of Sydney CBD. Building one consists of an older style office/warehouse, building two is a two-storey office building and building three is an office/warehouse building.

Frenchs Forest is a land constrained industrial precinct located on the Northern Beaches area of Sydney, with the property representing development inventory for the Fund that will likely be redeveloped in the near future.

### Summary

Year built (or refurbished)	1970/1995
Ownership	100%
Total GLA (sqm)	16,327
<b>Tenancy statistics</b>	
WALE (by income)	2.2 years
Occupancy	100%
<b>Major tenants (GLA sqm)</b>	
Australia Post	8,904
Australian Federal Police	3,895

## GREENACRE LOGISTICS FACILITY

1 Moondo Street, Greenacre NSW



The property comprises a 3.2 hectare land parcel with direct access to Roberts Road at Greenacre. The site is improved with a 12,813 square metre freestanding two-storey office building and a high clearance cold storage warehouse facility. Internal clearances in the warehouse are up to 11.3 metre with access provided via fourteen raised docks with dock levellers. The property also benefits from a large hardstand forecourt providing excellent heavy vehicle marshalling and maneuverability.

Year built (or refurbished)	1999
Ownership	100%
Total GLA (sqm)	12,813
WALE (by income)	13.0 years
Occupancy	100%
Primo Meats	12,813

## HUNTINGWOOD INDUSTRIAL ESTATE

11–15 Huntingwood Drive, Huntingwood NSW



The property incorporates two adjoining industrial facilities over a total site area of 5 hectares. 11 Huntingwood Drive comprises a 5,391 square metre freestanding building providing separate office and warehouse areas. 15 Huntingwood Drive comprises a 12,959 square metre freestanding building providing a high clearance warehouse, two-storey office and a dangerous goods store together with additional mezzanine storage.

The property is situated in the established industrial estate of Huntingwood, adjoining the M4 Motorway approximately 34 kilometres west of the Sydney CBD and 10 kilometres west of Parramatta.

The site provides the opportunity for development of additional GLA due to low existing site coverage.

### Summary

Year built (or refurbished)	1996
Ownership	100%
Total GLA (sqm)	18,350
WALE (by income)	4.6 years
Occupancy	100%
Danks (Woolworths Group)	12,959
Uni-Span Australia	5,391

### Tenancy statistics

### Major tenants (GLA sqm)

## M5M7 LOGISTICS PARK (STAGE 1)

290 Kurrajong Road, Prestons NSW



Stage 1 of the Logistics Park was completed in May 2017. The facility incorporates a lettable area of 25,571 square metres, of which 15,278 square metres is leased to Bracknells Warehousing and 10,293 square metres to BAM Wine Logistics.

The park has a total site area of 15 hectares and is located in the premium south western Sydney logistics precinct of Prestons, within 35 kilometres of Port Botany. The park is well serviced by direct access to the M7 and M5 Motorways, Hume Highway and is within close proximity of the Moorebank Intermodal.

Year built (or refurbished)	2017
Ownership	100%
Total GLA (sqm)	25,571
WALE (by income)	6.0 years
Occupancy	100%
Bracknells Warehousing	15,278
BAM Wine Logistics	10,293

## M5M7 LOGISTICS PARK (GWA)

290 Kurrajong Road, Prestons NSW



Stage 2 of the development, a 31,029 square metre facility for existing CPIF Tenant Customer GWA (Caroma) reached practical completion in April 2018 and is being registered for a 5 Star Green Star rating. The facility is situated on a site of 4.5 hectares within the M5/M7 Logistics Park.

The park is located in the premium south western Sydney logistics precinct of Prestons, within 35 kilometres of Port Botany. The park is well serviced by direct access to the M7 and M5 Motorways, Hume Highway and the approved development of the Moorebank Intermodal.

### Summary

Year built (or refurbished)	2018
Ownership	100%
Total GLA (sqm)	31,029
<b>Tenancy statistics</b>	
WALE (by income)	9.8 years
Occupancy	100%
<b>Major tenants (GLA sqm)</b>	
GWA Group	31,029

## MINTO DISTRIBUTION CENTRE

42 Airds Road, Minto NSW



The site comprises a free standing functional manufacturing and warehouse facility and ancillary office with a gross lettable area of 10,766 square metres on a total site area 2.6 hectares.

The property is located on Airds Road, a main link road to Minto Industrial Precinct and is within close proximity to the M5 and M7 Motorways. Minto is located approximately 56 kilometres south-west of Sydney CBD.

Year built (or refurbished)	1990
Ownership	100%
Total GLA (sqm)	10,766
WALE (by income)	1.5 years
Occupancy	100%
VIP Plastic	10,766

## PRESTONS DISTRIBUTION FACILITY

402 Hoxton Park Road, Prestons NSW



The property comprises a new two-storey office building with an attached high clearance warehouse and associated hardstand storage areas. The facility is used by Automotive Holdings Group (AHG) as its head office and logistics facility for spare parts and new motor vehicle storage.

The property is situated on a site of 4.4 hectares that is zoned B6 Enterprise Corridor and is located on Hoxton Park Road at Prestons some 38 kilometres south west of Sydney. The M7 Motorway on/off ramps are situated within one kilometre whilst the M5 Motorway and M7 Motorway intersection is located approximately two kilometres to the south.

### Summary

Year built (or refurbished)	2016
Ownership	100%
Total GLA (sqm)	17,207
<b>Tenancy statistics</b>	
WALE (by income)	13.4 years
Occupancy	100%
<b>Major tenants (GLA sqm)</b>	
AHG	17,207

## ROSEHILL DISTRIBUTION CENTRE

5 Devon Street, Rosehill NSW



A generic logistics facility situated within the established and land constrained industrial suburb of Rosehill, approximately 2.5 radial kilometres east of the Parramatta Central Business District and approximately 21 kilometres west of the Sydney Central Business District.

The site of 6.3 hectares sits adjacent to the M4 Motorway and will benefit from further infrastructure upgrades to the area, including West Connex and the Parramatta Light Rail. Improvements comprise a 30,812 square metre high clearance, generic logistics facility currently leased to AB InBev (Carlton United Breweries).

Year built (or refurbished)	2007
Ownership	100%
Total GLA (sqm)	30,812
WALE (by income)	6.2 years
Occupancy	100%
Carlton United Breweries	30,812

## SMITHFIELD DISTRIBUTION FACILITY

15–17 Long Street, Smithfield NSW



The property is located on a site of 6.6 hectares in the western metropolitan Sydney area of Smithfield, a short distance west of the intersection of Long Street and the Cumberland Highway. This established industrial precinct is approx. 30 kilometres west of Sydney's CBD and 9 kilometres south of the Parramatta CBD.

The modern logistics estate comprises a GLA of 33,571 square metres that is configured into 3 tenancies. The premises at 15 Long Street is leased to Northline for an initial 8-year term with a 5-year option. The premises at 17 Long Street is leased to Apollo Kitchens for a 11.5-year term and Axima Logistics for a 7-year term with a break clause after 5 years.

### Summary

	15 LONG STREET	17 LONG STREET
Year built (or refurbished)	2014	2016
Ownership	100%	100%
Total Proposed GLA (sqm)	16,516	17,055
WALE (by income)	3.5 years	6.22 years
Occupancy	100%	100%
Northline	16,516	–
Axima Logistics	–	8,564
Apollo Kitchens	–	8,491

### Tenancy statistics

### Major tenants (GLA sqm)

## WETHERILL PARK DISTRIBUTION CENTRE

300 Victoria Street, Wetherill Park NSW



The property is located within Sydney's western region of Wetherill Park, an established industrial precinct that benefits from excellent transportation connectivity to Sydney's major arterial routes. The property comprises two freestanding buildings on a total site area of 8 hectares.

Building 1 comprises a modern high clearance 11,090 square metre warehouse with 370 square metre ancillary office. Building 2 is being held as development inventory with capability to comprise a high clearance 30,220 square metre warehouse with 1,000 square metre corporate grade office and the ability for flexible tenancy sizes within. Both buildings will be fitted with LED lighting, ESFR Fire Suppression systems and a combination of sunken and on-grade dock access.

Year built (or refurbished)	2006
Ownership	100%
Total GLA (sqm)	11,460
WALE (by income)	0.03 years
Occupancy	100%
GWA Group	11,460

## WORTH STREET DISTRIBUTION CENTRE

21 Worth Street, Chullora NSW



The property comprises a 5.9 hectare land parcel that is improved with a freestanding office/warehouse building of 24,865 square metres. The building is configured into three tenancies ranging in size from 5,360 square metres and 13,218 square metres. The facility benefits from full drive around access together with high clearance (8.6 - 10.8 metres) ESFR sprinklered warehousing served by a combination of on grade roller shutter doors and recessed docks with dock levellers.

### Summary

Year built (or refurbished)	1996
Ownership	100%
Total GLA (sqm)	24,865
WALE (by income)	6.3 years
Occupancy	100%
Spicers Australia	13,218
EWE Group	6,378
Primo Meats	5,360

### Tenancy statistics

### Major tenants (GLA sqm)

## EAST ARM PORT DISTRIBUTION FACILITY

14 Dawson Street, East Arm Darwin NT



The site of 4 hectares is located within the Darwin Business Park at East Arm, which is strategically located close to the Port of Darwin and is immediately adjacent to the Adelaide to Darwin rail freight terminal. The site is approximately 16 kilometres (by road) east of the Darwin CBD and is in close proximity to the Stuart Highway, whilst the Darwin Airport is approximately 10 kilometres to the north. The property is improved with two warehouse buildings and ancillary office and workshop accommodation extending to a combined gross lettable area of 10,835 square metres. A central breezeway of 4,000 square metres joins the two warehouse buildings. The facility features a flexible design and ability to subdivide and/or increase GLA, with approximately 5,200 square metres of concrete paved hardstand.

Year built (or refurbished)	2015
Ownership	100%
Total GLA (sqm)	14,835
WALE (by income)	9.2 years
Occupancy	100%
Northline Logistics	14,835

## ACACIA RIDGE INDUSTRIAL ESTATE

98 Kerry and 1123 & 1141 Beaudesert Roads, Acacia Ridge, Qld



A three property portfolio with a collective land area of 16.5 hectares located in the established industrial area of Acacia Ridge, 15 kilometres south of Brisbane CBD. The property has a low overall site coverage of 22%, which provides long term redevelopment potential in a core Brisbane market with significant expansion capacity.

Acacia Ridge provides excellent connectivity to the major arterial networks servicing Brisbane and is a hub for large scale logistics and transport groups due to its proximity to road, rail and air infrastructure. The Acacia Ridge Road/ Rail Intermodal, which is one of Queensland's largest rail yards and is the northern terminal of the proposed Inland Rail Route, is within 600 metres of the facility.

### Summary

Year built (or refurbished)	–
Ownership	100%
Total GLA (sqm)	33,819
<b>Tenancy statistics</b>	
WALE (by income)	19.1 years
Occupancy	100%
<b>Major tenants (GLA sqm)</b>	
Hastings Deering	33,819

## BERRINBA DISTRIBUTION CENTRE

29 Forest Way, Berrinba Qld



Situated approximately 21 radial kilometres south-east of Brisbane, Berrinba Distribution Centre comprises a near regular shaped, 3.5 hectare site located to the south-eastern alignment of Forest Way at Berrinba.

A brand new 19,790 square metre building was completed in April 2017, which comprises a generic logistics facility that is configured into 2 tenancies. The facility incorporates corporate offices, high clearance warehousing with ESFR fire sprinklers and large concrete paved truck marshalling areas.

Year built (or refurbished)	2017
Ownership	100%
Total GLA (sqm)	19,790
WALE (by income)	2.9 years
Occupancy	47.3%
Detmold	9,510

## HEMMANT INDUSTRIAL PARK

1495–1517 Lytton Road and 80 Canberra Street, Hemmant Qld



Hemmant Industrial Park comprises three adjacent properties with a collective land holding of 11.8 hectares located within the prime Brisbane Trade Coast and Port of Brisbane precinct.

The properties effectively represent a future redevelopment opportunity with strong holding income in addition to the high underlying land value component.

The land holding is strategically situated with a high level of exposure and a 650 metre frontage to Lytton Road, being within close proximity to the on/off ramps of the Port of Brisbane Motorway.

### Summary

Year built (or refurbished)	2017
Ownership	100%
Total GLA (sqm)	15,548
Usable site area (sqm)	109,717
WALE (by income)	8.0 years
Occupancy	100%
Major tenants (GLA sqm)	
Ingham's	13,648
Tyne Container Services	925

## HOLT STREET DISTRIBUTION CENTRE

180 Holt Street, Pinkenba Qld



The property comprises a modern, freestanding warehouse facility on a 6.3 hectare lot within Pinkenba and adjacent to the Brisbane Airport and Gateway Motorway.

Originally constructed in 2000, the facility was substantially upgraded in 2015 and divided into two tenancies, each with segregated traffic flow and dedicated, secure hardstand areas.

Extensive capital upgrades have recently been completed onsite with a 3,000 square metre expansion to the AP Eagers tenancy that was completed in 2017.

Year built (or refurbished)	2000 (2017)
Ownership	100%
Total GLA (sqm)	21,049
WALE (by income)	7.2 years
Occupancy	100%
Major tenants (GLA sqm)	
AP Eagers	11,673
Sandvik Mining & Construction	9,376

## MAIN BEACH DISTRIBUTION CENTRE

30 and 56 Main Beach Road, Pinkenba Qld



Main Beach Distribution Centre comprises two industrial sites with a total land holding of approximately 7.2 hectares. The consolidated site benefits from triple street frontages and is situated at the northern end of the established industrial suburb of Pinkenba, in close proximity to Brisbane Airport, Port of Brisbane and Gateway Motorway.

The Ceva facility was completed in 2015, whilst the former Arrium facility was purpose built at the end of 2008, and is now occupied by the Australian Federal Police.

### Summary

Year built (or refurbished)	2008 (2015)
Ownership	100%
Total GLA (sqm)	19,835
<b>Tenancy statistics</b>	
WALE (by income)	3.6 years
Occupancy	100%
<b>Major tenants (GLA sqm)</b>	
AFP	11,705
Ceva Logistics	8,130

## PEACHEY ROAD DISTRIBUTION CENTRE

2 Stephens Way, Yatala Qld



The property comprises a modern freestanding logistics facility with a total building area of 10,863 square metres on a 3.6 hectare lot within Yatala, approximately 40 kilometres south of Brisbane. The building was purpose built for Cope Sensitive Freight on a 15 year lease.

The property benefits from easy access to the Pacific Motorway Yatala Interchange and is positioned four kilometres from the Pacific Motorway Yatala North Interchange.

Year built (or refurbished)	2015
Ownership	100%
Total GLA (sqm)	10,863
WALE (by income)	12.5 years
Occupancy	100%
Cope Sensitive Freight	10,863

## RICHLANDS DISTRIBUTION FACILITY

220-260 Orchard Road, Richlands Qld



Richlands Distribution Facility comprises a modern industrial facility that incorporates production and high bay warehousing areas, together with corporate offices that have a combined GLA of 81,008 square metres. The facility is situated on a site of 24.89 hectares (32% site cover) with surplus land available to cover any expansion requirements.

The property is located in the prime logistics precinct of Richlands, some 15 kilometres south west of the Brisbane CBD and is within close proximity to the Centenary and Ipswich Motorways.

The property was purchased on a 20 year triple net sale and leaseback to Coca-Cola Amatil and features fixed annual reviews of 3%.

### Summary

Year built (or refurbished)	2017
Ownership	100%
Total GLA (sqm)	81,008

### Tenancy statistics

WALE (by income)	19.5 years
Occupancy	100%

### Major tenants (GLA sqm)

Coca Cola Amatil	81,008
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## WILLAWONG LOGISTICS FACILITY

237 Gooderham Road, Willawong Qld



The property is situated 15 radial kilometres south of the Brisbane CBD at Willawong, an emerging industrial area that directly adjoins Acacia Ridge, one of the prime industrial locations in south east Queensland. It features easy access to major road infrastructure such as the Logan Motorway and Ipswich Motorway.

Completed in 2015 and leased for 25 years to Prixcar, the property comprises of a modern, freestanding industrial warehouse facility and substantial hardstand areas (partially hail netting) on a site area of 14.7 hectares.

Year built (or refurbished)	2015
Ownership	100%
Total GLA (sqm)	4,414

Usable site area (sqm)	142,200
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WALE (by income)	21.8 years
Occupancy	100%

Prixcar	4,414
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## GILLMAN DISTRIBUTION CENTRE

Lot 2, Grand Trunkway, Gillman SA



The property comprises a 31,589 square metres generic distribution centre situated on a site of 6.5 hectares and is well located, being within close proximity to the Port of Adelaide and approximately 18 kilometres north west of Adelaide CBD. The property is a short distance from the Port River Expressway, which provides a direct link to National Highway One. The Port River Expressway is a recent extension of the Salisbury Highway linking the Port to the north of Adelaide.

The property also benefits from being a short distance to interstate rail networks and easy linkages to Outer Harbour (Adelaide's major port) and was recently refurbished to include an ESFR sprinkler system upgrade.

### Summary

Year built (or refurbished)	1986 (2013)
Ownership	100%
Total GLA (sqm)	31,589
WALE (by income)	9.5 years
Occupancy	100%
AWH/DP World (GLA sqm)	31,589

### Tenancy statistics

### Major tenants (GLA sqm)

## TRANSLINK DISTRIBUTION CENTRE

4-20 Translink Avenue, Launceston Tas.



The Translink Distribution Centre is a state-of-the-art logistics facility that was purpose built for Woolworths and incorporates a GLA of approximately 46,500 square metres that is located on a 19.8 hectare site. The facility adjoins the northern end of Launceston Airport and is approximately 15 kilometres from Launceston's CBD.

The building is energy efficient using the latest environmental controls and sustainability initiatives. Woolworths have recently signed an agreement to expand the facility by a further 15,000 square metres.

Year built (or refurbished)	2012 (under expansion)
Ownership	50.1%
Total GLA (sqm)	61,500
WALE (by income)	21.4 years
Occupancy	100%
Woolworths Group	61,500

## AF CLARINDA LOGISTICS FACILITY

275–315 Kingston Road, Clarinda Vic.



Alex Fraser, Clarinda comprises a substantial land holding of 9.1 hectares and is approximately 22 kilometres south-east of the Melbourne CBD. Located within an established Special Use Zone (SUZ) precinct. The site abuts Green Wedge Zoned land (to the south of Kingston Road), but currently sits outside of the Urban Growth Boundary. The diverse range of surrounding land uses include agriculture, market gardens, education, industry, bulky goods retailing, Moorabbin Airport and outdoor recreation facilities.

With a triple net lease to Alex Fraser, the site consists of a materials recycling facility which is improved with significant bunded areas, a crushing plant, and water storage and collection uses.

### Summary

Year built (or refurbished)	—
Ownership	100%
Total GLA (sqm)	2,240
Usable site area (sqm)	90,500
WALE (by income)	5.9 years
Occupancy	100%
Alex Fraser Group (GLA sqm)	2,240

### Tenancy statistics

### Major tenants (GLA sqm)

## AF EPPING LOGISTICS FACILITY

455 Cooper Street, Epping Vic.



Alex Fraser, Epping comprises a substantial land holding of some 24.2 hectares and is approximately 22 kilometres north of the Melbourne CBD. Located in a strategic logistics location, the property is well situated at the diamond interchange of the Hume Freeway with Cooper Street, directly opposite to the Melbourne Wholesale Fruit and Vegetable Market. Cooper Street is also rated for B-Double access.

With a triple net lease to Alex Fraser, the site represents a long-term income producing land holding that is currently utilised for materials recycling with minimal permanent improvements.

Year built (or refurbished)	—
Ownership	100%
Total GLA (sqm)	500
Usable site area (sqm)	242,000
WALE (by income)	12.0 years
Occupancy	100%
Alex Fraser Group	500

## AF LAVERTON NORTH LOGISTICS FACILITY

9–19 Alex Fraser Drive, Laverton North Vic.



With a substantial land holding of some 34 hectares (usable site area of 30.5 hectares), the property is approximately 16 kilometres west of the Melbourne CBD and is located in a major industrial locality of Melbourne. It has excellent connectivity to major roads and infrastructure including the Princes Freeway, West Gate Freeway, Western Ring Road and the Deer Park Bypass.

With a triple net lease to Alex Fraser, the site represents a long-term income producing land holding that is currently utilised for materials recycling with minimal permanent improvements. Situated within the northern portion of the site is a modern workshop, providing high clearance, clear span accommodation extending to a gross lettable area of approximately 3,800 square metres.

### Summary

Year built (or refurbished)	—
Ownership	100%
Total GLA (sqm)	3,800
Usable site area (sqm)	305,000
WALE (by income)	18.4 years
Occupancy	100%
Major tenants (GLA sqm)	Alex Fraser Group 3,800

## ALTONA LOGISTICS FACILITY

810–848 Kororoit Creek Road, Altona North Vic.



The property is a 35 hectare vehicle storage, preparation and distribution facility situated within the established industrial precinct of Altona North.

The property comprises a large, strategic land holding that is well located on the northern side of Kororoit Creek Road, approximately 1.5 kilometres east of a full diamond intersection with the Princes Freeway and within close proximity of Melbourne CBD, Port Melbourne, and the intersection of the West Gate Freeway and Western Ring Road.

Year built (or refurbished)	2010
Ownership	100%
Total GLA (sqm)	9,519
Usable site area (sqm)	351,197
WALE (by income)	13.0 years
Occupancy	100%
Prixcar	9,519

## DISCOVERY INDUSTRIAL ESTATE

Discovery Road, Dandenong South Vic.



Discovery Industrial Estate comprises three recently constructed freestanding industrial office/warehouse buildings with a collective gross lettable area of 71,814 square metres. The buildings are separated into five tenancies with individual tenancy sizes from 6,109 square metres to 24,060 square metres. Tenants include ITW Proline, UPM Raflatac, Gale Pacific, Sokol Designer Furniture and BJ Ball Papers.

The subject site incorporates a large, strategic holding of 11.7 hectares that is located on the eastern side of Discovery Drive, south of Jayco Drive and north of Glasscocks Road at Dandenong South. The Eastlink is approximately 2.7 kilometres east of the property and the South Gippsland Highway and Westernport Highway are 2.6 kilometres north-east of the site.

### Summary

Year built (or refurbished)	2014
Ownership	100%
Total GLA (sqm)	71,814
WALE (by income)	6.6 years
Occupancy	100%
Major tenants (GLA sqm)	
BJ Ball	24,060
Illinois Tool Works	21,657
Gale Pacific	11,338

## FITZGERALD ROAD DISTRIBUTION CENTRE

63–83 Fitzgerald Road, Laverton Vic.



The Fitzgerald Road Distribution Centre comprises a substantial land holding of some 24.2 hectares, which fronts the western side of Fitzgerald Road, with excellent connectivity to major roads and key infrastructure and is approximately one kilometre from the Leakes Road and Princes Freeway interchange.

With a triple net lease to Metcash Trading Limited, the centre consists of four large freestanding distribution facilities, which provide both ambient and temperature controlled warehouse accommodation. The buildings vary in size between 11,800 square metres and 50,000 square metres and incorporate various ancillary areas including offices, battery charge rooms and workshop areas.

Year built (or refurbished)	1987 (2009)
Ownership	100%
Total GLA (sqm)	90,370
WALE (by income)	2.9 years
Occupancy	100%
Metcash	90,370

## LAVERTON LOGISTICS CENTRE

32–58 William Angliss Drive, Laverton Vic.



The property comprises a modern, flexible logistics facility situated in a core industrial precinct in the west of Melbourne. The property features dual street frontage to William Angliss Drive, approximately one kilometre west of Fitzgerald Road within the western industrial suburb of Laverton North.

The centre is arranged over three buildings and four tenancies extending to a combined gross lettable area of approximately 46,218 square metres situated upon a 10.4 hectare land parcel.

The site cover is approximately 45% with potential expansion land of some 4,000 square metres.

### Summary

Year built (or refurbished)	2006
Ownership	100%
Total GLA (sqm)	46,218
WALE (by income)	0.5 years
Occupancy	49.0%
Kimberly-Clark	16,777
Bossard Australia	3,367

### Tenancy statistics

### Major tenants (GLA sqm)

## PARKWEST INDUSTRIAL ESTATE

Parkwest Drive, Derrimut Vic.



The Parkwest Industrial Estate is one of Melbourne's premium logistics estates. It is conveniently located adjacent to the Western Ring Road in Melbourne's prime Western industrial precinct, providing convenient access to Melbourne's major arterial roads including the West Gate Freeway and Princes Freeway.

This master planned estate features a site area of 16.2 hectares that contains generic logistics facilities with high clearance warehousing, corporate grade offices, generous hardstand areas and B Double access. Additionally the estate provides a café with outdoor seating together with landscaping and lighting to all internal estate roads.

Year built (or refurbished)	2000
Ownership	100%
Total GLA (sqm)	78,810
WALE (by income)	5.9 years
Occupancy	100%
Abaris	37,767
Efflog Operations	12,640
Manassen Foods	11,156

## SOMERTON LOGISTICS CENTRE

Somerton Vic.



A landmark logistics estate in the north of Melbourne, the Somerton Logistics Centre comprises nine freestanding buildings separated into 11 tenancies, anchored by well known tenant customers such as Chemist Warehouse, Mazda Australia and VISY. The estate provides a highly generic, office and warehouse logistics estate of 128,027 square metres with 3.5% office content and is situated on a site area of 21.7 hectares with nine separate titles providing asset flexibility and the ability to sell down part/s of the estate.

Somerton is a prime industrial and logistics precinct, located approximately 30 kilometres north of the Melbourne CBD, 17 kilometres north east of Tullamarine Airport and 34 kilometres north of the Port of Melbourne.

### Summary

Year built (or refurbished)	2008
Ownership	100%
Total GLA (sqm)	128,027
WALE (by income)	3.5 years
Occupancy	100%
Chemist Warehouse	39,003
Visy Logistics Pty Ltd	28,321

### Tenancy statistics

### Major tenants (GLA sqm)

## TRUGANINA DISTRIBUTION FACILITY

485 Dohertys Road, Truganina Vic.



A purpose built Coles distribution centre completed in 2012. The building provides 69,074 square metres of GLA, of which 2,559 square metres is ambient temperature controlled. Ancillary improvements include canopies of 10,217 square metres, two weighbridges, a turnstile entrance, an outdoor canteen, a truck parking area and an onsite staff car parking for 502 cars. There is expansion capacity for circa 10,000 square metres of GLA on 1.6 hectares of land to the west of the existing improvements.

Truganina is situated approximately 20 kilometres west of the Melbourne CBD and is set to benefit from a number of proposed infrastructure projects including the Western Distributor, the M80 Ring Road Upgrade, the Palmers Road Corridor and the Western Interstate Freight Terminal.

Year built (or refurbished)	2012
Ownership	50%
Total GLA (sqm)	69,074
WALE (by income)	14.0 years
Occupancy	100%
Coles Group Limited	69,074

## BOUNDARY LOGISTICS CENTRE

415–423 Boundary Road, Truganina Vic.



The property is strategically situated on a high profile site at the corner of Boundary Road and Moorinna Way within the prime industrial and logistics precinct of Truganina. It is located approximately 20 kilometres west of the Melbourne CBD and within three kilometres of the Princes Freeway, West Gate Freeway and Western Ring Road.

The property comprises of a showroom/office and heavy vehicle dealership, workshop and warehouse facility purpose built for AHG on a 6.8 hectare site. The facility has a GLA of 11,590 square metres and comprises parts storage, heavy vehicle facilities, showroom/office and external concrete sealed display and storage areas.

### Summary

Year built (or refurbished)	2018
Ownership	100%
Total GLA (sqm)	11,590
WALE (by income)	14.8 years
Occupancy	100%
AHG	11,590

### Tenancy statistics

### Major tenants (GLA sqm)

## DANDENONG DISTRIBUTION CENTRE

225 Glasscocks Road, Dandenong South Vic.



The property comprises of a state of the art distribution facility of 69,217 square metres, purpose built for Woolworths Limited. The facility incorporates some elements of high bay, fully automated warehousing space with corporate offices and extensive hardstand areas.

Woolworths have commenced a 20 year lease. The facility has a site area of 15.9 hectares and is situated in Dandenong South, some 35 kilometres south-east of the Melbourne CBD and is within three kilometres of the Western Port Toll Road and Eastlink Motorway.

Year built (or refurbished)	2018
Ownership	48%
Total GLA (sqm)	69,217
WALE (by income)	19.7 years
Occupancy	100%
Woolworths Group	69,217

## CANNING VALE DISTRIBUTION CENTRE

2 Bannister Road, Canning Vale WA



The property comprises a 16.8 hectares high profile corner site with an 76,375 square metres of generic high clearance warehouse and office space. Located in Canning Vale, a sought after logistics precinct and situated approximately 14 kilometres southeast of the Perth Central Business District.

Bannister Road is the major thoroughfare through Canning Vale connecting directly with South Street and Nicholson Roads, which are both entry/exit ramps to Roe Highway.

### Summary

Year built (or refurbished)	1980 (2001)
Ownership	100%
Total GLA (sqm)	76,375
WALE (by income)	2.9 years
Occupancy	60.5%
AHG	16,669
IKEA	14,220

### Tenancy statistics

### Major tenants (GLA sqm)

## CANNING VALE LOGISTICS CENTRE

38 Bannister Road, Canning Vale WA



The property comprises an industrial complex situated on a 3.29 hectare site and, together with 2 Bannister Road, provides a strategic land holding of 19.5 hectares. The original improvements were constructed in 1984 and subsequently expanded in 2001 with modern warehouse accommodation, extending to a gross lettable area of 16,163 square metres.

Canning Vale is regarded as the prime industrial precinct in WA, situated approximately 14 kilometres south east of the Perth CBD. The property is in close proximity to Roe Highway, which connects Canning Vale with the eastern industrial suburbs of Welshpool, Kewdale and Forrestfield.

Year built (or refurbished)	1984 (2001)
Ownership	100%
Total GLA (sqm)	12,163
WALE (by income)	3.7 years
Occupancy	100%
KTI Logistics	6,216
CBH Group	5,947

## KEWDALE DISTRIBUTION CENTRE

123–135 Kewdale Road, Kewdale WA



The property is located approximately eight kilometres south of the Perth CBD, one kilometre south of Perth Airport and it adjoins the Kewdale Freight Terminal. It is a proven transport and distribution location and is in close proximity to the Leach, Tonkin and Roe Highways.

The 4.5 hectares site contains a former Woolworths distribution centre, comprising approximately 2,071 square metres of office and 26,947 square metres of warehouse space. The facility provides complete drive around and B-double access, in addition to both on-grade and dock access.

### Summary

Year built (or refurbished)	2007
Ownership	100%
Total GLA (sqm)	29,018
WALE (by income)	1.9 years
Occupancy	58.5%
Coles Group Limited	12,585
Woolworths Group	2,071

### Tenancy statistics

### Major tenants (GLA sqm)

## STOCKYARDS INDUSTRIAL ESTATE

385 Bushmead Rd, Hazelmere WA



The property comprises a state of art freehold industrial estate of 27.3 hectares that comprises modern offices, associated warehouses and hardstand occupied by four separate tenants being Toll IPEC, Penske, Coca Cola Amatil (CCA) and Linfox.

There is extensive expansion land for potential use of CCA. The development is relatively new and offers excellent quality industrial accommodation in the Perth market. The industrial estate has a total gross lettable area of 88,699 square metres with expansion land and hardstand/expansion land areas of a further 65,379 square metres.

Year built (or refurbished)	2010
Ownership	50%
Total GLA (sqm)	88,699
WALE (by income)	6.4 years
Occupancy	100%
Coca Cola	41,597
Linfox	19,810
Toll IPEC	15,474

## WELSHPOOL DISTRIBUTION CENTRE

103 Welshpool Road, Welshpool WA



The subject site is located approximately four kilometres north of the Cannington Town Centre and 850 metres from Welshpool Train Station. The site is situated in the core and very tightly held Welshpool Industrial area.

It has a site area of 3.2 hectares and is located on a major intersection with prominent exposure and frontage to the Leach Highway and Welshpool Road. It was acquired in 2014 with a new 10 year, triple net lease to Milne Feeds (part of the Milne Agrigroup) comprising fixed annual reviews of 3.5% and offers a number of future development options.

### Summary

Year built (or refurbished)	1984
Ownership	100%
Total GLA (sqm)	5,247
WALE (by income)	9.9 years
Occupancy	100%
Milne Agrigroup (GLA sqm)	5,247

## CHULLORA LOGISTICS PARK (PRE-LEASE)

2 Hume Highway, Chullora NSW



Chullora Logistics Park is located in one of Australia's most highly sought after industrial precincts. The estate is situated 17 kilometres west of the Sydney CBD, offering efficient access to both the M4 and M5 Motorways and is also in close proximity to the Chullora Pacific National Rail Terminal and Enfield Intermodal Terminal.

Buildings 3 has been pre-committed to Australia Post for circa 21,700 square metres and is expected to be completed in January 2019. An Agreement for Lease has also been entered into with Rittal for 4,420 square metres on a 10 year term over Building 1A. Development Applications have been lodged for Buildings 1 and 4, with construction to commence in Q3 2018.

Year built (or refurbished)	Under Construction
Ownership	100%
Total GLA (sqm)	40,339
WALE (by income)	11.8 years
Occupancy	100%
Australia Post	21,710
Rittal	4,420

## HUNTINGWOOD LOGISTICS PARK (PRE-LEASE)

36 Huntingwood Drive, Huntingwood NSW



36 Huntingwood Drive is situated in one of Sydney's premium industrial locations in a market filled with some of the largest corporate industrial occupiers.

The property comprises 5.6 hectares of industrial-zoned land benefited by expansive frontage to the great Western Highway, Huntingwood Drive and the M4 Motorway.

Chemist Warehouse have signed an AFL for 10 years for a new 33,534 square metre facility covering the entire site. Estate works are currently underway which will roll straight into the building works. Practical completion is currently forecast for October 2018.

### Summary

Year built (or refurbished)	Under Construction
Ownership	100%
Total GLA (sqm)	33,534
WALE (by income)	10.0 years
Occupancy	100%
Chemist Warehouse	33,534

### Tenancy statistics

### Major tenants (GLA sqm)

## MOTORWAY INDUSTRIAL PARK (PRE-LEASE)

230-238 Gilmore Road, Berrinba Qld



The site is located in the prime industrial precinct of Berrinba approximately 21 kilometres south-east of the Brisbane CBD, 23 kilometres south of the Gateway Bridge and 28 kilometres from the Port of Brisbane.

Berrinba has become a preferred location within south eastern Queensland. This is largely due to the ease of access for truck movements from the Port of Brisbane and the Brisbane Airport via the Gateway, Pacific & Logan Motorways, which are the main link roads to Yatala, the Gold Coast and the western industrial precincts through to Ipswich and Toowoomba.

Year built (or refurbished)	Under Construction
Ownership	100%
Total GLA (sqm)	43,303
WALE (by income)	9.1 years
Occupancy	100%
Mitre 10	31,003
QLS	12,300

## M5M7 LOGISTICS PARK (LAND)

290 Kurrajong Road, Prestons NSW



Artist's Impression

The property comprises the balance of the M5M7 Logistics Park and incorporates a vacant, rectangular shaped site of 4.5 hectares that features dual street frontage to Kurrajong Road and Melito Court.

Situated in a premium south western Sydney logistics precinct in Prestons, within 35 kilometres of Port Botany. The park is well serviced by direct access to the M7 and M5 Motorways, Hume Highway and the approved development of the intermodal at Moorebank.

The park has capacity for a further 27,500 square metres and an early works development application has been lodged.

### Summary

Year built (or refurbished)	Development Site
Ownership	100%
Total Proposed GLA (sqm)	27,500

## WETHERILL PARK DISTRIBUTION CENTRE (LAND)

300 Victoria Street, Wetherill Park NSW



The property is located within Sydney's western region of Wetherill Park, an established industrial precinct that benefits from excellent transportation connectivity to Sydney's major arterial routes. The property comprises two freestanding buildings on a total site area of 8 hectares.

Building 2 is a redevelopment site of 5.5 hectares, which on completion will comprise a high clearance 30,000 square metre warehouse with corporate grade office and the ability for flexible tenancy sizes within. The facility will be fitted with LED lighting, ESFR Fire Suppression systems and a combination of sunken and on-grade dock access.

Year built (or refurbished)	Development Site
Ownership	100%
Total Proposed GLA (sqm)	30,000

## MOTORWAY INDUSTRIAL PARK (LAND)

230–238 Gilmore Road, Berrinba Qld



The 6 hectare site comprises the residual portion of the Motorway Industrial Park, which is located in the prime industrial precinct of Berrinba approximately 21 kilometres south-east of the Brisbane CBD, 23 kilometres south of the Gateway Bridge and 28 kilometres from the Port of Brisbane.

Berrinba has become a preferred location over several other older established industrial areas such as Acacia Ridge and Richlands largely due to the ease of access for truck movements from the Port of Brisbane and the Brisbane Airport via the Gateway, Pacific & Logan Motorways which are the main link roads to Yatala, the Gold Coast and the western industrial precincts through to Ipswich and Toowoomba.

### Summary

Year built (or refurbished)	Development Site
Ownership	100%
Total Proposed GLA (sqm)	28,250

## PEACHEY ROAD DISTRIBUTION CENTRE (LAND)

Lot 3 Peachey Road, Yatala Qld



The land parcel of approximately 2.5 hectares (lot 2) at the Empire Industrial Estate is approximately 40 kilometres south of Brisbane CBD. The industrial area has easy access to the Pacific Motorway Yatala South Interchange and is located four kilometres from the Yatala North Interchange.

Year built (or refurbished)	Development Site
Ownership	100%
Total Proposed GLA (sqm)	13,770

## SHERBROOKE INDUSTRIAL PARK (LAND)

450 Sherbrooke Road, Willawong Qld



The property comprises of a 6 hectare site and is situated in the established Brisbane southern suburb of Willawong, approximately 17 kilometres by road from the Brisbane Central Business District and three kilometres from the Acacia Ridge precinct.

The industrial area of Willawong is an emerging logistics precinct and is expected to become more popular with transport and logistics users as infrastructure upgrades take place and industrial land along the Logan Motorway is developed over the next five years.

### Summary

Year built (or refurbished)	Development Site
Ownership	100%
Total Proposed GLA (sqm)	30,500

## TRADECOAST INDUSTRIAL PARK (LAND)

200 Holt Street, Pinkenba Qld



The property comprises a 4.2 hectare site that is situated in the Eagle Farm/ Pinkenba industrial precinct, one of the most tightly held industrial locations in Brisbane which is sought after by industrial/commercial users given its unparalleled access to the Gateway Arterial Network, Airport and Port.

The property is one of the last remaining large freehold industrial development sites in the precinct, with drive around access from dual entry/exit points.

A development application has been obtained for construction of two buildings over a total of 20,785 square metres, with the ability to be split into four tenancies.

Year built (or refurbished)	Development Site
Ownership	100%
Total Proposed GLA (sqm)	20,785

## MIDWEST LOGISTICS HUB (LAND)

500 Dohertys Road, Truganina Vic.



A 58.8 hectare strategic land parcel located 19 kilometres west of Melbourne CBD in the prime industrial suburb of Truganina. The property is in close proximity to the Port of Melbourne and major roads, including the Western Ring Road and the M1/M80 Diamond Interchange.

The property provides access and exposure to a premier industrial precinct within the Melbourne market with the ability to create high quality, large scale campus style accommodation for major global occupiers with business park amenities and sustainability initiatives.

The Victorian Government have recognised the growing importance of Truganina and have committed \$1.8 billion to road upgrades and maintenance in the area as well as \$5.5 billion for the West Gate Tunnel project, which will significantly improve access to the precinct from the both Port and the CBD.

### Summary

Year built (or refurbished)	Development Site
Ownership	100%
Total Proposed GLA (sqm)	250,700

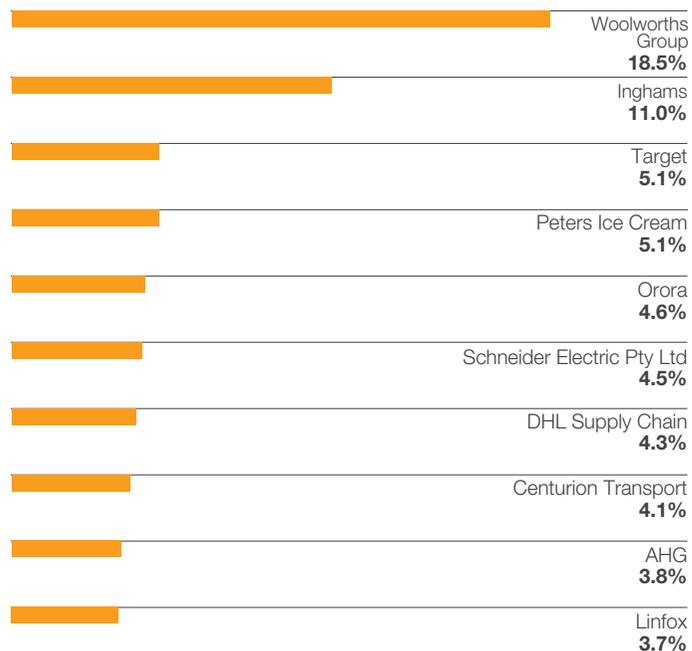


Dandenong Distribution Centre, Dandenong South Vic.

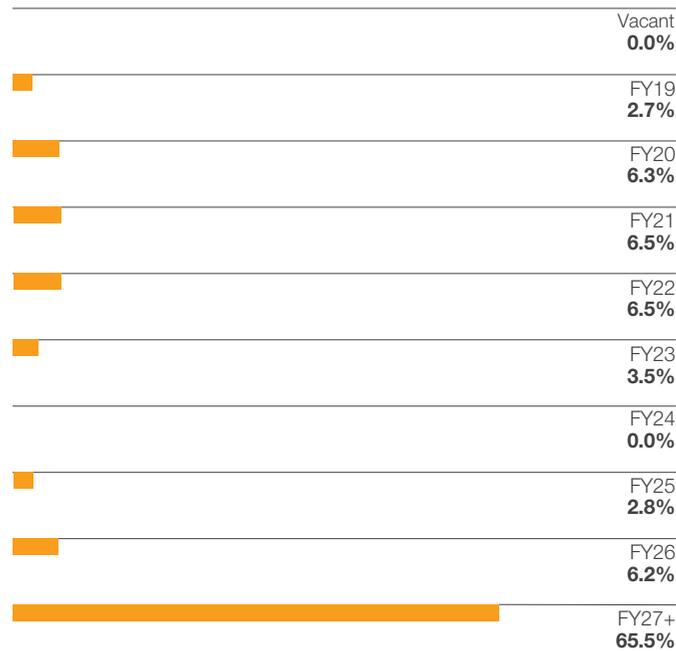
# CORE LOGISTICS PARTNERSHIP

Core Logistics Partnership (CLP) was established in December 2012 with the investment strategy of acquiring a portfolio of institutional quality industrial logistics property assets in Australia.

## TOP 10 TENANTS BY GROSS INCOME



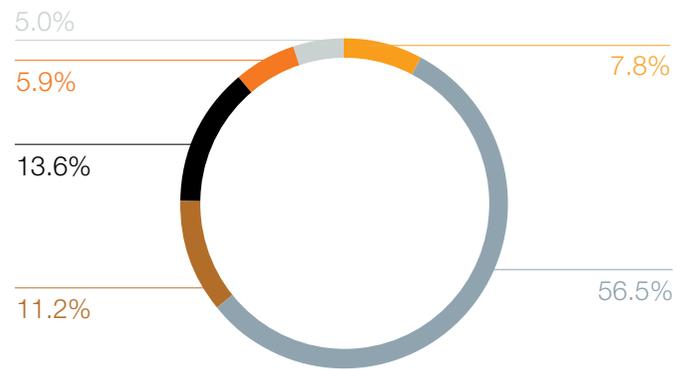
## ANNUAL LEASE EXPIRY GROSS INCOME



Gepps Cross Distribution Centre, SA



**GEOGRAPHICAL DIVERSIFICATION**  
BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia
- South Australia
- Tasmania



**Summary**

Number of properties 27

Number of tenancies 47

Total GLA (sqm) 895,000

**Tenancy statistics**

WALE (by income) 10.4 years

Occupancy 100%

## PROPERTY PORTFOLIO

**\$1,554.8**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**5.99%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

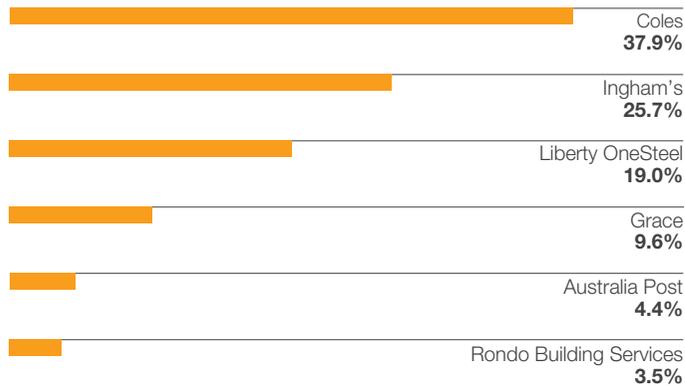
	CLP OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Chullora Distribution Facility NSW	100%	15.0	3.3%
Smithfield Logistics Centre NSW	100%	0.7	3.3%
Yennora Distribution Facility NSW	100%	4.6	3.9%
Connectwest Industrial Park Qld (Cascade)	100%	7.0	3.0%
Murrarrie Distribution Centre Qld	100%	16.4	2.2%
Edinburgh Parks Distribution Centre SA	50%	21.4	3.0%
Gepps Cross Distribution Centre SA	100%	9.1	3.0%
Translink Distribution Centre Tas.	49.9%	21.4	2.8%
Drystone Estate Vic. (Courier Please)	100%	6.2	2.8%
Drystone Estate Vic. (Laverton Cold Storage)	100%	14.4	3.3%
Drystone Estate Vic. (Rand)	100%	3.5	2.2%
Drystone Estate Vic. (Target)	100%	8.5	2.7%
Drystone Estate Vic. (The Reject Shop)	100%	8.4	2.7%

	CLP OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Drystone Estate Vic. (Woolworths)	100%	17.1	3.3%
Mulgrave Distribution Facility Vic.	100%	14.9	3.0%
Parkwest Industrial Park Vic.	100%	3.2	2.3%
Scoresby Distribution Centre Vic.	100%	11.2	3.0%
Truganina Logistics Park Vic.	100%	2.2	3.3%
Hazelmere Distribution Centre WA	100%	14.8	3.4%
Stockyards Industrial Estate WA	50%	6.4	3.5%
Welshpool Industrial Centre WA	100%	8.5	3.3%
Connectwest Industrial Park Qld (AHG/pre-lease)	100%	15.0	3.0%
Connectwest Industrial Park Qld (Goodman Fielder/pre-lease)	100%	10.0	3.25%
Connectwest Industrial Park Qld (Victoria Freight Services/pre-lease)	100%	7.0	3.25%
Drystone Estate Vic. (Woolworths/pre-lease)	100%	15.0	2.8%
Connectwest Industrial Park Qld (land)	100%	-	-
Drystone Estate Vic. (land)	100%	-	-
<b>TOTAL/WEIGHTED AVERAGE</b>		<b>10.4</b>	<b>3.0%</b>

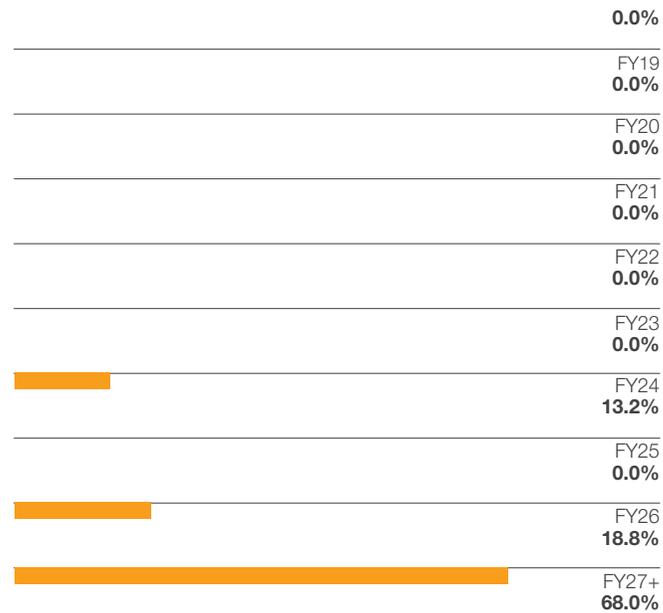
# DIRECT INDUSTRIAL FUND NO.2

Direct Industrial Fund No.2 (DIF2) was established in December 2012 following the success in closing the first Charter Hall Direct Industrial Fund. DIF2 is an unlisted property fund invested in a diversified portfolio of prime Australian industrial property assets.

## TOP 6 TENANTS BY GROSS INCOME



## ANNUAL LEASE EXPIRY GROSS INCOME



Campbelltown Distribution Centre,  
Campbelltown NSW





**GEOGRAPHICAL DIVERSIFICATION**  
BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia
- South Australia

## PROPERTY PORTFOLIO

**\$280.5**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.33%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

	DIF2 OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
St Marys Logistics Facility, St Marys NSW	100%	10.1	3.3%
Campbelltown Distribution Centre, Campbelltown NSW	100%	8.0	3.2%
Ingleburn Distribution Centre, Ingleburn NSW	100%	16.4	3.0%
Cleveland Distribution Centre, Cleveland Qld	100%	18.4	3.0%
Coles Distribution Centre, Adelaide SA	24%	8.6	2.8%
Rondo Facility, Dandenong South, Vic.	100%	5.4	3.2%
Rowville Distribution Centre, Rowville Vic.	100%	9.9	3.3%
Thomastown Distribution Centre, Thomastown Vic.	100%	16.4	3.0%
Coles Distribution Centre, Perth WA	25%	9.9	2.8%
Bibra Lake Distribution Centre, Bibra Lake WA	100%	12.7	3.5%
<b>TOTAL/WEIGHTED AVERAGE</b>		<b>11.5</b>	<b>3.0%</b>



Coles Distribution Centre, Adelaide SA

## ST MARYS LOGISTICS FACILITY

10–38 Forrester Road, St Marys NSW



This high clearance warehouse with a two-storey office component, hardstand and secure parking is situated on 6.2 hectares. The facility manufactures steel products for major infrastructure projects.

The facility is 45 kilometres west of Sydney CBD and well connected to M4 Motorway.

### Summary

Year built (or refurbished)	1999
Ownership	100%
Total GLA (sqm)	18,418
WALE (by income)	10.1 years
Occupancy	100%
Major tenants (GLA sqm)	Liberty OneSteel 18,418

## CAMPBELLTOWN DISTRIBUTION CENTRE

6 Hephher Road, Campbelltown NSW



Located in Campbelltown, 42 kilometres south west of Sydney CBD. The facility was built for Grace Worldwide Group, Australasia's largest records management, removals and storage company.

The centre includes office and car parking with a 13.5 metre high clearance 17,765 square metre warehouse, on a total land area of 5.5 hectares.

Year built (or refurbished)	2014
Ownership	100%
Total GLA (sqm)	17,765
WALE (by income)	8.0 years
Occupancy	100%
Major tenants (GLA sqm)	Grace Worldwide Group 17,765

## INGLEBURN DISTRIBUTION CENTRE

6 Benson Road, Ingleburn NSW



The property is a food processing plant, comprising a low clearance production office/warehouse facility of 7,748 square metres constructed in the 1980s with subsequent modifications and improvements made. The site area is 2.9 hectares with a site coverage of 26.5%.

The facility is located within 50 radial kilometres south-west of Sydney CBD.

### Summary

Year built (or refurbished)	1980
Ownership	100%
Total GLA (sqm)	7,748
WALE (by income)	16.4 years
Occupancy	100%
Major tenants (GLA sqm)	Ingham's 7,748

### Tenancy statistics

### Major tenants (GLA sqm)

## CLEVELAND DISTRIBUTION CENTRE

24–30 Enterprise Street, Cleveland Qld



24–30 Enterprise St, Cleveland comprises a 2.1 hectare allotment improved by a purpose-built, temperature controlled food processing building that was constructed in 1985, with sections rebuilt in 1993.

The property is under a long-term lease to Ingham's.

Year built (or refurbished)	1985 (1993)
Ownership	100%
Total GLA (sqm)	8,942
WALE (by income)	18.4 years
Occupancy	100%
Major tenants	Ingham's 8,942

## COLES DISTRIBUTION CENTRE

2 Sturton Road, Adelaide SA



The Coles Distribution Centre in South Australia comprises a modern distribution centre of 67,944 square metres which was purpose built for Coles in 2007. The property is fully leased to Coles until February 2027 with a further five by five year option periods.

The property is located within Edinburgh Parks Industrial Estate, an established industrial area with excellent surrounding transport access routes and high profile tenants.

### Summary

Year built (or refurbished)	2007
Ownership	24%
Total GLA (sqm)	67,944
<b>Tenancy statistics</b>	
WALE (by income)	8.6 years
Occupancy	100%
<b>Major tenants (GLA sqm)</b>	
Coles Group Limited	67,944

## RONDO FACILITY

1 Columbia Court, Dandenong South Vic.



The property is situated to the southern section of Power Park Industrial Estate. The site is located on the corner of Discovery Road and Columbia (Estate) Court and has return frontage to Glasscocks Road. The property is a modern and conventional office warehouse building of 6,510 square metres built in December 2016. The building features segregated truck-marshalling areas, along with 2,200 square metres of canopies.

Year built (or refurbished)	2016
Ownership	100%
Total GLA (sqm)	6,510
<b>Tenancy statistics</b>	
WALE (by income)	5.4 years
Occupancy	100%
<b>Major tenants (GLA sqm)</b>	
Rondo Building Services	6,510

## ROWVILLE DISTRIBUTION CENTRE

15–21 Enterprise Drive, Rowville Vic.



This high-quality prime-grade industrial facility is located in Rowville, some 25 kilometres south-east of the Melbourne CBD. The property is fully occupied by Australia Post.

### Summary

Year built (or refurbished)	2013
Ownership	100%
Total GLA (sqm)	6,477
<b>Tenancy statistics</b>	
WALE (by income)	9.9 years
Occupancy	100%
<b>Major tenants (GLA sqm)</b>	
Australia Post	6,477

## THOMASTOWN DISTRIBUTION CENTRE

311 Settlement Road, Thomastown Vic.



The property is improved with a food processing plant of 9,063 square metres originally constructed in 1981 with additions constructed in 2006. The facility comprises an office and amenities component, a main food processing plant and associated temperature controlled stores. There is extensive concrete hardstand surrounding the improvements on the 2.9 hectare site. The property is currently utilised as a food manufacturing and processing facility.

Year built (or refurbished)	1981 (2006)
Ownership	100%
Total GLA (sqm)	9,063
<b>Tenancy statistics</b>	
WALE (by income)	16.4 years
Occupancy	100%
<b>Major tenants (GLA sqm)</b>	
Ingham's	9,063

## COLES DISTRIBUTION CENTRE

136 Horrie Miller Drive, Perth WA



The property is a logistics facility with a GLA of 81,647 square metres purpose built for Coles and is located on a 25.0 hectare site strategically situated within Perth Airport, 10 kilometres east of the Perth CBD.

Perth Airport is one of the major logistics hubs in Western Australia, with tenants including Woolworths, Toll, Electrolux and Linfox. The facility comprises a combination of ambient, temperature controlled and freezer facilities together with an administration office and amenities. The property operates as a regional distribution centre for Coles servicing the whole of Western Australia from this location.

### Summary

Year built (or refurbished)	2008
Ownership	25%
Total GLA (sqm)	81,647
WALE (by income)	9.9 years
Occupancy	100%
Major tenants (GLA sqm)	Coles Group Limited 81,647

## BIBRA LAKE DISTRIBUTION CENTRE

1 Howson Way, Bibra Lake WA



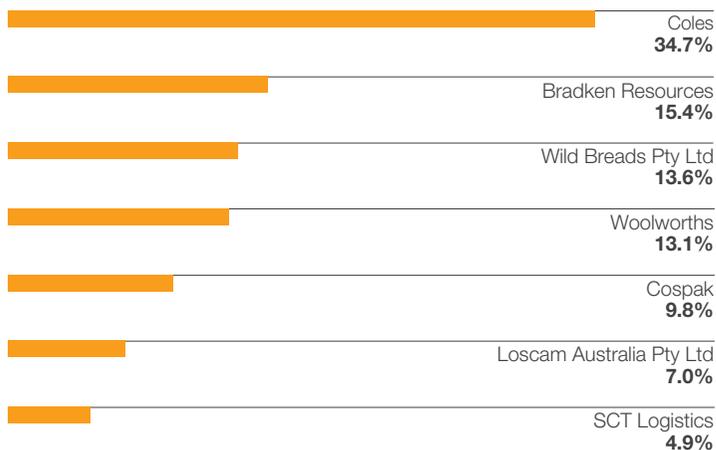
This industrial facility includes office and hardstand storage areas and is situated on a site of 4.2 hectares. Just 18 kilometres south of Perth CBD, in an established industrial precinct.

Year built (or refurbished)	1987
Ownership	100%
Total GLA (sqm)	15,698
WALE (by income)	12.7 years
Occupancy	100%
Major tenants (GLA sqm)	Liberty OneSteel 15,698

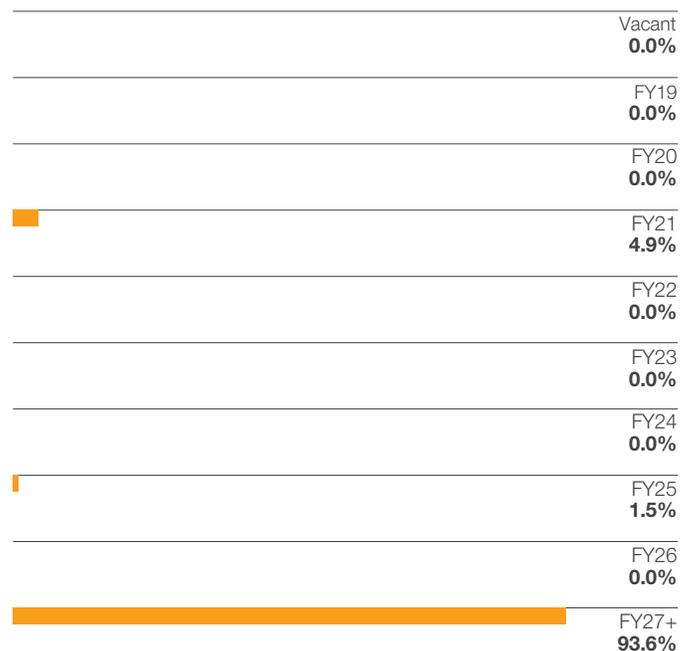
# DIRECT INDUSTRIAL FUND NO.3

Direct Industrial Fund No.3 (DIF3) was established in September 2014 and is an unlisted property fund invested in a diversified portfolio of quality Australian industrial property assets.

## TOP 7 TENANTS BY GROSS INCOME



## ANNUAL LEASE EXPIRY GROSS INCOME



Coles Distribution Centre WA





**GEOGRAPHICAL DIVERSIFICATION**  
BY CURRENT VALUE



-  New South Wales
-  Victoria
-  Queensland
-  Western Australia
-  South Australia

## PROPERTY PORTFOLIO

**\$324.2**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.16%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

	DIF3 OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
1 Culverston & 21 Huntsmore Roads, Minto NSW	100%	12.1	2.3%
34-42 Tyrone Place, Erskine Park NSW	100%	2.0	3.5%
54 Tyrone Place, Erskine Park NSW	100%	13.1	3.0%
45 Kiln, Darra Qld	100%	17.5	3.5%
Coles Distribution Centre, Adelaide SA	24%	8.6	2.8%
Dandenong Distribution Centre, Dandenong South Vic.	26%	19.7	2.8%
Bassendean Industrial Estate, Bassendean WA	100%	12.0	3.3%
Coles Distribution Centre, Perth WA	25%	9.9	2.8%
<b>TOTAL/WEIGHTED AVERAGE</b>		<b>12.5</b>	<b>3.0%</b>

2637 Ipswich Road, Darra Qld



## 1 CULVERSTON & 21 HUNTSMORE ROADS

Minto NSW



Located 40 kilometres west of the Sydney CBD in a tightly held industrial market, this property consists of two freestanding warehouse and office buildings that are easily accessible from the Hume Motorway. The Culverston Road premises comprises a large freestanding office and warehouse facility constructed in 2002. The Huntsmore Road premises comprise two industrial office and warehouse facilities.

### Summary

Year built (or refurbished)	2002
Ownership	100%
Total GLA (sqm)	18,671
<b>Tenancy statistics</b>	
WALE (by income)	12.1 years
Occupancy	100%
<b>Major tenants (GLA sqm)</b>	
Cospak	18,671

## 34-42 TYRONE PLACE

Erskine Park NSW



Comprising a modern industrial facility providing high clearance warehousing, and associated offices and staff amenities over two levels and on-grade parking for 53 cars. The property features a large awning with high clearance and hardstand area. The property was developed in 2015 and is leased to a privately owned Australian logistics company. The property is located in Erskine Park, a prime industrial location with convenient access to both the M4 and M7 Motorways and the Great Western Highway.

Year built (or refurbished)	2015
Ownership	100%
Total GLA (sqm)	4,611
<b>Tenancy statistics</b>	
WALE (by income)	2.0 years
Occupancy	100%
<b>Major tenants (GLA sqm)</b>	
SCT Logistics	4,611

## 54 TYRONE PLACE

Erskine Park NSW



The property is located at the end of a cul-de-sac within the established industrial Hub at Erskine Park. The property comprises two new warehouses with associated offices, container rated hardstands and parking.

## 45 KILN STREET

Darra Qld



This purpose built cold storage facility provides freezer, chiller, air conditioned and ambient warehouse accommodation in addition to a single level office. The generic shaped building, constructed on a 2.9 hectare land parcel, has full drive around access and segregated truck and vehicle access.

The property is situated in Darra, which is an established industrial precinct in close proximity to the Ipswich and Centenary Motorways, and located approximately 18 kilometres south west of Brisbane.

### Summary

Year built (or refurbished)	2017
Ownership	100%
Total GLA (sqm)	6,938
WALE (by income)	13.1 years
Occupancy	100%
Loscam	6,074
Kingston Industries (Tutt Bryant)	864

### Tenancy statistics

### Major tenants (GLA sqm)

Year built (or refurbished)	2015
Ownership	100%
Total GLA (sqm)	12,348
WALE (by income)	17.5 years
Occupancy	100%
Wild Breads Pty Ltd	12,348

## COLES DISTRIBUTION CENTRE

2 Sturton Road, Adelaide SA



The Coles Distribution Centre in South Australia comprises a modern distribution centre of 67,944 square metres which was purpose built for Coles in 2007. The property is fully leased to Coles until February 2027 with a further five by five year option periods.

The property is located within Edinburgh Parks Industrial Estate, an established industrial area with excellent surrounding transport access routes and high profile tenants.

### Summary

Year built (or refurbished)	2007
Ownership	24%
Total GLA (sqm)	67,944
WALE (by income)	8.6 years
Occupancy	100%
Major tenants (GLA sqm)	Coles Group Limited 67,944

## DANDENONG DISTRIBUTION CENTRE

225 Glasscocks Road, Dandenong South Vic.



The property comprises of a state of the art distribution facility of 69,217 square metres, purpose built for Woolworths Limited. The facility incorporates some elements of high bay, fully automated warehousing space with corporate offices and extensive hardstand areas.

Woolworths have commenced a 20 year lease. The facility has a site area of 15.9 hectares and is situated in Dandenong South, some 35 kilometres south-east of the Melbourne CBD and is within three kilometres of the Western Port Toll Road and Eastlink Motorway.

Year built (or refurbished)	2018
Ownership	26%
Total GLA (sqm)	69,217
WALE (by income)	19.7 years
Occupancy	100%
Major tenants (GLA sqm)	Woolworths Group 69,217

## BASSEDEAN INDUSTRIAL ESTATE

170 Railway Parade, Bassendean WA



The property benefits from its corner location and extensive frontages to Railway Parade and Wood Street.

Improvements to the estate comprise of a two level office building at the corner of Railway Parade and Wood Street, a basic single level office/change room, and a medium "L" shaped warehouse at the north-eastern end of the Railway Parade frontage.

### Summary

Year built (or refurbished)	1950s (2000s)
Ownership	100%
Total GLA (sqm)	31,704
WALE (by income)	12.0 years
Occupancy	100%
Major tenants (GLA sqm)	Bradken Resources 31,704

## COLES DISTRIBUTION CENTRE

136 Horrie Miller Drive, Perth WA



The property is a logistics facility with a GLA of 81,647 square metres purpose built for Coles and is located on a 25.0 hectare site strategically situated within Perth Airport, 10 kilometres east of the Perth CBD.

Perth Airport is one of the major logistics hubs in Western Australia, with tenants including Woolworths, Toll, Electrolux and Linfox. The facility comprises a combination of ambient, temperature controlled and freezer facilities together with an administration office and amenities. The property operates as a regional distribution centre for Coles servicing the whole of Western Australia from this location.

Year built (or refurbished)	2008
Ownership	25%
Total GLA (sqm)	81,647
WALE (by income)	9.9 years
Occupancy	100%
Major tenants (GLA sqm)	Coles Group Limited 81,647

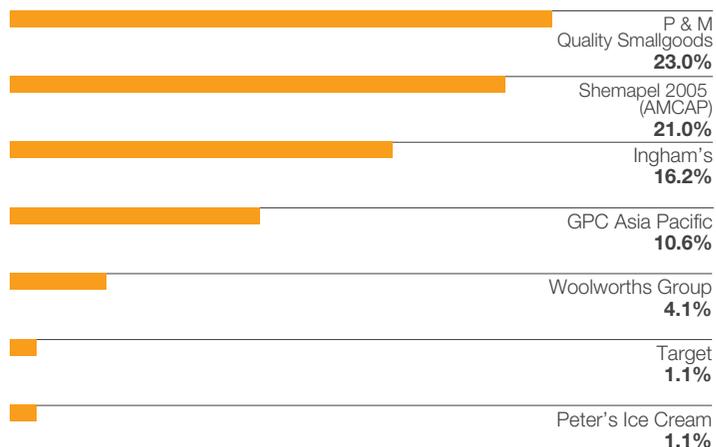


Coles Distribution Centre,  
2 Sturton Road, Adelaide SA

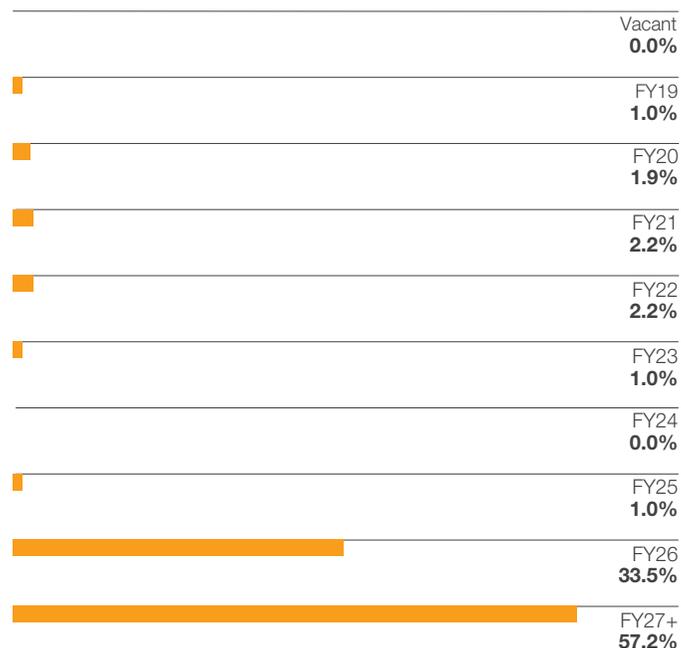
# DIRECT INDUSTRIAL FUND NO.4

Direct Industrial Fund No.4 (DIF4) is the fourth in the successful and highly rated industrial fund series which initially launched in 2010. Launched in November 2016, DIF4 will progressively acquire and manage a portfolio of quality long-leased Australian industrial properties.

## TOP 7 TENANTS<sup>1</sup> BY GROSS INCOME



## ANNUAL LEASE EXPIRY<sup>1</sup> GROSS INCOME



13-39 Pilbara Road, Welshpool WA



1. Includes DIF4's investment in Core Logistics Partnership (CLP).



**GEOGRAPHICAL DIVERSIFICATION<sup>1</sup>**  
BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia
- South Australia
- Tasmania

1. Includes DIF4's investment in Core Logistics Partnership (CLP).

## PROPERTY PORTFOLIO

**\$208.3**

TOTAL VALUE  
OF PORTFOLIO<sup>1</sup> (A\$M)

**6.31%**

WEIGHTED AVERAGE  
CAPITALISATION RATE<sup>1</sup>  
(WACR)

	DIF4 OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
115–121 Jedda Road, Prestons NSW	100%	10.8	2.3%
Edinburgh Parks Distribution Centre SA	50%	21.4	3.0%
13–39 Pilbara Road, Welshpool WA	100%	7.7	3.5%
<b>TOTAL/WEIGHTED AVERAGE<sup>1</sup></b>		<b>11.1</b>	<b>3.0%</b>



1. Includes DIF4's investment in Core Logistics Partnership (CLP).

## 115-121 JEDDA ROAD

Prestons NSW



This property is 100% occupied and is located in a prime industrial corridor of NSW, some 38 kilometres south west of Sydney. Leased to P&M Quality Smallgoods, a wholly owned subsidiary of JBS Meats, Australia's largest meat packer and exporter who has 8,500 employees and exports to more than 50 countries. The property has a purpose built temperature controlled facility of 14,920 square metres across three buildings on a 53,260 square metre site.

### Summary

Year built (or refurbished)	1997 (2002)
Ownership	100%
Total GLA (sqm)	14,920
WALE (by income)	10.8 years
Occupancy	100%
Major tenants (GLA sqm)	P&M Quality Smallgoods 14,920

## EDINBURGH PARKS DISTRIBUTION CENTRE

27-35 Sturton Road, Edinburgh SA



The property was purpose built in 2007 for Ingham's, Australia and New Zealand's largest integrated poultry producer, with more than 8,000 employees. Conveniently located near all major northern industrial road networks, the property is approximately 22 kilometres north of the Adelaide CBD. The property comprises a modern, high quality industrial processing and distribution centre, offices, warehouse and workshop accommodation. With a lettable area of 21,595 square metres and extensive expansion land, the property has 100% occupancy and a 21.4 year remaining lease term.

Year built (or refurbished)	2007
Ownership	50%
Total GLA (sqm)	21,595
WALE (by income)	21.4 years
Occupancy	100%
Major tenants	Ingham's 21,595

## 13-39 PILBARA ROAD

Welshpool WA



The property is well located within one of the main industrial precincts in WA, within close proximity to all major transport routes both into and out of metropolitan Perth. The property, a large scale, modern industrial facility comprising of two freestanding office and warehouse buildings, extends to 31,231 square metres. The property is fully occupied on long term leases to major automotive parts suppliers AMCAP and GPC. Improvements were completed circa 2005 and again in 2012.

### Summary

Year built (or refurbished)	2005 (2012)
Ownership	100%
Total GLA (sqm)	31,291
<b>Tenancy statistics</b>	
WALE (by income)	7.7 years
Occupancy	100%
<b>Major tenants (GLA sqm)</b>	
Shemapel Pty Ltd (AMCAP)	19,704
GPC Asia Pacific	11,587

# CHARTER HALL DIRECT CDC TRUST

Charter Hall Direct CDC Trust (CHIF12) provides an investment in a prime industrial asset, the Coles Distribution Centre located in Adelaide.



## COLES DISTRIBUTION CENTRE

2 Sturton Road, Adelaide SA

The Coles Distribution Centre in South Australia comprises a modern distribution centre of 67,944 square metres which was purpose built for Coles in 2007. The property is fully leased to Coles until February 2027 with further five-by-five year option periods. The property is located within Edinburgh Parks Industrial Estate, an established industrial area with excellent surrounding transport access routes and high profile tenants.

# \$87.4

TOTAL VALUE  
OF PORTFOLIO (A\$M)

### Summary

Year built (or refurbished)	2007
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Ownership	52%
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Total GLA (sqm)	67,944
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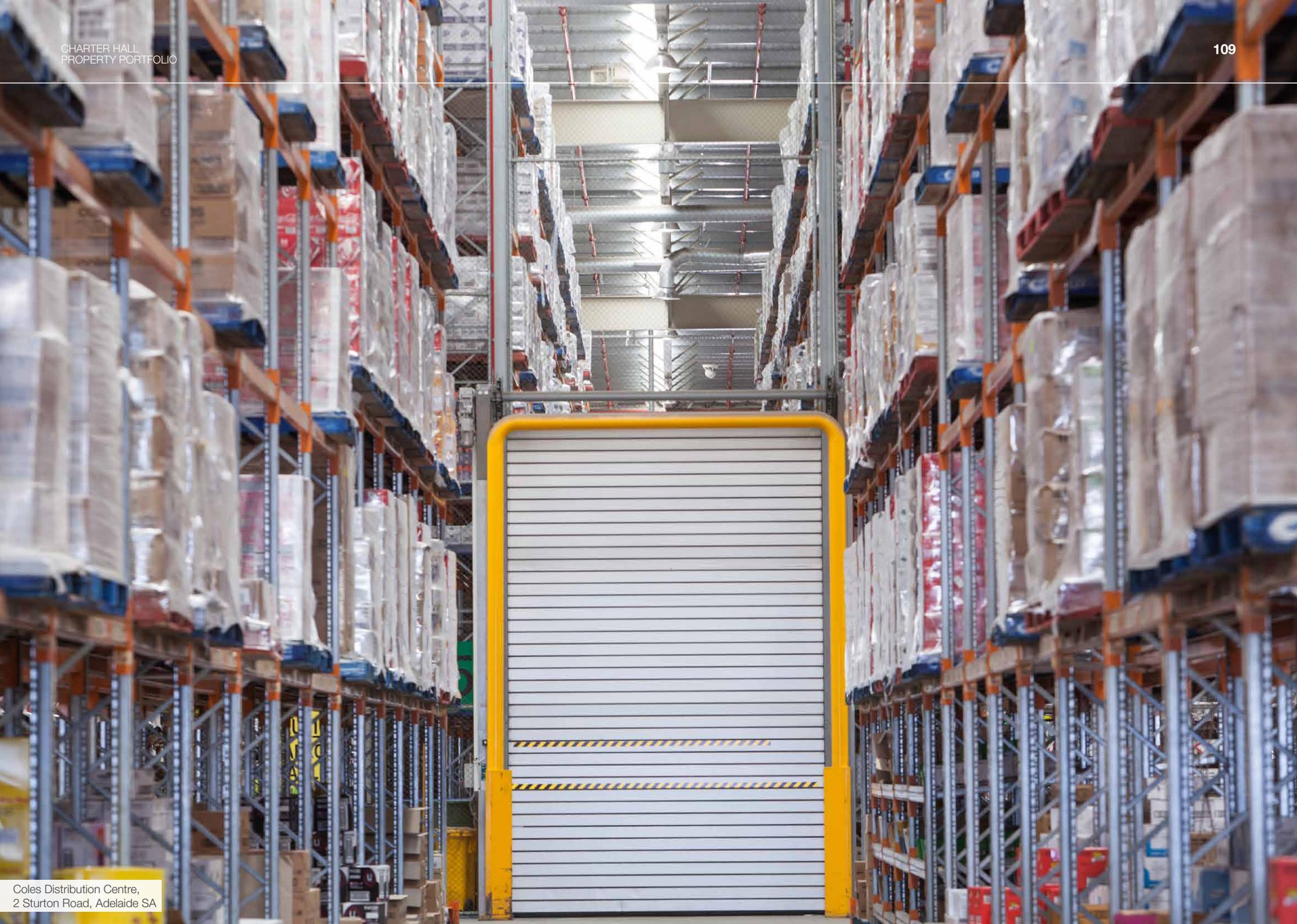
### Tenancy statistics

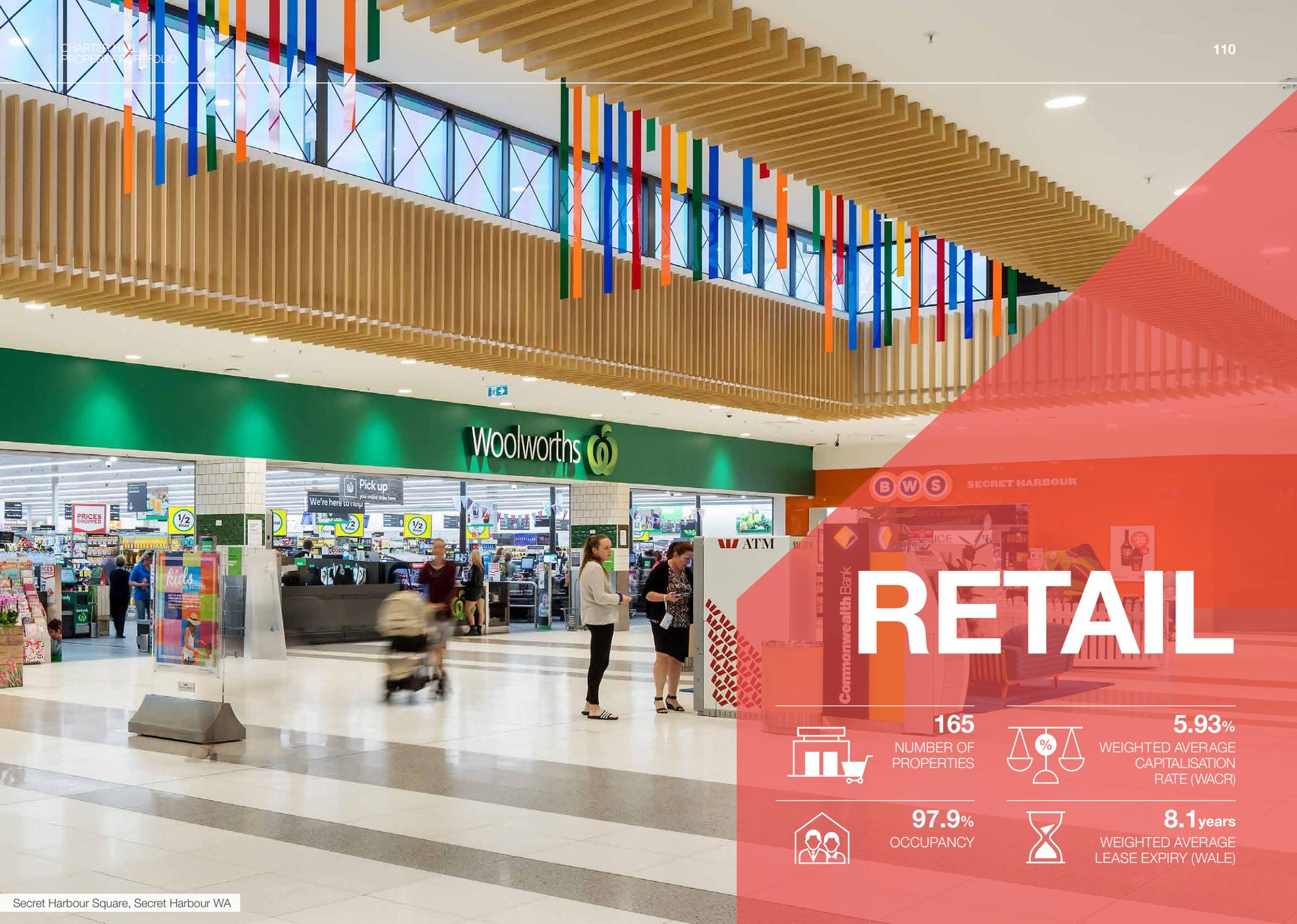
WALE (by income)	8.6 years
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Occupancy	100%
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### Major tenants (GLA sqm)

Coles Group Limited	67,944
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BWS SECRET HARBOUR

# RETAIL



**165**  
NUMBER OF PROPERTIES



**5.93%**  
WEIGHTED AVERAGE CAPITALISATION RATE (WACR)



**97.9%**  
OCCUPANCY

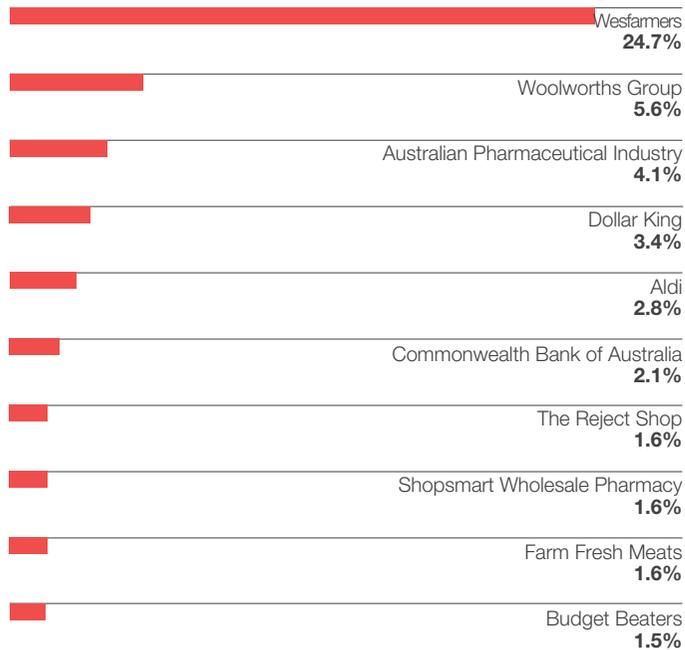


**8.1 years**  
WEIGHTED AVERAGE LEASE EXPIRY (WALE)

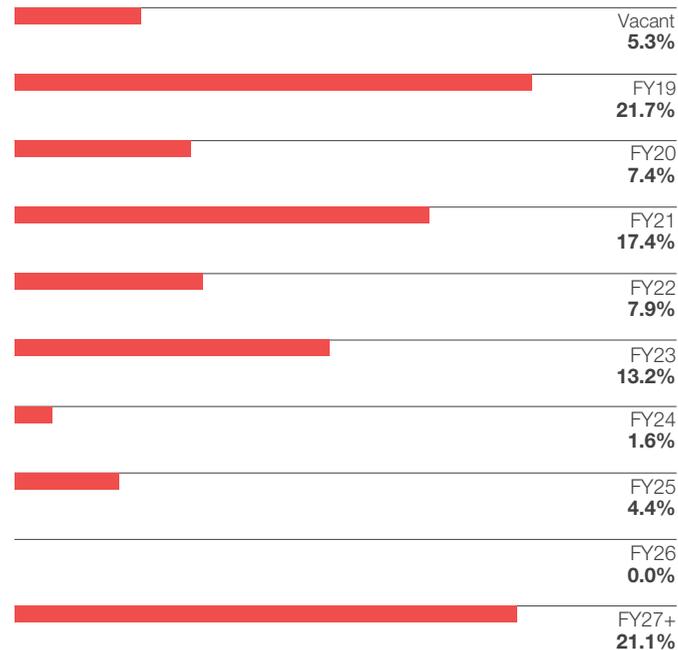
# CHARTER HALL PRIME RETAIL FUND

Charter Hall Prime Retail Fund (CPRF) is a wholesale partnership between Charter Hall Group (38%) and an institutional investor (62%). The Fund's seed asset, Campbelltown Mall, was acquired in 2016.

## TOP TENANTS BY GROSS INCOME



## ANNUAL LEASE EXPIRY BY GROSS INCOME





## CAMPBELLTOWN MALL

271 Queen Street, Campbelltown NSW

Campbelltown Mall comprises a two level Convenience Plus shopping centre with a total GLA of 42,582 square metres. The centre is anchored by Kmart and Target discount department stores, Coles, Woolworths and Aldi supermarkets.

# \$272.5

TOTAL VALUE  
OF PORTFOLIO<sup>1</sup> (A\$M)

# 5.75%

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

### Summary

Number of tenancies	122
Total GLA (sqm)	42,582
Ownership (Campbelltown Mall)	100%
Classification	Convenience Plus

### Tenancy statistics

WALE (by income)	4.0 years
Occupancy (by income)	94.7%

### Major tenants

Gross Income  
Contribution (%)

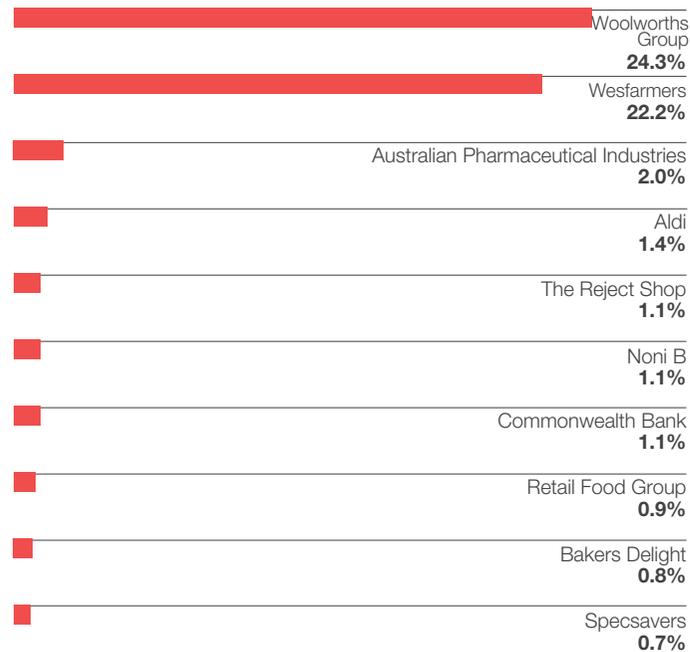
Wesfarmers	24.7%
Woolworths Group	5.6%

1. Includes acquisition of Gateway Plaza in July 2018.

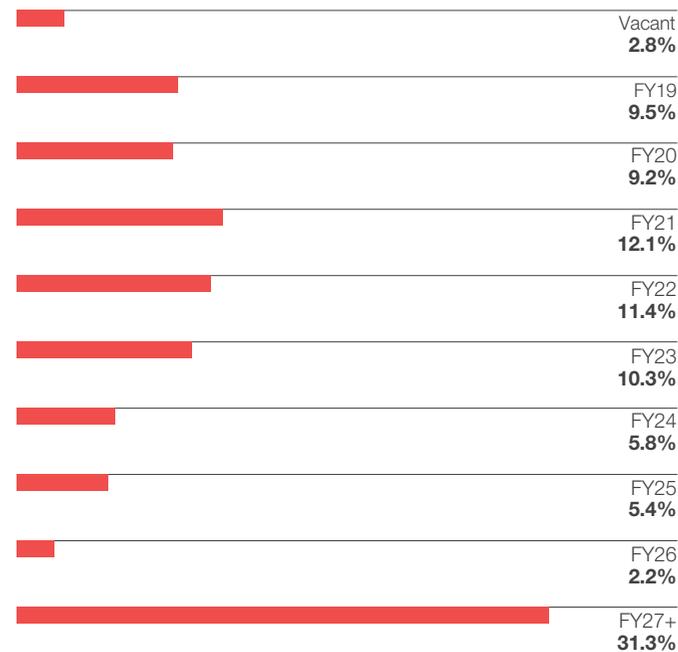
# CHARTER HALL RETAIL REIT

Charter Hall Retail REIT (CQR) is a specialist REIT with 22 years experience in owning and managing Australian retail properties. With an active management strategy, the REIT aims to offer unit holders an investment product that provides a secure and growing income stream from its portfolio of convenience based retail.

## TOP TENANTS BY BASE RENT



## ANNUAL LEASE EXPIRY BY GROSS INCOME

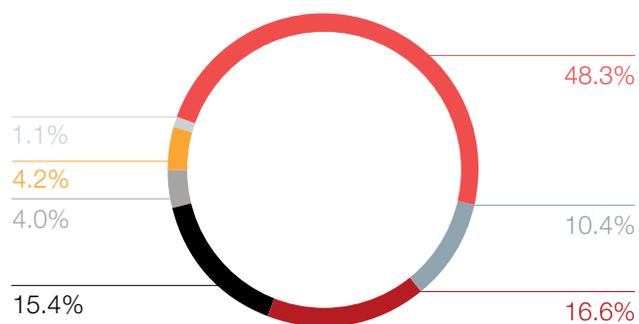


Gateway Plaza, Leopold Vic.



# CHARTER HALL RETAIL REIT

## GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



<span style="color: red;">■</span>	New South Wales
<span style="color: grey;">■</span>	Victoria
<span style="color: darkred;">■</span>	Queensland
<span style="color: black;">■</span>	Western Australia
<span style="color: grey;">■</span>	South Australia
<span style="color: orange;">■</span>	Australian Capital Territory
<span style="color: lightgrey;">■</span>	Northern Territory

## SUMMARY

Number of properties <sup>1</sup>	59
Gross lettable area (CQR share, '000 sqm)	580.3
Valuation <sup>1</sup> (CQR share, \$m)	2,851.3

## OPERATIONAL PERFORMANCE METRICS

Same property NOI growth	1.8%
Occupancy (by GLA)	98.1%
Average fixed specialty rental increases <sup>2</sup>	4.2%
Portfolio WALE (years)	6.6

## RATINGS

Average NABERS Energy rating	3.75 star
Average NABERS Water rating	3.43 star

1. Includes acquisition of Gateway Plaza in July 2018.

2. On existing leases over FY19.

## AUSTRALIAN CAPITAL TERRITORY PROPERTY PORTFOLIO

### Summary

Number of properties	3
Number of tenancies	62
Total GLA (sqm)	17,314
WALE (by income)	5.4 years
Occupancy (by GLA)	98.7%
Woolworths Group	29.1%
Wesfarmers	19.1%

### Tenancy statistics

### Major tenants ABR<sup>1</sup> Contribution (%)

	OWNERSHIP (%)
Dickson Woolworths, Dickson ACT	100%
Erindale Shopping Centre, Wanniasa ACT	100%
Manuka Terrace, Manuka ACT	100%

**\$118.2**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.00%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

Manuka Terrace, Manuka ACT



1. Annual base rent.

## NEW SOUTH WALES PROPERTY PORTFOLIO

### Summary

Number of properties	26
Number of tenancies	856
Total GLA (sqm)	271,307

### Tenancy statistics

WALE (by income)	6.3 years
Occupancy (by GLA)	98.9%

### Major tenants ABR<sup>1</sup> Contribution (%)

Woolworths Group	25.2%
Wesfarmers	17.8%

Salamander Bay Square, Salamander Bay NSW



1. Annual base rent.

## NEW SOUTH WALES PROPERTY PORTFOLIO

**\$1,349.7**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.00%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

	OWNERSHIP (%)
Balo Square, Moree NSW	100%
Bateau Bay Square, Bateau Bay NSW	48%
Carnes Hill Marketplace, Horningsea Park NSW	50%
Cooma Woolworths, Cooma NSW	100%
Cootamundra Woolworths, Cootamundra NSW	100%
Dubbo Square, Dubbo NSW	100%
Gordon Village Centre, Gordon NSW	100%
Goulburn Square, Goulburn NSW	100%
Highlands Marketplace, Mittagong NSW	50%
Jerrabomberra Village, Jerrabomberra NSW	100%
Kings Langley Shopping Centre, Kings Langley NSW	100%
Lake Macquarie Fair, Mount Hutton NSW	100%
Morisset Square Shopping Centre, Morisset NSW	100%
Mount Hutton Plaza, Mount Hutton NSW	100%
Mudgee Metroplaza, Mudgee NSW	100%
Orange Central Square, Orange NSW	100%
Parkes Metroplaza, Parkes NSW	100%
Pemulwuy Marketplace, Greystanes NSW	50%
Rutherford Marketplace, Rutherford NSW	50%
Salamander Bay Square, Salamander Bay NSW	100%
Singleton Square and Plaza, Singleton NSW	100%
Sunnyside Mall, Murwillumbah NSW	100%
Tamworth Square, Tamworth NSW	100%
Tumut Coles, Tumut NSW	100%
West Ryde Marketplace, West Ryde NSW	50%
Young Woolworths, Young NSW	100%

Singleton Square, Singleton NSW



## NORTHERN TERRITORY PORTFOLIO

### Summary

Number of properties 1

Number of tenancies 18

Total GLA (sqm) 7,155

### Tenancy statistics

WALE (by income) 5.7 years

Occupancy (by GLA) 95.1%

### Major tenants

ABR<sup>1</sup> Contribution (%)

Woolworths Group 53.1%

Wesfarmers 7.9%

### OWNERSHIP (%)

Katherine Central Shopping Centre, Katherine NT

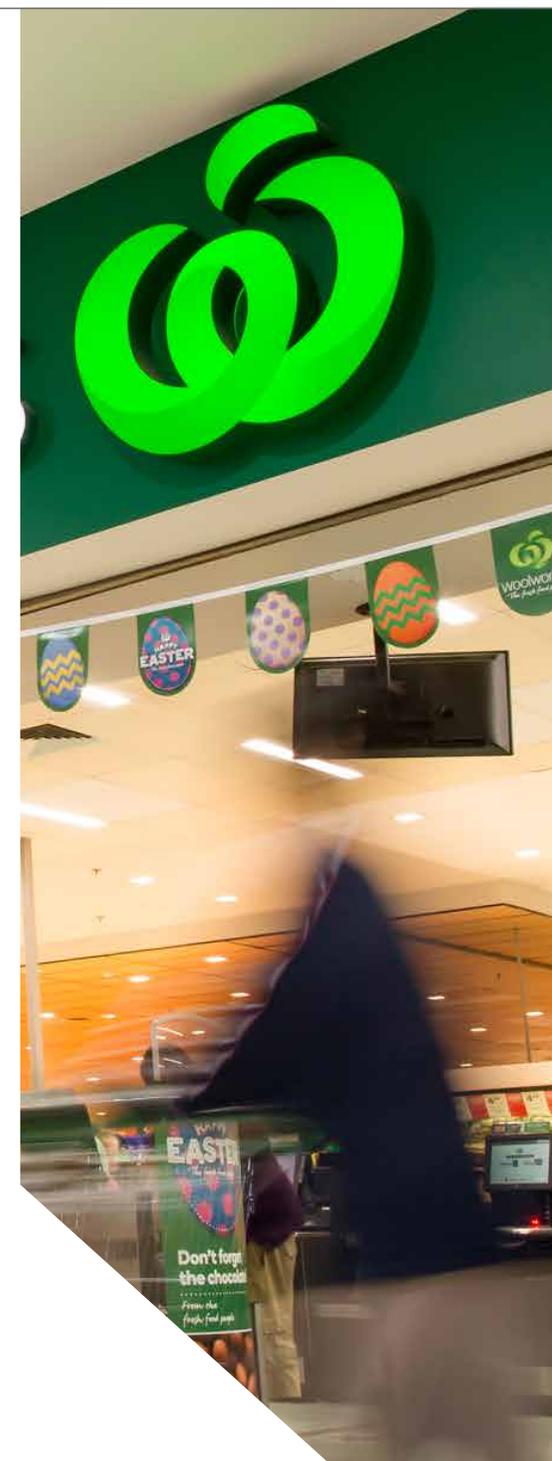
100%

# \$29.5

TOTAL VALUE  
OF PORTFOLIO (A\$M)

# 7.75%

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)



1. Annual base rent.

## QUEENSLAND PROPERTY PORTFOLIO

### Summary

Number of properties	11
Number of tenancies	244
Total GLA (sqm)	85,797
WALE (by income)	7.0 years
Occupancy (by GLA)	98.0%
Woolworths Group	29.8%
Wesfarmers	19.7%

### Tenancy statistics

### Major tenants

ABR<sup>1</sup> Contribution (%)

	OWNERSHIP (%)
Allenstown Square, Rockhampton Qld	100%
Arana Hills Plaza, Arana Hills Qld	100%
Atherton Square, Atherton Qld	100%
Bay Plaza, Hervey Bay Qld	100%
Bribie Island Shopping Centre, Bribie Island Qld	100%
Coomera Square, Coomera Qld	100%
Currimundi Markets, Currimundi Qld	100%
Gatton Plaza, Gatton Qld	100%
Highfields Village Shopping Centre, Highfields Qld	100%
Mareeba Square, Mareeba Qld	100%
Sydney Street Markets, Mackay Qld	100%

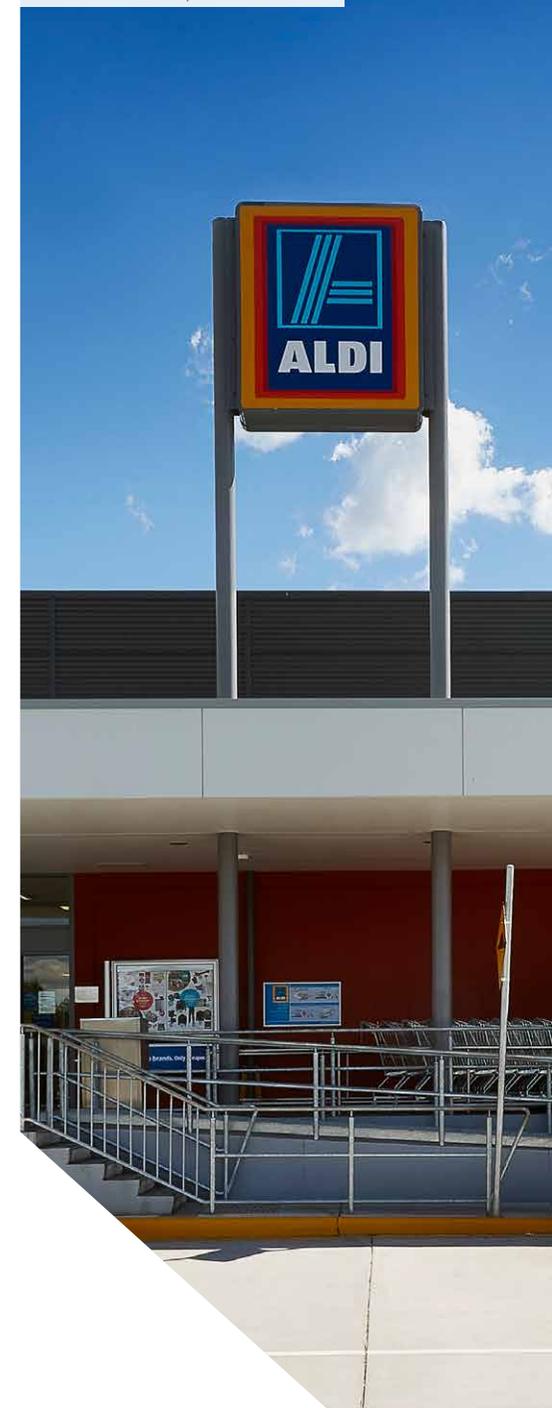
# \$463.9

TOTAL VALUE  
OF PORTFOLIO (A\$M)

# 6.23%

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

Arana Hills Plaza, Arana Hills Qld



1. Annual base rent.

## SOUTH AUSTRALIA PROPERTY PORTFOLIO

### Summary

Number of properties	2
Number of tenancies	88
Total GLA (sqm)	32,964
WALE (by income)	8.0 years
Occupancy (by GLA)	96.0%
Woolworths Group	29.4%
Wesfarmers	20.0%

### Tenancy statistics

### Major tenants

ABR<sup>1</sup> Contribution (%)

	OWNERSHIP (%)
Brickworks Marketplace, Torrensville SA	50%
Southgate Square, Morphett Vale SA	100%

# \$111.3

TOTAL VALUE  
OF PORTFOLIO (A\$M)

# 6.32%

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

Brickworks Marketplace, Torrensville SA



1. Annual base rent.

## VICTORIA PROPERTY PORTFOLIO

### Summary

Number of properties <sup>2</sup>	6
Number of tenancies	146
Total GLA (sqm)	60,101
WALE (by income)	6.0 years
Occupancy (by GLA)	98.6%
Wesfarmers	36.3%
Woolworths Group	13.7%

### Tenancy statistics

### Major tenants

ABR<sup>1</sup> Contribution (%)

**\$348.5**

TOTAL VALUE  
OF PORTFOLIO<sup>2</sup> (A\$M)

**6.01%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

### OWNERSHIP (%)

Bairnsdale Coles, Bairnsdale Vic.	100%
Gateway Plaza, Leopold Vic.	50%
Kyneton Shopping Centre, Knyeton Vic.	100%
Lansell Square, Bendigo Vic.	100%
Moe Coles, Moe Vic.	100%
Rosebud Plaza, Rosebud Vic.	100%

Gateway Plaza, Leopold Vic.



1. Annual base rent.

2. Includes acquisition of Gateway Plaza in July 2018.

## WESTERN AUSTRALIA PROPERTY PORTFOLIO

### Summary

Number of properties	10
Number of tenancies	257
Total GLA (sqm)	105,663
WALE (by income)	7.0 years
Occupancy (by GLA)	97.0%
Wesfarmers	32.6%
Woolworths Group	17.9%

### Tenancy statistics

### Major tenants

ABR<sup>1</sup> Contribution (%)

**\$430.2**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.55%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

### OWNERSHIP (%)

Albany Plaza, Albany WA	100%
Carnarvon Central, Carnarvon WA	100%
Esperance Boulevard, Esperance WA	100%
Kalgoorlie Central, Kalgoorlie WA	100%
Maylands Coles, Maylands WA	100%
Narrogin Coles, Narrogin WA	100%
Secret Harbour Square, Secret Harbour WA	100%
South Hedland Square, South Hedland WA	100%
Swan View Shopping Centre, Swan View WA	100%
Wanneroo Central, Wanneroo WA	50%

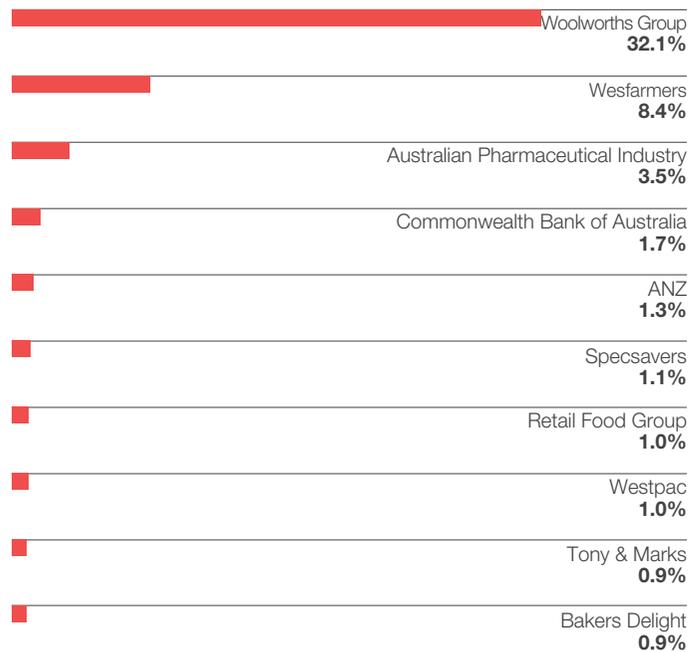


1. Annual base rent.

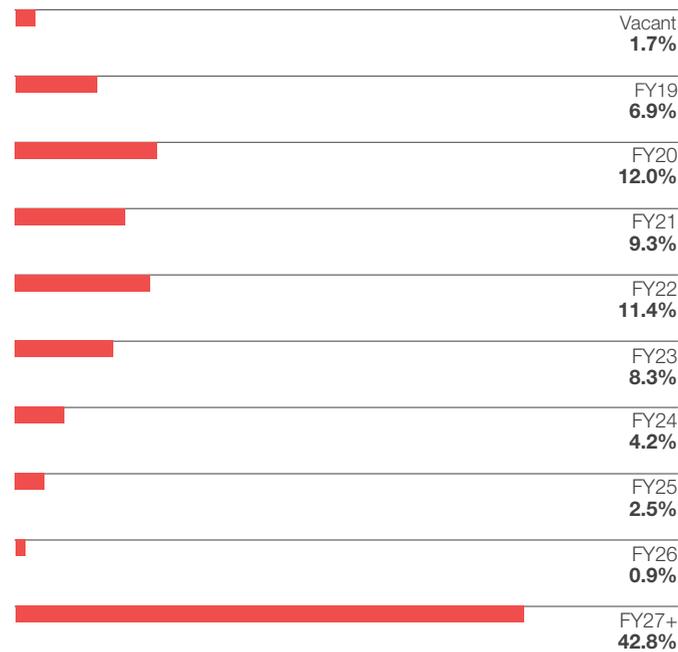
# RETAIL PARTNERSHIP NO.1

Retail Partnership No.1 (RP1) is a 50/50 joint-venture investment between the Charter Hall Retail REIT and a major Australian Superannuation Fund. The portfolio comprises supermarket anchored Convenience and Convenience Plus shopping centres.

## TOP TENANTS BY GROSS INCOME



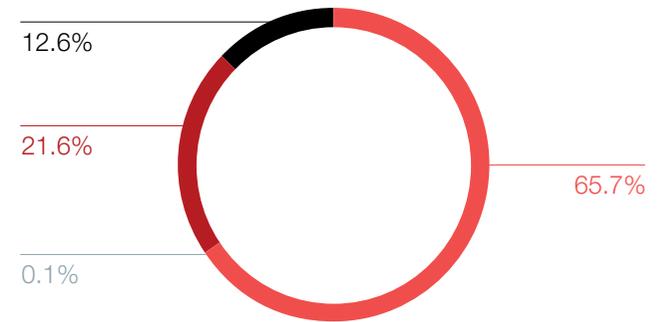
## ANNUAL LEASE EXPIRY BY GROSS INCOME



Brickworks Marketplace, Torrensville SA



**GEOGRAPHICAL DIVERSIFICATION**  
BY CURRENT VALUE



- New South Wales
- Queensland
- Western Australia
- South Australia

## PROPERTY PORTFOLIO

**\$526.8**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**5.87%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

	OWNERSHIP (%)	CLASSIFICATION
Carnes Hill Marketplace, Horningsea Park NSW	50%	Convenience Plus
Highlands Marketplace, Mittagong NSW	50%	Convenience Plus
Pemulwuy Marketplace, Greystanes NSW	50%	Convenience
Rutherford Marketplace, Rutherford NSW	50%	Convenience
West Ryde Marketplace, West Ryde NSW	50%	Convenience
153 Auckland Street, Gladstone Qld	50%	Other
Brickworks Marketplace, Torrenville SA	50%	Convenience Plus
Wanneroo Central, Wanneroo WA	50%	Convenience Plus

### Summary

Number of properties	8
Number of tenancies	278
Total GLA (sqm)	86,659

### Tenancy statistics

WALE (by income)	9.3 years
Occupancy (by income)	98.3%

### Major tenants

Gross Income  
Contribution (%)

Woolworths Group	32.1%
Wesfarmers	8.4%

Carnes Hill Marketplace, Horningsea Park NSW

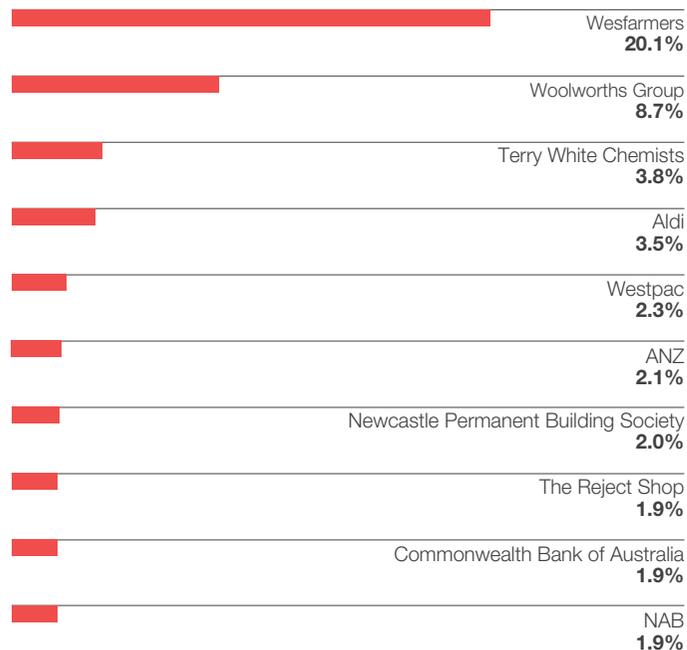




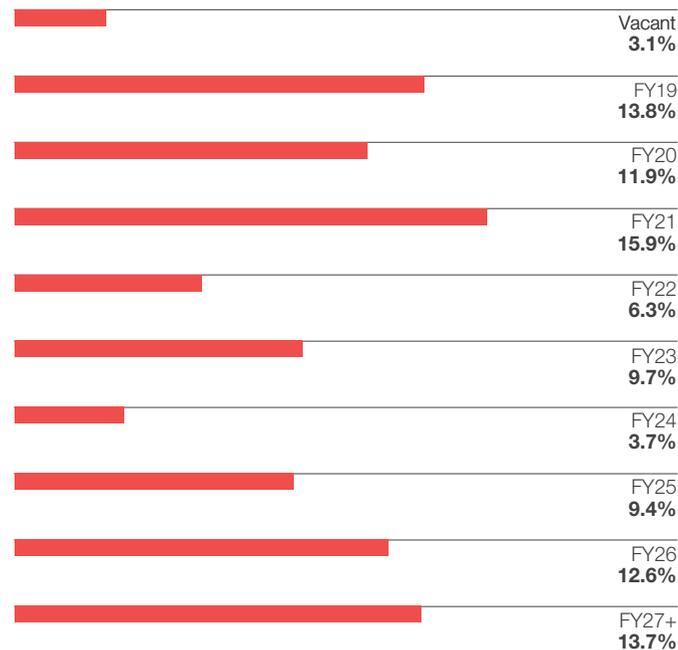
# RETAIL PARTNERSHIP NO.2

Bateau Bay Square is a Convenience Plus shopping centre on the Central Coast of NSW, acquired in 2011. The centre is strongly anchored and continues to strengthen its position providing convenient retail and services for the community and tourist market. The asset is owned by Retail Partnership No.2 (RP2), a wholesale partnership between Charter Hall Group (5%), Charter Hall Retail REIT (47.5%), and an institutional investor (47.5%).

## TOP TENANTS BY GROSS INCOME



## ANNUAL LEASE EXPIRY BY GROSS INCOME



Bateau Bay Square, Bateau Bay NSW



## PROPERTY PORTFOLIO



### BATEAU BAY SQUARE

Bateau Bay NSW

Located on a 9.9 hectare site, the centre offers a choice of three supermarkets: Woolworths, Coles and Aldi, plus a Kmart Discount Department Store. Mini-major retailers such as Best and Less, Dick Smith and Reject Shop complement the retail offer and specialty retailers provide a diverse shopping experience that meets the needs of the convenience focused shopper.

---

# \$232.0

TOTAL VALUE  
OF PORTFOLIO (A\$M)

---

# 5.75%

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

---

#### Summary

Number of properties	1
Number of tenancies	110
Total GLA (sqm)	29,226
Ownership	52.5%
Classification	Convenience Plus

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#### Tenancy statistics

WALE (by income)	4.9 years
Occupancy (by income)	96.9%

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#### Major tenants

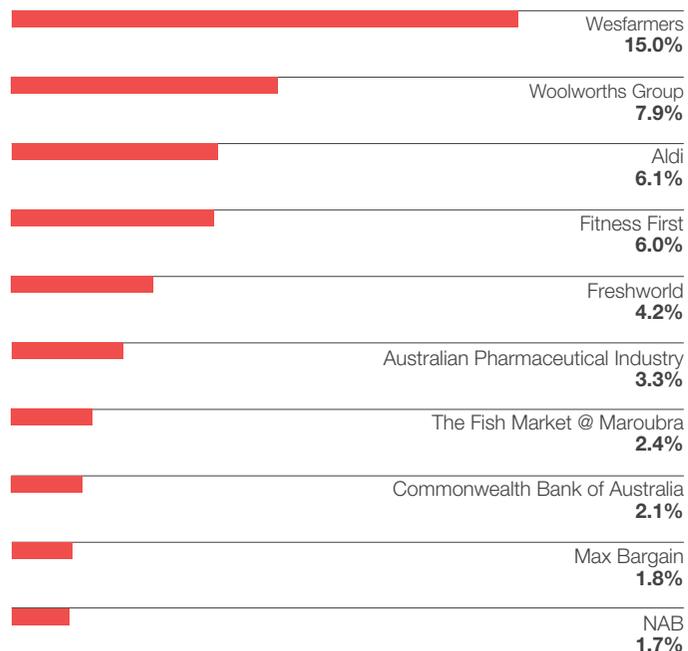
Gross Income  
Contribution (%)

Wesfarmers	20.1%
Woolworths Group	8.7%

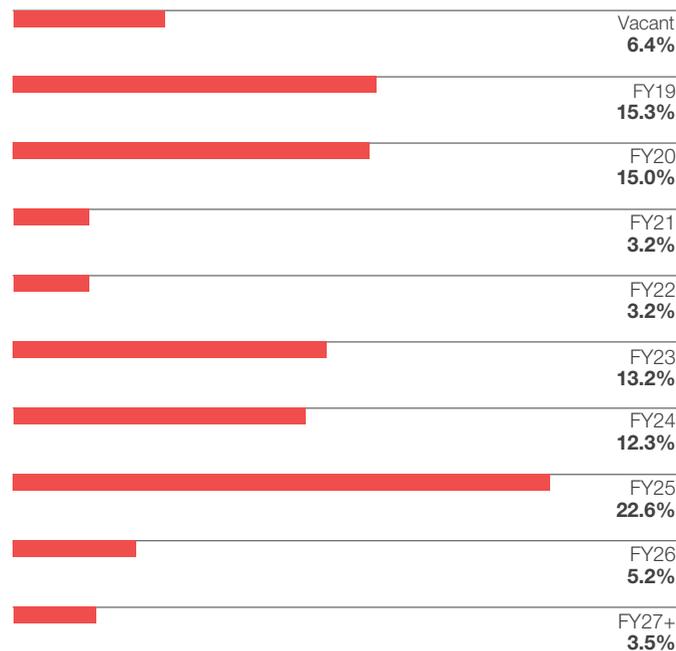
# RETAIL PARTNERSHIP NO.6

Retail Partnership No. 6 (RP6) is a wholesale partnership between Charter Hall Group (20%) and an institutional investor (80%). The portfolio comprises two supermarket anchored Convenience Plus shopping centres located in metro Sydney locations.

## TOP TENANTS BY GROSS INCOME



## ANNUAL LEASE EXPIRY BY GROSS INCOME



Pacific Square, Maroubra NSW



## PROPERTY PORTFOLIO



### PACIFIC SQUARE

Maroubra NSW

The centre benefits from its positioning on the corner of the busy Anzac Parade (a key north-south arterial leading to the Sydney CBD) and Maroubra Road. The location allows convenient road access from all directions.



### BASS HILL PLAZA

Bass Hill NSW

Bass Hill Plaza comprises a two level, fully enclosed Convenience Plus shopping centre. The centre is anchored by Kmart discount department store, Woolworths and Aldi supermarkets. Bass Hill is a western suburb of Sydney, approximately 25 kilometres west of the Sydney CBD and approximately eight kilometres north-east of the suburb of Liverpool.

# \$278.0

TOTAL VALUE  
OF PORTFOLIO (A\$M)

# 5.59%

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

#### Summary

Number of properties	2
Number of tenancies	127
Total GLA (sqm)	33,477
Ownership	100%
Classification	Convenience Plus

#### Tenancy statistics

WALE (by income)	4.5 years
Occupancy (by income)	93.6%
Wesfarmers	15.0%
Woolworths Group	7.9%

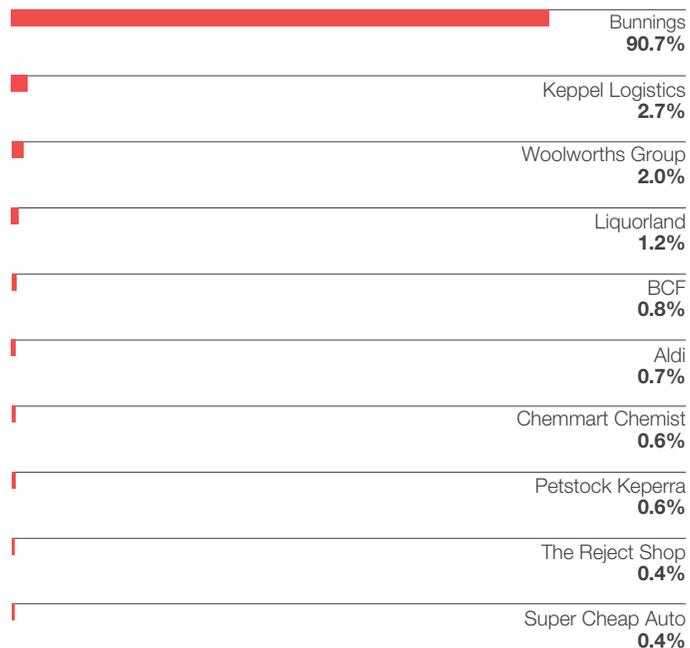
#### Major tenants

Gross Income  
Contribution (%)

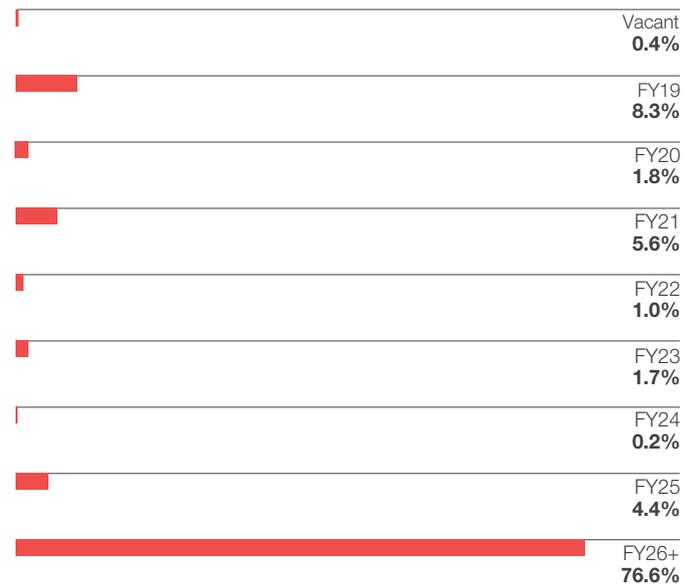
# LONG WALE HARDWARE PARTNERSHIP

BP Fund 1 (BP1), BP Fund 2 (BP2) and the TTP Wholesale Fund (TTP), together referred to as the Long WALE Hardware Partnership (LWHP), is a wholesale partnership with the investment strategy of acquiring and managing a portfolio of well located, long WALE home improvement assets leased to Bunnings and Woolworths across Australia.

## TOP TENANTS BY GROSS INCOME

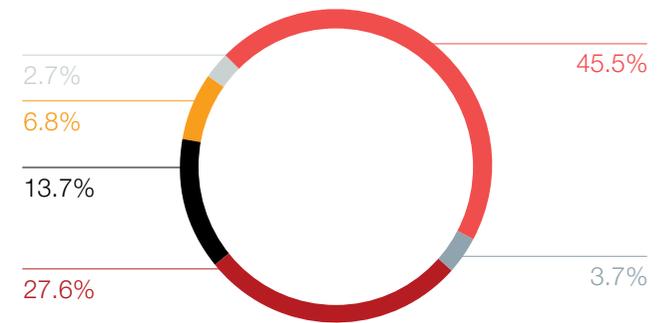


## ANNUAL LEASE EXPIRY BY GROSS INCOME





**GEOGRAPHICAL DIVERSIFICATION**  
BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia
- ACT
- Tasmania

## PROPERTY PORTFOLIO

**\$995.6**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**5.49%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

	OWNERSHIP (%)	CLASSIFICATION
Bunnings, Gungahlin ACT	100%	Metro
Bunnings, Albion Park NSW	100%	Metro
Bunnings, Castle Hill NSW	100%	Metro
Bunnings, Chatswood NSW	100%	Metro
Bunnings, Hoxton Park NSW	100%	Metro
Bunnings, Kingsgrove NSW	100%	Metro
Bunnings, Kirrawee NSW	100%	Metro
Bunnings, Marsden Park NSW	100%	Metro
Bunnings, Narellan NSW	100%	Metro
Bunnings, Northmead NSW	100%	Metro
Bunnings, Burleigh Heads Qld	100%	Metro
Bunnings, Cairns Qld	100%	Regional
Bunnings, Keperra Qld	100%	Metro
Bunnings, Rockhampton, Qld	100%	Regional
Bunnings, Stafford Qld	100%	Metro
Stafford Wiley Qld	100%	Metro
Great Western Super Centre, Keppera Qld	100%	Metro
Bunnings, Mornington Tas.	100%	Metro
Bunnings, Dandenong Vic.	100%	Metro
Bunnings, Armadale WA	100%	Metro
Bunnings, Bayswater Perth WA	100%	Metro
Bunnings Greenfields, WA	100%	Regional
Bunnings, Wangara WA	100%	Metro

### Summary

Number of properties	23
Number of tenancies	92
Total GLA (sqm)	328,012

### Tenancy statistics

WALE (by income)	8.9 years
Occupancy (by income)	99.6%





# LONG WALE INVESTMENT PARTNERSHIP

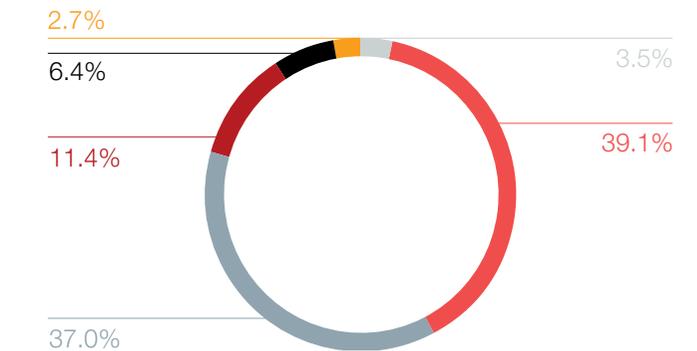
Long WALE Investment Partnership (LWIP) is a fund in which the Charter Hall Group has a 5% interest. The portfolio comprises 57 hospitality assets subject to initial 20 year lease terms.

## Summary

Number of properties	57
Number of tenancies	57
Total GLA (sqm)	165,771
<hr/>	
WALE (by income)	16.3 years
Occupancy (by income)	100%

## Tenancy statistics

## GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia
- South Australia
- Tasmania

## PROPERTY PORTFOLIO

**\$768.8**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**5.89%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

	OWNERSHIP (%)		OWNERSHIP (%)
Boomerang Hotel, Lavington NSW	55%	Gateway Inn Hotel, Devonport Tas.	55%
Greenhouse Tavern, Coffs Harbour NSW	55%	Riverside Hotel Motel, Riverside Tas.	55%
Westower Tavern, West Ballina NSW	55%	Albion Charles Hotel, Northcote Vic.	55%
Allenstown Hotel, Allenstown Qld	55%	Balaclava Hotel, St Kilda East Vic.	55%
Brunswick Hotel, New Farm Qld	55%	Bridge Inn Hotel, Mernda, Vic.	55%
Buderim Tavern, Buderim Qld	55%	Cherry Hill Tavern, Doncaster Vic.	55%
Capalaba Tavern, Capalaba Qld	55%	Coolaroo Hotel, Coolaroo Vic.	55%
Commercial Hotel, Nerang Qld	55%	Croxtton Park Hotel, Thornbury Vic.	55%
Dog and Parrot Hotel, Robina Qld	55%	Excelsior Hotel, Thomastown Vic.	55%
Federal Hotel, Toowoomba Qld	55%	First & Last Hotel, Hadfield Vic.	55%
Glenmore Tavern, Rockhampton Qld	55%	Glengala Hotel, Sunshine Vic.	55%
Harvey Road Tavern, Clinton Qld	55%	Manhattan Hotel, Ringwood Vic.	55%
Highfields Tavern, Highfields Qld	55%	Monash Hotel, Clayton Vic.	55%
Hinterland Hotel Motel, Nerang Qld	55%	Moreland Hotel, Brunswick Vic.	55%
Kawana Waters Hotel, Kawana Waters Qld	55%	Oakleigh Junction Hotel, Oakleigh Vic.	55%
Old Sydney Hotel, Maryborough Qld	55%	Palace Hotel, Camberwell Vic.	55%
Parkwood Tavern, Parkwood Qld	55%	St Albans Hotel, St Albans Vic.	55%
Redbank Plains Tavern, Redbank Plains Qld	55%	Waltzing Matilda Hotel, Springvale Vic.	55%
Royal Beenleigh Hotel, Beenleigh Qld	55%	Belmont Tavern, Cloverdale WA	55%
Russell Tavern, Dalby Qld	55%	Bull Creek Tavern, Bull Creek WA	55%
Villa Noosa Hotel, Noosaville Qld	55%	Dunsborough Hotel, Dunsborough WA	55%
Waterfront Hotel, Diddillibah Qld	55%	Greenwood Hotel, Greenwood WA	55%
Federal Hotel, Mt Gambier SA	55%	Herdsmen Lake Tavern, Wembley WA	55%
Findon Hotel, Findon SA	55%	Highway Hotel, Bunbury WA	55%
Norwood Hotel, Norwood SA	55%	Hyde Park Hotel, West Perth WA	55%
Royal Oak, North Adelaide SA	55%	Lakers Tavern, Thornline WA	55%
Slug N Lettuce British Pub, Parafield Gardens SA	55%	Peel Alehouse, Halls Head WA	55%
Victoria Hotel, O'Halloran Hill SA	55%	Ship Inn, Busselton WA	55%
Carlyle Hotel, Derwent Park Tas.	55%		

# LONG WALE INVESTMENT PARTNERSHIP NO.2

Long WALE Investment Partnership No.2 (LWIP2) is a fund comprising of nine properties in which the Charter Hall Group has a 10% interest.

**\$160.9**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**5.91%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

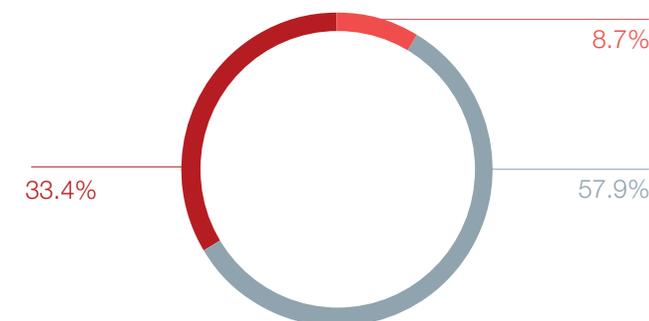
## Summary

## Tenancy statistics

	OWNERSHIP (%)
Dan Murphy's Mosman NSW	100%
Blue Pacific Hotel, Woorim Qld	100%
Irish Finnegan's Hotel, Thuringowa Central Qld	100%
Kondari Hotel & Resort Qld	100%
The Royal Gatton, Gatton Qld	100%
Upper Ross Hotel, Rasmussen Qld	100%
Millers Inn, Altona Vic.	100%
Royal Ferntree Gully Hotel Vic.	100%
Seaford Hotel Vic.	100%

Number of properties	9
Number of tenancies	9
Total GLA (sqm)	84,756
WALE (by income)	17.0 years
Occupancy (by income)	99.2%

## GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



NSW
Victoria
Queensland

# CHARTER HALL DIRECT BW TRUST

Charter Hall Direct BW Trust (CHIF11) is an unlisted property syndicate investing in near new Bunnings retail properties located in strategic metropolitan and regional areas.

**\$96.6**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**5.72%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

## Summary

## Tenancy statistics

## Major tenant

ABR<sup>1</sup> Contribution (%)

	OWNERSHIP (%)	WALE (YEARS)
Bunnings, Armidale NSW	100%	7.1
Bunnings, Rouse Hill NSW	100%	6.4
Bunnings, Taree NSW	100%	7.6
Bunnings, Rosebud Vic.	100%	6.4
<b>TOTAL / WEIGHTED AVERAGE</b>		<b>6.8</b>

Number of properties	4
Number of tenancies	4
Total GLA (sqm)	42,088
WALE (by income)	6.8 years
Occupancy (by income)	100%
Bunnings	100%

Bunnings, Rouse Hill NSW



1. Annual base rent.

# CHARTER HALL DIRECT AUTOMOTIVE TRUST

Charter Hall Direct Automotive Trust (DAT) is an unlisted property syndicate investing in a portfolio of well located, high quality properties leased to Australia's largest automotive retailer, Automotive Holdings Group (AHG).

**\$112.9**

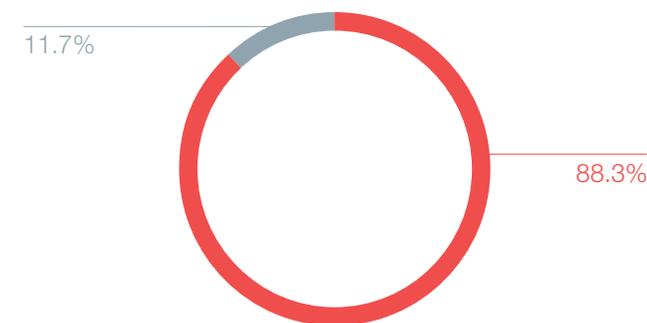
TOTAL VALUE  
OF PORTFOLIO (A\$M)

**5.94%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

	DAT OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
2A Victoria Avenue, Castle Hill NSW	100%	9.1	4.0%
26-28 Waratah Street, Kirrawee NSW	100%	12.2	2.8%
18-28 Anzac Avenue, Hillcrest Qld	100%	13.4	2.8%
<b>TOTAL / WEIGHTED AVERAGE</b>		<b>10.3</b>	<b>3.6%</b>

## GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



■ New South Wales  
■ Queensland

## 2A VICTORIA AVENUE

Castle Hill NSW



The property comprises three automotive dealerships in separate buildings together with 25 industrial units. Each dealership includes showroom, office, service centre and external display areas. This asset is located approximately 33 kilometres north-west of the Sydney CBD.

### Summary

Year built (or refurbished)	2012-2014
Ownership	100%
Total GLA (sqm)	12,419

### Tenancy statistics

WALE (by income)	9.1 years
Occupancy (by income)	100%

### Major tenants (GLA sqm)

Automotive Holdings Group	12,419
---------------------------	--------

## 26-28 WARATAH STREET

Kirrawee NSW



This property comprises a showroom, office, service centre and external display areas together with a large basement car park. The property is located approximately 29 kilometres south of the Sydney CBD.

Year built (or refurbished)	2014
Ownership	100%
Total GLA (sqm)	3,772

WALE (by income)	12.2 years
Occupancy (by income)	100%

Automotive Holdings Group	3,772
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## 18-28 ANZAC AVENUE

Hillcrest Qld



Completed in December 2016, the property comprises a dealership with showroom, office, service centre and external display areas.

This property is located on a high profile site in a car dealership precinct, making it a destination for car buyers.

### Summary

Year built (or refurbished)	2016
Ownership	100%
Total GLA (sqm)	2,822

### Tenancy statistics

WALE (by income)	13.4 years
Occupancy (by income)	100%

### Major tenants (GLA sqm)

Automotive Holdings Group	2,822
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# CHARTER HALL DIRECT AUTOMOTIVE TRUST NO.2

Charter Hall Direct Automotive Trust No.2 (DAT2) is an unlisted property syndicate investing in a portfolio of well located, high quality properties leased to Australia's largest automotive retailer, Automotive Holdings Group (AHG).

**\$90.4**

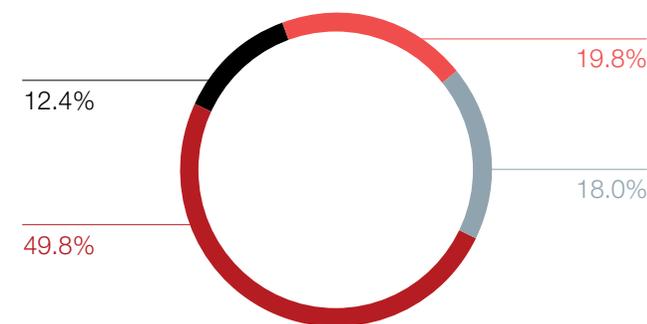
TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.27%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

	DAT2 OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
375-377 Hume Highway, Liverpool NSW	100%	14.9	2.8%
Mount Gravatt Properties, Mount Gravatt Qld	100%	8.0	2.8%
Lot 1, 530 McDonalds Road, South Morang Vic.	100%	14.9	2.8%
441-445 Waneroo Road, Balcatta WA	100%	13.0	2.8%
<b>TOTAL/WEIGHTED AVERAGE</b>		<b>11.1</b>	<b>2.8%</b>

## GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia

## 375-377 HUME HIGHWAY

Liverpool, NSW



The recently completed property comprises a dealership with showroom, office, service centre and external display areas. A separate Subaru service centre forms part of the site which services an adjoining dealership.

Approximately 27 kilometres south-west of the Sydney CBD, the property enjoys a high profile location along the Hume Highway which provides easy accessibility to the site for the local and surrounding regional population.

### Summary

Year built (or refurbished)	2018
Ownership	100%
Total GLA (sqm)	3,172

### Tenancy statistics

WALE (by income)	14.9 years
Occupancy (by income)	100%

### Major tenants (GLA sqm)

Automotive Holdings Group	3,172
---------------------------	-------

## MOUNT GRAVATT PROPERTIES

Mount Gravatt, Qld



The five properties at Mount Gravatt comprise seven dealerships with showroom, office and external display areas. Five of the dealerships also have service centres.

Approximately 10 kilometres south-east of the Brisbane CBD on the eastern and western sides of Logan Road, the properties dominate the Mount Gravatt automotive precinct.

Year built (or refurbished)	1990 (2005)
Ownership	100%
Total GLA (sqm)	13,033

WALE (by income)	8.0 years
Occupancy (by income)	100%

Automotive Holdings Group	13,033
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## LOT 1, 530 MCDONALDS ROAD

South Morang, Vic.



The recently completed property comprises a two level automotive dealership showroom and an office, service centre and external display areas.

Approximately 27 kilometres north-east of the Melbourne CBD, this property is located on the northern side of McDonalds Road, close to the intersection with Plenty Road.

### Summary

Year built (or refurbished)	2018
Ownership	100%
Total GLA (sqm)	3,467

### Tenancy statistics

WALE (by income)	14.9 years
Occupancy (by income)	100%

### Major tenants (GLA sqm)

Automotive Holdings Group	3,467
---------------------------	-------

## 441-445 WANEROO ROAD

Balcatta, WA



The property comprises a modern showroom and service centre in the northern portion and offices, another showroom and service centre in the southern portion. The Property also features extensive bitumen paved display areas.

Approximately 16 kilometres north of the Perth CBD, this property is located on the western side of Wanneroo Road, approximately 300 metres south of the Balcatta industrial and commercial precinct.

Year built (or refurbished)	1978 (2004)
Ownership	100%
Total GLA (sqm)	3,455

WALE (by income)	13.0 years
Occupancy (by income)	100%

Automotive Holdings Group	3,455
---------------------------	-------





# DIVERSIFIED



**87**  
NUMBER OF  
PROPERTIES



**6.15%**  
WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)



**100%**  
OCCUPANCY

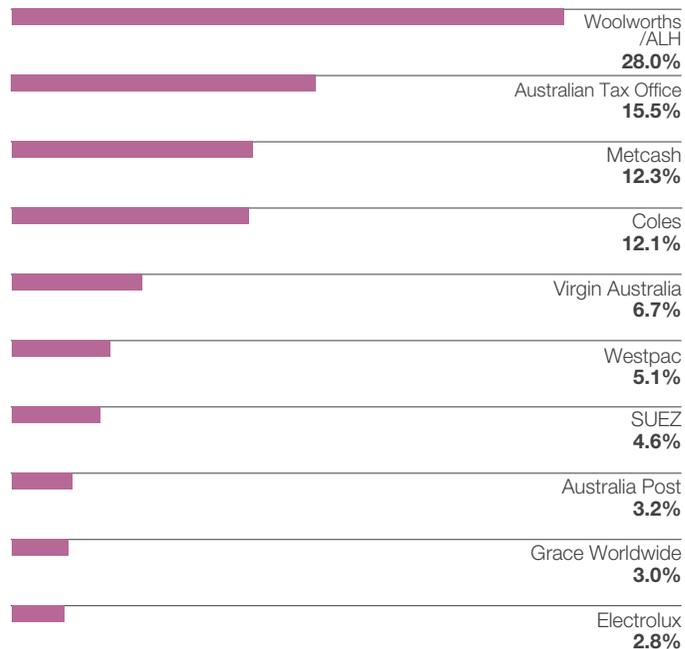


**10.7 years**  
WEIGHTED AVERAGE  
LEASE EXPIRY (WALE)

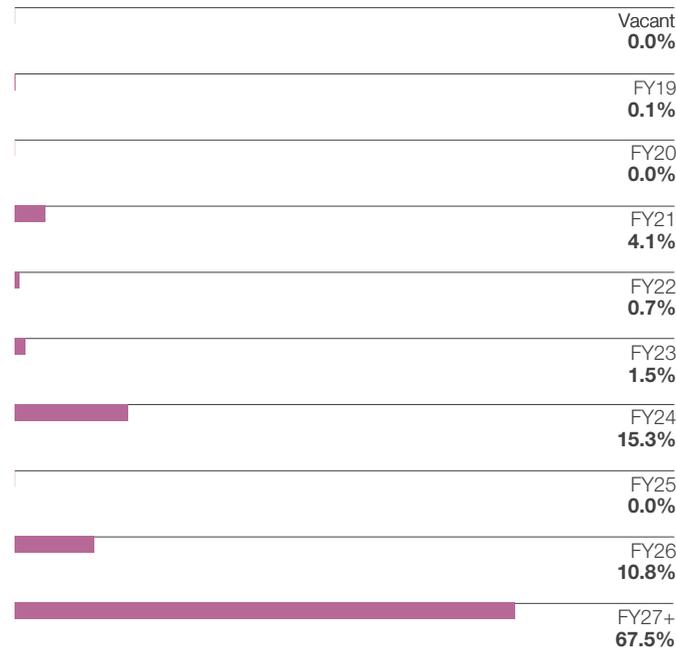
# CHARTER HALL LONG WALE REIT

Charter Hall Long WALE REIT (ASX: CLW), is an Australian Real Estate Investment Trust (“REIT”) listed on the ASX. The REIT is focused on providing investors with stable and secure income and targeting income and capital growth through an exposure to long WALE properties. The REIT is focused on assets that are predominantly leased to tenants with strong covenants on long term leases.

## TOP 10 TENANTS BY GROSS INCOME



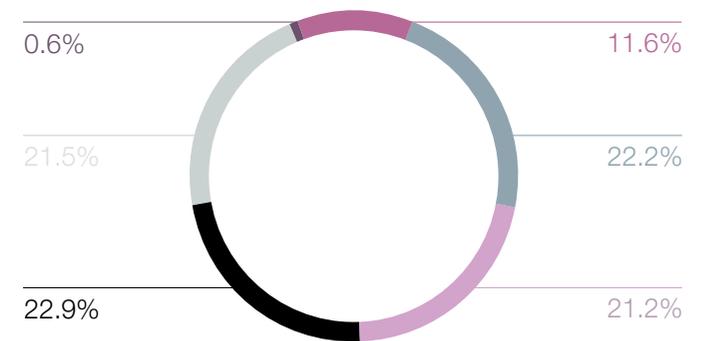
## ANNUAL LEASE EXPIRY GROSS INCOME



Australia Post, Kingsgrove NSW



**GEOGRAPHICAL DIVERSIFICATION  
BY CURRENT VALUE**



- New South Wales
- Victoria
- Queensland
- Western Australia
- South Australia
- Tasmania

## PROPERTY PORTFOLIO

**\$1,525.2**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.13%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

**10.8<sup>YRS</sup>**

WEIGHTED AVERAGE  
LEASE EXPIRY (WALE)

**2.9%**

WEIGHTED AVERAGE  
RENT REVIEWS  
(WARR)

### OFFICE

	CLW OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Westpac 4-16 Montgomerly Street Kogarah NSW	50.1%	16.1	CPI
Virgin Australia Head Office 56 Edmondstone Road, Bowen Hills Qld	100%	7.9	3.5%
Australian Taxation Office 12-26 Franklin Street Adelaide SA	100%	8.8	3.8%

### INDUSTRIAL

Australia Post Australia Post Business Hub Kingsgrove NSW	100%	8.0	3.5%
SUEZ, Artarmon NSW	100%	28.5	3.0%
SUEZ, Davis Road Wetherill Park NSW	100%	8.5	3.0%
SUEZ, Newton Road Wetherill Park NSW	100%	3.5	3.0%
Coates Hire 29-47 Mudgee Street Kingston Qld	100%	14.7	4.0%
SUEZ, Lower Nudgee Qld	100%	18.5	3.0%
Grace Worldwide 420 Sherbrooke Road, Willawong Qld	100%	5.1	3.5%
Electrolux 76-80 Howards Road Beverley SA	100%	11.4	3.5%

### INDUSTRIAL CONTINUED

	CLW OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Truganina Distribution Facility 485 Dohertys Road Truganina Vic.	50%	14.0	3.5%
Toll 13-20 Horsburgh Drive Altona North Vic.	100%	7.4	3.5%
Dandenong Distribution Centre 225 Glasscocks Road Dandenong Vic.	26%	19.7	2.8%
Woolworths Distribution Centre 364-426 Old Geelong Road Hoppers Crossing Vic.	100%	2.5	3.0%
SUEZ, Dandenong South Vic.	100%	8.5	3.0%
SUEZ, Bairnsdale Vic.	100%	2.5	3.0%
SUEZ, Campbellfield Vic.	100%	2.5	3.0%
Coles Distribution Centre Perth 136 Horrie Miller Drive Perth WA	49.9%	9.9	2.8%
Metcash Distribution Centre 218 Bannister Road Canning Vale WA	100%	5.6	CPI
SUEZ, Landsdale WA	100%	13.5	3.0%
SUEZ, South Boulder WA	100%	13.5	3.0%
SUEZ, Welshpool WA	100%	13.5	3.0%

## PROPERTY PORTFOLIO

	OWNERSHIP (%)		OWNERSHIP (%)
<b>RETAIL</b>		<b>RETAIL CONTINUED</b>	
Boomerang Hotel, Lavington NSW	45%	Gateway Inn Hotel, Devonport Tas.	45%
Greenhouse Tavern, Coffs Harbour NSW	45%	Riverside Hotel Motel, Riverside Tas.	45%
Westtower Tavern, West Ballina NSW	45%	Albion Charles Hotel, Northcote Vic.	45%
Allenstown Hotel, Allenstown Qld	45%	Balaclava Hotel, St Kilda East Vic.	45%
Brunswick Hotel, New Farm Qld	45%	Bridge Inn Hotel, Mernda, Vic.	45%
Buderim Tavern, Buderim Qld	45%	Cherry Hill Tavern, Doncaster Vic.	45%
Capalaba Tavern, Capabala Qld	45%	Coolaroo Hotel, Coolaroo Vic.	45%
Commercial Hotel, Nerang Qld	45%	Croxtton Park Hotel, Thornbury Vic.	45%
Dog and Parrot Hotel, Robina Qld	45%	Excelsior Hotel, Thomastown Vic.	45%
Federal Hotel, Toowoomba Qld	45%	First & Last Hotel, Hadfield Vic.	45%
Glenmore Tavern, Rockhampton Qld	45%	Glengala Hotel, Sunshine Vic.	45%
Harvey Road Tavern, Clinton Qld	45%	Manhattan Hotel, Ringwood Vic.	45%
Highfields Tavern, Highfields Qld	45%	Monash Hotel, Clayton Vic.	45%
Hinterland Hotel Motel, Nerang Qld	45%	Moreland Hotel, Brunswick Vic.	45%
Kawana Waters Hotel, Kawana Waters Qld	45%	Oakleigh Junction Hotel, Oakleigh Vic.	45%
Old Sydney Hotel, Maryborough Qld	45%	Palace Hotel, Camberwell Vic.	45%
Parkwood Tavern, Parkwood Qld	45%	St Albans Hotel, St Albans Vic.	45%
Redbank Plains Tavern, Redbank Plains Qld	45%	Waltzing Matilda Hotel, Springvale Vic.	45%
Royal Beenleigh Hotel, Beenleigh Qld	45%	Belmont Tavern, Cloverdale WA	45%
Russell Tavern, Dalby Qld	45%	Bull Creek Tavern, Bull Creek WA	45%
Villa Noosa Hotel, Noosaville Qld	45%	Dunsborough Hotel, Dunsborough WA	45%
Waterfront Hotel, Diddillibah Qld	45%	Greenwood Hotel, Greenwood WA	45%
Federal Hotel, Mt Gambier SA	45%	Herdsmen Lake Tavern, Wembley WA	45%
Findon Hotel, Findon SA	45%	Highway Hotel, Bunbury WA	45%
Norwood Hotel, Norwood SA	45%	Hyde Park Hotel, West Perth WA	45%
Royal Oak, North Adelaide SA	45%	Lakers Tavern, Thornline WA	45%
Slug N Lettuce British Pub, Parafield Gardens SA	45%	Peel Alehouse, Halls Head WA	45%
Victoria Hotel, O'Halloran Hill SA	45%	Ship Inn, Busselton WA	45%
Carlyle Hotel, Derwent Park Tas.	45%	Bunnings South Mackay, Qld	100%

## WESTPAC

4–16 Montgomery Street, Kogarah NSW



The property is an A-grade commercial office building, constructed in 1990 and comprising five levels of office space and parking for 597 vehicles.

The property is leased to Westpac Banking Corporation, which occupies 100% of the property.

The building underwent an extensive refurbishment in 2016, which included base building works, upgrades to plant and equipment and tenant fitout works.

### Summary

Year built (or refurbished)	1990 (2016)
Grade	A
Ownership	50.1%
Total NLA (sqm)	31,724
Typical floor plate (sqm)	5,226
Car spaces	597

### Tenancy statistics

WALE (by income)	16.1 years
Occupancy	100%

### Major tenants NLA (sqm)

Westpac Banking Corporation	31,724
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### Ratings

## VIRGIN AUSTRALIA HEAD OFFICE

56 Edmondstone Road, Bowen Hills Qld



The Virgin Australia Head Office comprises three A-Grade office buildings constructed in 2008 and respectively named Alpha, Bravo and Charlie. Each building includes three levels of high-quality office space, each with its own basement carpark with a total of 149 car spaces across the property.

The property is located in the rapidly evolving Brisbane Fringe – Urban Renewal Precinct, and is in close proximity to amenities and transportation networks.

The property is fully leased to Virgin Australia Holdings Ltd, the company that owns and operates both Virgin Australia and Tigerair Australia flights including domestic, international short haul, international long haul and charter services.

Year built (or refurbished)	2008
Grade	A
Ownership	100%
Total NLA (sqm)	12,427
Typical floor plate (sqm)	Up to 2,020
Car spaces	149
WALE (by income)	8.8 years
Occupancy	100%
Virgin Australia	12,427

NABERS Energy rating	4 star
NABERS Water rating	4.5 star

## AUSTRALIAN TAXATION OFFICE

12–26 Franklin Street, Adelaide SA



The Australian Taxation Office Adelaide is a modern, A-grade CBD high rise office tower, constructed in 2012. The building comprises 17 levels of office space and basement parking for 114 vehicles.

The building has been certified with a 5 Star Green Star Office As Built v3 rating and a base building 5.5 star NABERS Energy rating.

The property is located within the core office precinct of the Adelaide CBD and forms part of the City Central precinct, a redevelopment that includes the existing GPO building.

The building is fully leased to four tenants including the major tenant, the Commonwealth of Australia (represented by the Australian Taxation Office).

### Summary

Year built (or refurbished)	2012
Grade	A
Ownership	100%
Total NLA (sqm)	37,315
Typical floor plate (sqm)	1,769–2,513
Car spaces	114

### Tenancy statistics

WALE (by income)	8.8 years
Occupancy	100%

### Major tenants NLA (sqm)

Commonwealth Government	30,979
Australia Post	5,291

### Ratings

NABERS Energy rating	5.5 star
NABERS Water rating	4 star
Green Star Office Design v3	5 star
Green Star As Built v3	5 star

## AUSTRALIA POST

Australia Post Business Hub, Kingsgrove NSW



The property comprises a modern office and warehouse facility of 6,729 square metres situated on a site of 1.4 hectares fully leased to Australia Post. The property was purpose built for Australia Post and has been configured to comprise ground floor post bike storage, post office, mail sorting area and rear warehousing together with first floor offices.

The property is located within the Kingsgrove industrial precinct, some 13 kilometres south-west of the Sydney CBD and features convenient access to the M5 Motorway, Sydney Airport and Port Botany.

### Summary

Year built (or refurbished)	2011
Ownership	100%
Total GLA (sqm)	6,729
<b>Tenancy statistics</b>	
WALE (by income)	8.0 years
Occupancy	100%
<b>Major tenants GLA (sqm)</b>	
Australia Post	6,729

## SUEZ

Artarmon NSW



The property comprises a purpose built waste transfer station, with the main building built over two levels. The building provides a large central floor opening with four pits which permit gravity processing to various waste packers below and an overhead deodoriser. The pits transfer waste from the sorting floor of the warehouse into transfer vehicles to take the waste to offsite landfill.

Located in a tightly-held industrial precinct in Artarmon, the property benefits from easy access to the Pacific Highway and Gorehill Freeway. The property is situated in a cul-de-sac among well established industrial properties and close to the North Shore Private Hospital. The property is located 7 kilometres north of the Sydney CBD and 3 kilometres north of North Sydney.

Year built (or refurbished)	1995
Ownership	100%
Total GLA (sqm)	4,309
WALE (by income)	28.5 years
Occupancy	100%
SUEZ	4,309

## SUEZ, DAVIS ROAD

Wetherill Park NSW



The property comprises a purpose built waste transfer station and weighbridge. The building has a two-storey office component at the front and large open span waste processing area to the rear. The warehouse is accessed via multiple roller shutter doors and offers internal clearances ranging from 8.9–9.2 metres. A large awning provides all weather loading and additional undercover storage. The site offers full drive around capability providing excellent vehicle circulation.

The property is surrounded by traditional industrial developments of low to high clearance warehouses and other operations. Wetherill Park is located approximately 30 kilometres west of the Sydney CBD and enjoys excellent access to major Sydney arterial road networks including the Prospect Highway, Cumberland Highway, the M4, M5 and M7 Motorways.

### Summary

Year built (or refurbished)	1993
Ownership	100%
Total GLA (sqm)	3,975
<b>Tenancy statistics</b>	
WALE (by income)	8.5 years
Occupancy	100%
<b>Major tenants GLA (sqm)</b>	
SUEZ	3,975

## SUEZ, NEWTON ROAD

Wetherill Park NSW



The property comprises an office component over two levels adjoining warehouse amenity. The main warehouse provides open plan storage and operational uses, with the second and smaller one offering paint and wash bay facilities. Both warehouses comprise multiple roller door access. The property also comprises extensive hardstand areas and staff parking.

The property is situated on the northern side of Newton Road between Coates Place and Hexham Place and is surrounded by traditional industrial developments of low to high clearance warehouses and other operations. Wetherill Park is located approximately 30 kilometres west of the Sydney CBD and enjoys excellent access to major Sydney arterial road networks including the Prospect Highway, Cumberland Highway, the M4, M5 and M7 Motorways.

Year built (or refurbished)	1991
Ownership	100%
Total GLA (sqm)	2,987
<b>Tenancy statistics</b>	
WALE (by income)	3.5 years
Occupancy	100%
<b>Major tenants GLA (sqm)</b>	
SUEZ	2,987

## COATES HIRE

29–47 Mudgee Street, Kingston Qld



The property was purpose built in 2012 for Coates Hire and is situated on a site with a usable area of 5.9 hectares located in the established industrial locality of Kingston, approximately 24 kilometres south-east of the Brisbane CBD.

The property features extensive hardstand used for the storage of rental equipment and has significant exposure to the Logan Motorway, one of South-East Queensland's busiest transport routes.

### Summary

Year built (or refurbished)	2012
Ownership	100%
Total GLA (sqm)	1,835

### Tenancy statistics

WALE (by income)	14.7 years
Occupancy	100%

### Major tenants GLA (sqm)

Coates Hire	1,835
-------------	-------

## SUEZ

Lower Nudgee Qld



The property incorporates an office building with adjoining workshop, separate covered refuelling facility, a separate container building and concrete paved driveways and hardstand area.

The property is located centrally within the Banyo industrial precinct, being only a short distance from major thoroughfare Nudgee Road. This central north side location provides excellent access to all northern arterial routes including Gateway Motorway and is close to Brisbane Airport and Port of Brisbane.

Year built (or refurbished)	1985
Ownership	100%
Total GLA (sqm)	1,760
WALE (by income)	18.5 years
Occupancy	100%
SUEZ	1,760

## GRACE WORLDWIDE

420 Sherbrooke Road, Willawong Qld



The property is a modern warehouse facility located at Willawong, 15 kilometres south of Brisbane's CBD with easy access and egress to the Logan Motorway, the Ipswich Motorway and the Brisbane CBD.

The facility comprises an area of 22,108 square metres of generic warehousing and is situated on a site of 3.9 hectares.

Grace Worldwide is one of the largest record management, removals and storage companies in Australasia.

### Summary

Year built (or refurbished)	2011
Ownership	100%
Total GLA (sqm)	22,108
WALE (by income)	5.1 years
Occupancy	100%
Major tenants GLA (sqm)	Grace Worldwide 22,108

### Tenancy statistics

## ELECTROLUX

76–80 Howards Road, Beverley SA



The property is a modern logistics facility incorporating a high clearance warehouse with attached air conditioned offices and showroom that has a combined Gross Lettable Area of 25,562 square metres. The facility was completed in December 2012 and was purpose built for Electrolux. The property is situated on a site of 3.9 hectares in the inner ring suburb of Beverley, approximately 6 kilometres north-west of the Adelaide CBD in an established industrial precinct, with good access to major arterial roads and in close proximity to the Adelaide Airport and Port of Adelaide.

Year built (or refurbished)	2012
Ownership	100%
Total GLA (sqm)	25,562
WALE (by income)	11.4 years
Occupancy	100%
Major tenants GLA (sqm)	Electrolux 25,562

## TRUGANINA DISTRIBUTION FACILITY

485 Dohertys Road, Truganina Vic.



A purpose built Coles distribution centre completed in 2012. The building provides 69,074 square metres of GLA, of which 2,559 square metres is ambient temperature controlled. Ancillary improvements include canopies of 10,217 square metres, two weighbridges, a turnstile entrance, an outdoor canteen, a truck parking area and an onsite staff car parking for 502 cars. There is expansion capacity for circa 10,000 square metres of GLA on 1.6 hectares of land to the west of the existing improvements.

Truganina is situated approximately 20 kilometres west of the Melbourne CBD and is set to benefit from a number of proposed infrastructure projects including the Western Distributor, the M80 Ring Road Upgrade, the Palmers Road Corridor and the Western Interstate Freight Terminal.

### Summary

Year built (or refurbished)	2012
Ownership	50%
Total GLA (sqm)	69,074

### Tenancy statistics

WALE (by income)	14.0 years
Occupancy	100%

### Major tenants GLA (sqm)

Coles	69,074
-------	--------

## TOLL

13–20 Horsburgh Drive, Altona North Vic.



A modern logistics facility of 6,310 square metres that is situated on a site of 4.9 hectares. Constructed in 2010, the property is located in Altona North, 14 kilometres west of Melbourne's CBD with direct access to the West Gate Freeway, the Port of Melbourne and Melbourne Airport.

The property provides an extensive auto storage hardstand area that occupies the majority of the site and consists of truck parking areas, car storage, pull up and car parking.

Year built (or refurbished)	2010
Ownership	100%
Total GLA (sqm)	6,310
WALE (by income)	7.4 years
Occupancy	100%
Toll	6,310

## DANDENONG DISTRIBUTION CENTRE

225 Glasscocks Road, Dandenong Vic.



The property comprises of a state of the art distribution facility of 69,217 square metres, purpose built for Woolworths Limited. The facility incorporates some elements of high bay, fully automated warehousing space with corporate offices and extensive hardstand areas.

Woolworths have commenced a 20 year lease. The facility has a site area of 15.9 hectares and is situated in Dandenong South, some 35 kilometres south-east of the Melbourne CBD and is within three kilometres of the Western Port Toll Road and Eastlink Motorway.

### Summary

Year built (or refurbished)	2018
Ownership	26.0%
Total GLA (sqm)	69,217
<b>Tenancy statistics</b>	
WALE (by income)	19.7 years
Occupancy	100%
<b>Major tenants GLA (sqm)</b>	
Woolworths	69,217

## WOOLWORTHS DISTRIBUTION CENTRE

364-426 Old Geelong Road, Hoppers Crossing Vic.



The property comprises a logistics facility situated on a site of 14.5 hectares in the established industrial locality of Hoppers Crossing, approximately 21 kilometres south-west of Melbourne CBD. The facility comprises 52,364 square metres GLA with canopies, loading docks of a further 5,354 square metres and expansion land of approximately 27,000 square metres.

Year built (or refurbished)	1990 (2010)
Ownership	100%
Total GLA (sqm)	52,364
WALE (by income)	2.5 years
Occupancy	100%
Woolworths	52,364

## SUEZ

Dandenong South Vic.



The property comprises a purpose built industrial complex including office, warehouse with associated hardstand and parking areas. The offices are constructed over two levels, with one warehouse adjoining and the other being freestanding. Both have reasonable internal clearances and are accessed via multiple roller doors.

The property is situated within the well established Dandenong industrial precinct being approximately 40 kilometres south east of the Melbourne CBD. A number of primary arterial roads including the South Gippsland Highway, South Gippsland Freeway and Princess Highway are all in close proximity. Surrounding development generally comprises modern warehouses and other industrial improvements.

### Summary

Year built (or refurbished)	1991
Ownership	100%
Total GLA (sqm)	2,767
WALE (by income)	8.5 years
Occupancy	100%
Major tenants GLA (sqm)	SUEZ 2,767

### Tenancy statistics

## SUEZ

Bairnsdale Vic.



The property comprises two small industrial buildings with an amenities block and a residence along with surplus land and yard with drive around access.

The property is located within the industrial precinct of Bairnsdale in Gippsland Victoria being approximately 2 kilometres south of the Bairnsdale town centre and 230 kilometres east of the Melbourne CBD. The premises are accessed via Bairnsdale Road which links to the Princess Highway approximately 1.5 kilometres to the east.

Year built (or refurbished)	1979
Ownership	100%
Total GLA (sqm)	387
WALE (by income)	2.5 years
Occupancy	100%
Major tenants GLA (sqm)	SUEZ 387

## SUEZ

Campbellfield Vic.



Erected on the land is an office building, two adjoining workshops, spray painting shed, lunch room, amenities, truck wash and on-site parking.

Located in Campbellfield approximately 25 kilometres north of the Melbourne CBD, the location offers excellent connectivity to Sydney Road/Hume Highway, the Hume Freeway and the Metropolitan Ring/Western Ring Roads. The property is situated within a well established industrial precinct which generally comprises a mixture of older style and modern warehouse properties.

### Summary

Year built (or refurbished)	1991
Ownership	100%
Total GLA (sqm)	1,537
<b>Tenancy statistics</b>	
WALE (by income)	2.5 years
Occupancy	100%
<b>Major tenants GLA (sqm)</b>	
SUEZ	1,537

## COLES DISTRIBUTION CENTRE PERTH

136 Horrie Miller Drive, Perth WA



The property is a logistics facility with a GLA of 81,647 square metres purpose built for Coles and is located on a 25.0 hectare site strategically situated within Perth Airport, 10 kilometres east of the Perth CBD.

Perth Airport is one of the major logistics hubs in Western Australia, with tenants including Woolworths, Toll, Electrolux and Linfox. The facility comprises a combination of ambient, temperature controlled and freezer facilities together with an administration office and amenities. The property operates as a regional distribution centre for Coles servicing the whole of Western Australia from this location.

Year built (or refurbished)	2008
Ownership	49.9%
Total GLA (sqm)	81,647
WALE (by income)	9.9 years
Occupancy	100%
Coles	81,647

## METCASH DISTRIBUTION CENTRE

218 Bannister Road, Canning Vale WA



The property incorporates a purpose built logistics facility 100% occupied by Metcash, having a Gross Lettable Area of 98,295 square metres located within the land constrained core industrial precinct of Canning Vale approximately 14 kilometres south-east of the Perth CBD. Located on the site are six primary buildings, five of which were constructed in the 1990's, with the sixth most recent building, a meat processing facility, having been constructed in 2010. The improvements are situated on a large land holding of 20.9 hectares with the ability to provide multi-tenant accommodation and possible future expansion.

### Summary

Year built (or refurbished)	1990's (2010)
Ownership	100%
Total GLA (sqm)	98,295

### Tenancy statistics

WALE (by income)	5.6 years
Occupancy	100%

### Major tenants GLA (sqm)

Metcash	98,295
---------	--------

## SUEZ

Landsdale WA



The property incorporates a waste processing, recycling, collection and storage facility with associated single level office building. The warehouse and work shop areas have reasonable to high clearances and are accessed by multiple roller doors. There is also a storage shed and wash bay on-site.

Welshpool is known as the heart of Perth's industrial locations, being approximately 10 kilometres south-east of the Perth CBD and having excellent access to major roads and highways including Welshpool Road, Orrong Road, Kewdale Road, Roe Highway and Tonkin Highway. Surrounding development includes modern and older style warehouses, distribution facilities and transport centres.

Year built (or refurbished)	–
Ownership	100%
Total GLA (sqm)	2,598
WALE (by income)	13.5 years
Occupancy	100%
SUEZ	2,598

## SUEZ

### South Boulder WA



Erected on the land are two industrial buildings together with a covered wash bay and functional office building.

The property is located approximately 5 kilometres from Kalgoorlie's town centre and 600 kilometres east of Perth. The facility is situated within the South Boulder industrial precinct, which is well positioned to the Golden Mile and the Eastern Bypass Road.

#### Summary

Year built (or refurbished)	1992
Ownership	100%
Total GLA (sqm)	630
<b>Tenancy statistics</b>	
WALE (by income)	13.5 years
Occupancy	100%
<b>Major tenants GLA (sqm)</b>	
SUEZ	630

## SUEZ

### Welshpool WA



The property incorporates a waste processing, recycling, collection and storage facility with associated single level office building. The warehouse and work shop areas have reasonable to high clearances and are accessed by multiple roller doors. There is also a storage shed and wash bay on-site.

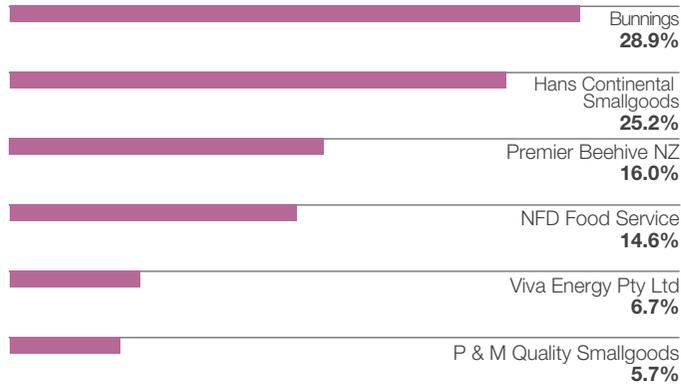
Welshpool is known as the heart of Perth's industrial locations, being approximately 10 kilometres south-east of the Perth CBD and having excellent access to major roads and highways including Welshpool Road, Orrong Road, Kewdale Road, Roe Highway and Tonkin Highway. Surrounding development includes modern and older style warehouses, distribution facilities and transport centres.

Year built (or refurbished)	1997
Ownership	100%
Total GLA (sqm)	3,460
<b>Tenancy statistics</b>	
WALE (by income)	13.5 years
Occupancy	100%
<b>Major tenants GLA (sqm)</b>	
SUEZ	3,460

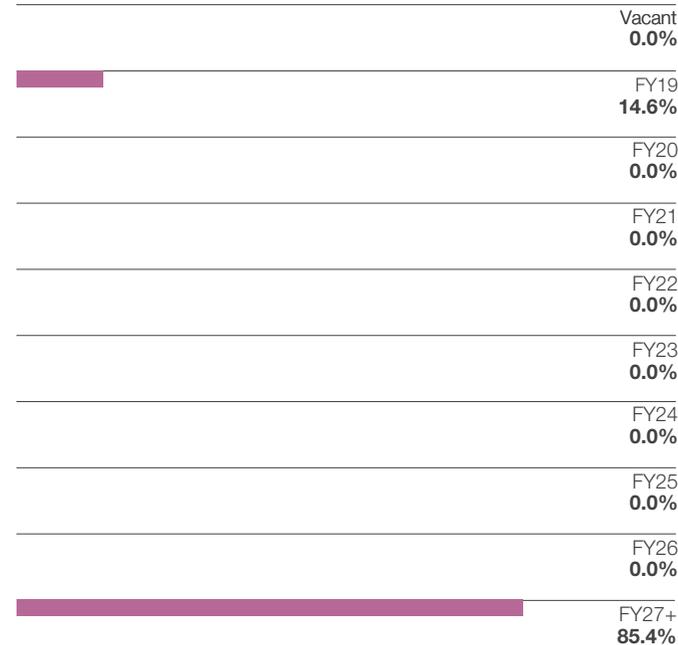
# CHARTER HALL DIRECT DIVERSIFIED CONSUMER STAPLES FUND (DCSF)

Charter Hall Direct Diversified Consumer Staples Fund (DCSF) an unlisted property fund with a diversified and growing portfolio of properties leased to distributors and producers of consumer staples goods.

## TOP 7 TENANTS BY GROSS INCOME



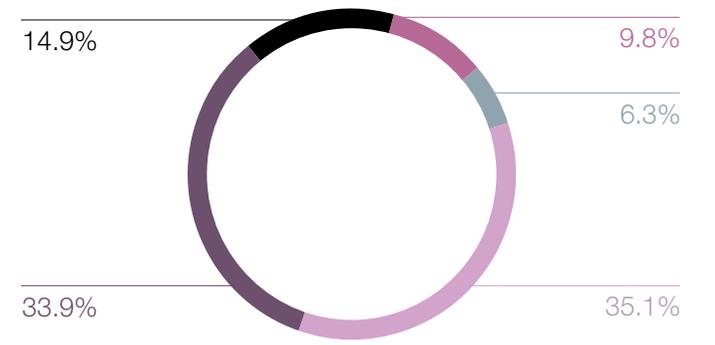
## ANNUAL LEASE EXPIRY GROSS INCOME



Coles Express Shell Service Centre, North Ipswich Qld



**GEOGRAPHICAL DIVERSIFICATION  
BY CURRENT VALUE**



- New South Wales
- Victoria
- Queensland
- Tasmania
- New Zealand

## PROPERTY PORTFOLIO

**\$63.4**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.69%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

**8.6YRS**

WEIGHTED AVERAGE  
LEASE EXPIRY (WALE)

**2.9%**

WEIGHTED AVERAGE  
RENT REVIEWS  
(WARR)

	DCSF OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
<b>INDUSTRIAL</b>			
7 Burnet Road, Warnervale NSW	100%	0.9	2.3%
3 Production Street, Wacol Qld	100%	11.9	2.3%
48 Jesica Road, Campbellfield Vic.	100%	9.8	2.3%
375 Tremaine Avenue Palmerston North NZ	100%	11.0	5.0%
<b>RETAIL</b>			
Coles Shell Service Centre North Ipswich Qld	100%	8.7	2.3%
Bunnings Warehouse, Burnie South Tas.	100%	8.0	3.0%

Bunnings Warehouse, Burnie South Tas.



## 7 BURNET ROAD

Warnervale NSW



Located within the industrial precinct of Warnervale on NSW's Central Coast, 7 Burnet Road is just 850 metres to the M1 Motorway and 400m from Sparks Road. The property is only 12 kilometres from Tuggerah and 27 kilometres from Gosford.

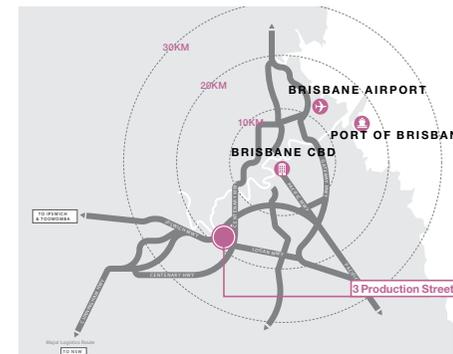
The property consists of a temperature controlled cold storage facility and a main office with amenities. The temperature-controlled area of the warehouse is divided into eight areas to allow for a range of temperatures from -18°C to 17°C. The warehouse also includes a comprehensive loading dock which is temperature controlled (5° C) with an all-weather awning.

### Summary

Year built (or refurbished)	2009
Ownership	100%
Total GLA (sqm)	2,451
<b>Tenancy statistics</b>	
WALE (by income)	0.9 years
Occupancy	100%
<b>Major tenants GLA (sqm)</b>	
NFD Food Service	2,451

## 3 PRODUCTION STREET

Wacol Qld



The property comprises a meat processing facility providing 2 interconnected industrial warehouse structures with ancillary office accommodation, a freestanding office building and rear workshop.

Located in an established industrial location, the property is situated in close proximity to the Ipswich Motorway, Centenary Highway and Logan Motorway. Wacol is situated 18 kilometres south-west of the Brisbane CBD.

Year built (or refurbished)	1988
Ownership	100%
Total GLA (sqm)	6,067
WALE (by income)	11.9 years
Occupancy	100%
<b>Major tenants GLA (sqm)</b>	
Hans Continental Smallgoods	6,067

## 48 JESICA ROAD

Campbellfield Vic.

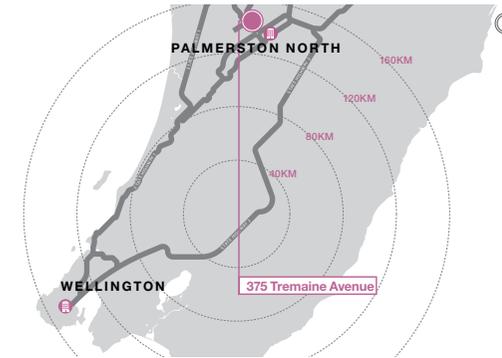


The building comprises a temperature controlled cold storage facility with ancillary office accommodation annexed to the Jesica Road frontage.

The property is located in an established northern Melbourne industrial location which is 27 kilometres north of the Melbourne CBD and 15 kilometres east of the Melbourne Airport.

## 375 TREMAINE AVENUE

Palmerston North NZ



The property features a main refrigeration building and amenities block along with two storage warehouses. Palmerston North is located on New Zealand's North Island, approximately 514 kilometres south of Auckland and 141 kilometres north of Wellington.

### Summary

Year built (or refurbished)	1990
Ownership	100%
Total GLA (sqm)	2,180

### Tenancy statistics

WALE (by income)	9.8 years
Occupancy	100%

### Major tenants GLA (sqm)

P & M Quality Smallgoods	2,180
--------------------------	-------

Year built (or refurbished)	1973 (1999)
Ownership	100%
Total GLA (sqm)	6,391
WALE (by income)	11.0 years
Occupancy	100%
Premier Beehive NZ	6,391

## COLES SHELL SERVICE CENTRE

North Ipswich Qld



The Coles Shell Service Centre comprises a service station and convenience store located in the city of Ipswich, 40 kilometres west of Brisbane. There are over 1,000 Coles Shell branded services stations across Australia.

## BUNNINGS WAREHOUSE

Burnie South Tas.



The 12,254 square metre Bunnings Warehouse is located in Burnie, 135 kilometres north west of Launceston, Tasmania.

### Summary

Year built (or refurbished)	2017
Ownership	100%
Total GLA (sqm)	286
<b>Tenancy statistics</b>	
WALE (by income)	8.7 years
Occupancy	100%
<b>Major tenants GLA (sqm)</b>	
Viva Energy Pty Ltd	188
Brodies Chicken Shop	98

Year built (or refurbished)	2014 (2016)
Ownership	100%
Total GLA (sqm)	12,254
WALE (by income)	8.0 years
Occupancy	100%
Bunnings Group Pty Ltd	12,254

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<b>NEW SOUTH WALES</b>		<b>NEW SOUTH WALES</b>		100 Skyring Terrace, Brisbane Qld	40
9 Castlereagh Street, Sydney NSW	10	No. 1 Martin Place, Sydney NSW	26	Northbank Plaza, 69 Ann Street, Brisbane Qld	40
231 Elizabeth Street, Sydney NSW	10	Citigroup Centre, 2 Park Street, Sydney NSW	26	900 Ann St, Fortitude Valley, Qld	41
333 George Street, Sydney NSW	11	2 Market Street, Sydney NSW	27	<b>VICTORIA</b>	
1 Shelley Street, Sydney NSW	11	The Denison, 65 Berry Street, North Sydney NSW	27	Coles HQ, 800 Toorak Road, Hawthorn East Vic.	41
2 Market Street, Sydney NSW	12	<b>QUEENSLAND</b>		1 Nicholson Street, Melbourne Vic.	42
Western Sydney University, 169 Macquarie Street, Parramatta NSW	12	175 Eagle Street, Brisbane Qld	28	200 Queen Street, Melbourne Vic.	42
105 Phillip Street, Parramatta NSW	13	Capital Hill, 83–85 George Street, Brisbane Qld	28	<b>WESTERN AUSTRALIA</b>	
167 Macquarie Street, Sydney NSW	13	<b>VICTORIA</b>		181 St Georges Terrace, Perth WA	43
<b>QUEENSLAND</b>		150 Lonsdale Street, Melbourne Vic.	29	<b>DIRECT PFA FUND (PFA)</b>	<b>45</b>
Brisbane Square, 266 George Street, Brisbane Qld	14	171 Collins Street, Melbourne Vic.	29	<b>AUSTRALIAN CAPITAL TERRITORY</b>	
275 George Street, Brisbane Qld	14	Argus Centre, 300 La Trobe Street, Melbourne Vic.	30	44 Sydney Avenue, Canberra ACT	48
100 Skyring Terrace, Brisbane Qld	15	<b>WESTERN AUSTRALIA</b>		<b>NEW SOUTH WALES</b>	
Northbank Plaza, 69 Ann Street, Brisbane Qld	15	Eastpoint Plaza, 233–237 Adelaide Terrace, Perth WA	30	Wentworth Place, 9 Wentworth Street, Parramatta NSW	48
900 Ann Street, Fortitude Valley, Qld	16	<b>OFFICE MANDATES AND PARTNERSHIPS</b>	<b>31</b>	<b>QUEENSLAND</b>	
<b>VICTORIA</b>		<b>NEW SOUTH WALES</b>		ANZAC Square, 200 Adelaide Street, Brisbane Qld	49
570 Bourke Street, Melbourne Vic.	16	1 Shelley Street, Sydney NSW	31	<b>QUEENSLAND</b>	
11–33 Exhibition Street, Melbourne Vic.	17	<b>QUEENSLAND</b>		21–25 Nile Street, Port Adelaide, SA	49
990 La Trobe Street, Melbourne Vic.	17	275 George Street, Brisbane Qld	31	<b>TASMANIA</b>	
55 King Street, Melbourne Vic.	18	Santos Place, 32 Turbot Street, Brisbane Qld	32	Lands Building, 134 Macquarie Street, Hobart Tas.	50
<b>WESTERN AUSTRALIA</b>		343 Albert Street, Brisbane Qld	32	<b>VICTORIA</b>	
Bankwest Tower, Perth WA	18	Brisbane Square, 266 George Street, Brisbane Qld	33	Foxtel Building, 1–21 Dean Street, Moonee Ponds Vic.	50
225 St Georges Terrace, Perth WA	19	<b>WESTERN AUSTRALIA</b>		<b>WESTERN AUSTRALIA</b>	
<b>DEVELOPMENTS</b>		Bankwest Place and Raine Square, Perth WA	33	Sevenoaks, 303 Sevenoaks Street, Cannington WA	51
GPO Tower, 10 Franklin Street, Adelaide SA	19	<b>CHARTER HALL DIRECT OFFICE FUND (DOF)</b>	<b>35</b>		
130 Lonsdale Street, Melbourne Vic.	20	<b>NEW SOUTH WALES</b>			
Raine Square Retail, Perth WA	20	Western Sydney University, 169 Macquarie Street (1 Parramatta Square), Parramatta NSW	38		
<b>SITES</b>		105 Phillip Street, Parramatta NSW	38		
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11–15 Huntingwood Drive, Huntingwood NSW	
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Rosehill Distribution Centre, 5 Devon Street, Rosehill NSW	61
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#### NORTHERN TERRITORY

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& 1141 Beaudesert Roads, Acacia Ridge, Qld	
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and 80 Canberra Street, Hemmant Qld	
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30 and 56 Main Beach Road, Pinkenba Qld	
Peachey Road Distribution Centre, 2 Stephens Way,	66
Yatala Qld	
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9–19 Alex Fraser Drive, Laverton North Vic.	
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810–848 Kororoit Creek Road, Altona North Vic.	
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Discovery Road, Dandenong South Vic.	
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18-28 Anzac Avenue, Hillcrest Qld 141

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375-377 Hume Highway, Liverpool, NSW 143

**QUEENSLAND**

Mount Gravatt Properties, Mount Gravatt, Qld 143

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Lot 1, 530 McDonalds Road, South Morang, Vic. 144

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