

Charter Hall Property Portfolio

Period ending 30 June 2019



PROPERTY PORTFOLIO

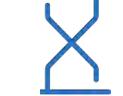
\$30.4b

Funds Under Management

 **844**
Number of Properties

 **3.4%**
Weighted Average Rent Review (WARR)

 **97.9%**
Occupancy

 **8.2 years**
Weighted Average Lease Expiry (WALE)



Gateway Plaza, VIC

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Charter Hall Group (ASX:CHC)

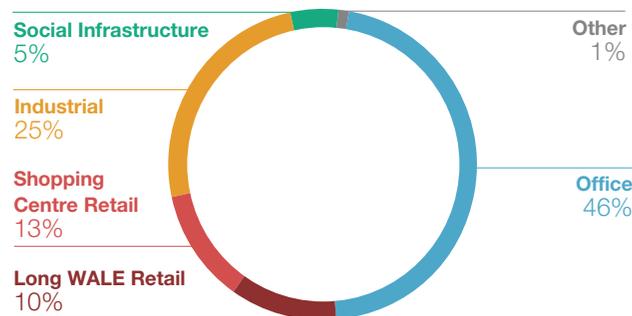
With over 28 years' experience in property investment and funds management, we're one of Australia's leading fully integrated property groups.

We use our property expertise to access, deploy, manage and invest equity across our core sectors – office, retail, industrial and social infrastructure.

Operating with prudence, we've carefully curated a \$30.4 billion diverse portfolio of 844 high quality, long leased properties. Partnership and financial discipline are at the heart of our approach. Acting in the best interest of customers and communities, we combine insight and inventiveness to unlock hidden value. Taking a long term view, our \$6.5 billion development pipeline delivers sustainable, technologically enabled projects for our customers.

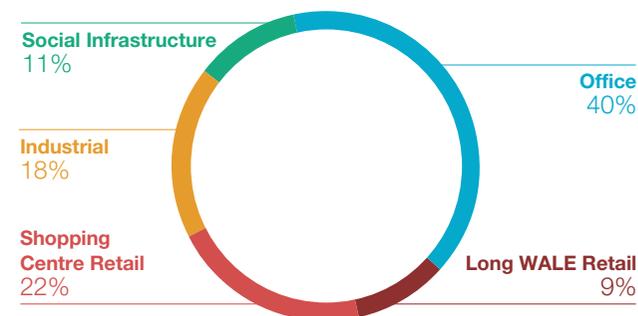
The impacts of what we do are far-reaching. From helping businesses succeed by supporting their evolving workplace needs, to providing investors with superior returns for a better retirement, we're powered by the drive to go further.

CHARTER HALL FUNDS MANAGEMENT PLATFORM AS AT 30 JUNE 2019



	Office	Retail	Industrial	Social	Other	Total
Properties	66	178	164	433	3	844
NLA ('000 sqm) ¹	1,299	1,500	3,572	243	-	6,615
Value (\$ billion)	14.1	6.9	7.6	1.4	0.4	30.4

CHARTER HALL INVESTMENT PORTFOLIO AS AT 30 JUNE 2019



	Office	Retail	Industrial	Social	Total
Investments (\$ million)	737	576	335	196	1,844

1. Retail and Industrial are based on GLA.

4

PROPERTIES

Retail	1
Industrial	1
Social Infrastructure	2

73

PROPERTIES

Office	7
Retail	25
Industrial	22
Social Infrastructure	19

52

PROPERTIES

Office	4
Retail	9
Industrial	9
Social Infrastructure	30

49

PROPERTIES

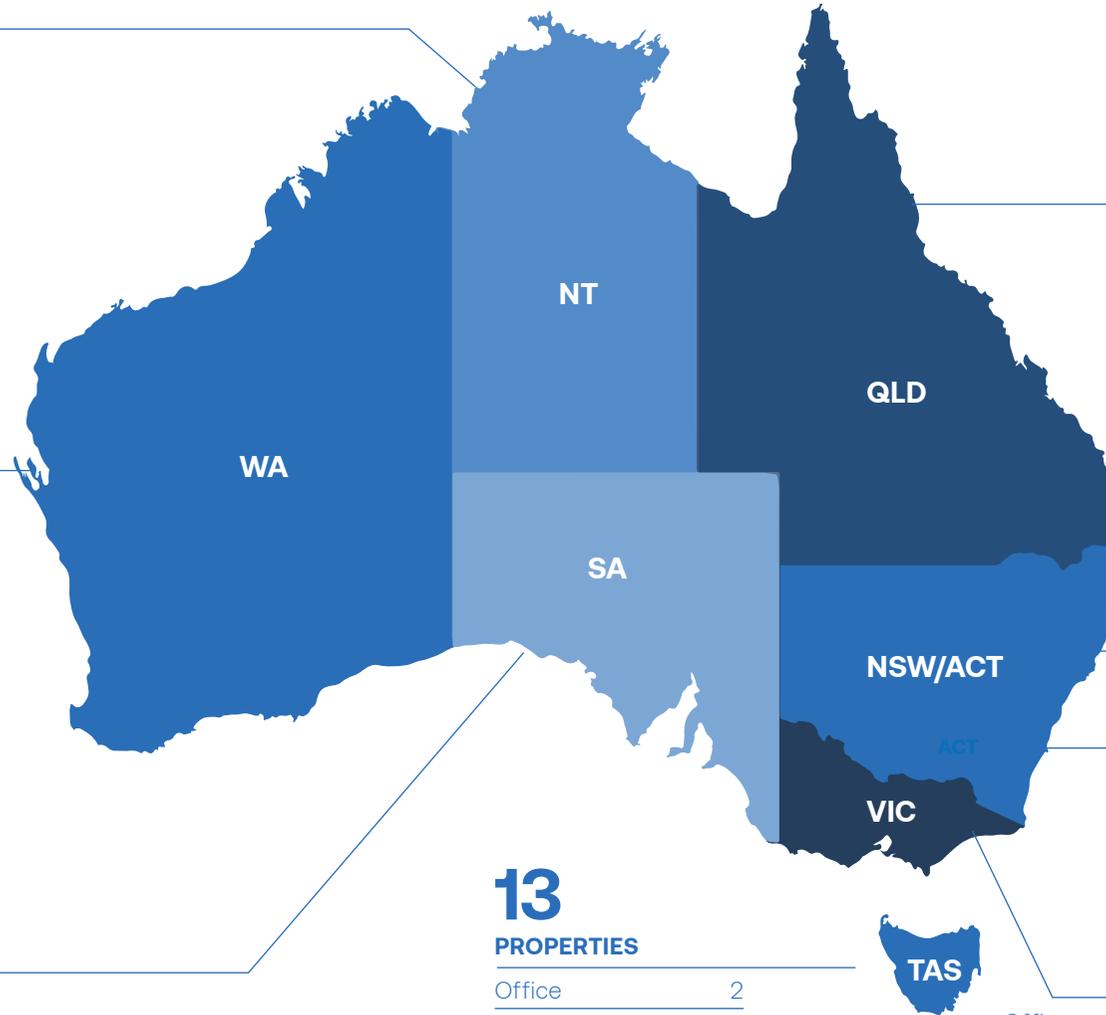
Industrial	1
Social Infrastructure	48



232

PROPERTIES

Office	17
Retail	51
Industrial	30
Social Infrastructure	134



13

PROPERTIES

Office	2
Retail	7
Industrial	2
Social Infrastructure	2

199

PROPERTIES

Office	14
Retail	31
Industrial	49
Social Infrastructure	104
Other	1

214

PROPERTIES

Office	20
Retail	50
Industrial	50
Social Infrastructure	92
Other	2

8

PROPERTIES

Office	2
Retail	4
Social Infrastructure	2

OUR FUNDS, PARTNERSHIPS & MANDATES¹

	ASSETS ²	GROSS PROPERTY ASSETS (\$ MILLION)	WEIGHTED AVERAGE CAPITALISATION RATE (WACR)	WEIGHTED AVERAGE LEASE EXPIRY (WALE)	OCCUPANCY	CHARTER HALL CO-INVESTMENT (\$ MILLION)
OFFICE	66⁵	14,143⁵	5.29%	6.9 years	96.7%	672
Charter Hall Prime Office Fund (CPOF)	26	5,629	5.14%	7.1 years	98.9%	291
Charter Hall Office Trust (CHOT)	10	3,068	5.01%	4.3 years	95.1%	264
Charter Hall Direct Office Fund (DOF)	14	2,086 ³	5.45%	8.6 years	99.2%	-
Counter Cyclical Trust (CCT)	2	485	5.77%	7.0 years	70.8%	12
Direct PFA Fund (PFA)	14	983	6.00%	7.5 years	98.0%	0
Brisbane Square Wholesale Fund (BSWF)	2	1,184	5.61%	7.8 years	98.5%	105
No.1 Brisbane Partnership	3	49	6.24%	2.5 years	87.7%	-
RETAIL	178⁵	6,923⁵	5.90%	7.8 years	98.2%	506
Charter Hall Prime Retail Fund (CPRF)	3	361	6.00%	4.9 years	96.1%	57
Charter Hall Retail REIT (CQR)	58	2,982	6.18%	6.5 years	98.1%	300
Retail Partnership No.1 (RP1)	7	541	5.89%	9.0 years	97.3%	-
Retail Partnership No.2 (RP2)	1	230	6.00%	4.6 years	98.4%	6
Retail Partnership No.6 (RP6)	2	281	5.66%	5.0 years	95.6%	36
Long WALE Hardware Partnership (LWHP)	30	1,410	5.42%	8.3 years	99.4%	97
Long WALE Investment Partnership (LWIP)	59	833	5.79%	15.1 years	100%	1
Long WALE Investment Partnership No.2 (LWIP2)	9	168	5.83%	16.0 years	100%	11
Charter Hall Direct BW Trust (CHIF1)	4	102	5.47%	9.4 years	100%	-
Charter Hall Direct Automotive Trust (DAT)	3	117	5.72%	9.3 years	100%	-
Charter Hall Direct Automotive Trust No.2 (DAT2)	4	94	6.24%	10.1 years	100%	-
Charter Hall Direct Altona North Fund	1	49	6.00%	5.9 years	100%	-
INDUSTRIAL	164⁵	7,595⁵	5.72%	10.6 years	99.3%	233
Charter Hall Prime Industrial Fund (CPIF)	64	3,706	5.62%	10.0 years	98.5%	127
Core Logistics Partnership (CLP)	34	1,841	5.56%	10.2 years	100%	106
Direct Industrial Fund No.2 (DIF2)	10	295	6.09%	10.3 years	100%	-
Direct Industrial Fund No.3 (DIF3)	8	333	5.98%	11.5 years	100%	-
Direct Industrial Fund No.4 (DIF4)	9	375 ⁴	5.75%	10.2 years	100%	-
Charter Hall Direct CDC Trust (CDC)	1	91	6.50%	7.6 years	100%	-

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

2. Includes properties jointly owned across funds.

3. Includes investment in CPOF.

4. Includes investment in CLP.

5. Includes assets from diversified funds allocated to the sector.

OUR FUNDS, PARTNERSHIPS & MANDATES¹

	ASSETS ²	GROSS PROPERTY ASSETS (\$ MILLION)	WEIGHTED AVERAGE CAPITALISATION RATE (WACR)	WEIGHTED AVERAGE LEASE EXPIRY (WALE)	OCCUPANCY	CHARTER HALL CO-INVESTMENT (\$ MILLION)
DIVERSIFIED	130	2,314	5.97%	12.0 years	99.3%	242
Charter Hall Long WALE REIT (CLW)	118	2,133	5.95%	12.5 years	100%	201
DVP	4	62	5.94%	3.4 years	89.4%	5
Charter Hall Direct Diversified Consumer Staples Fund (DCSF)	8	119	6.21%	7.2 years	100%	36
SOCIAL INFRASTRUCTURE	433³	1,386³	6.13%	10.0 years	100%	118
Charter Hall Education Trust (CQE)	422	1,127	6.20%	9.9 years	100%	118
Charter Hall CIB Fund (CIB)	11	139	6.02%	7.7 years	100%	-

1. This excludes third party mandates that cannot be disclosed.
2. Includes properties jointly owned across funds.
3. Includes assets from diversified funds allocated to the sector.



175 Eagle Street, Brisbane QLD

Office

 **66**
Number of Properties

 **5.3%**
Weighted Average
Capitalisation Rate
(WACR)

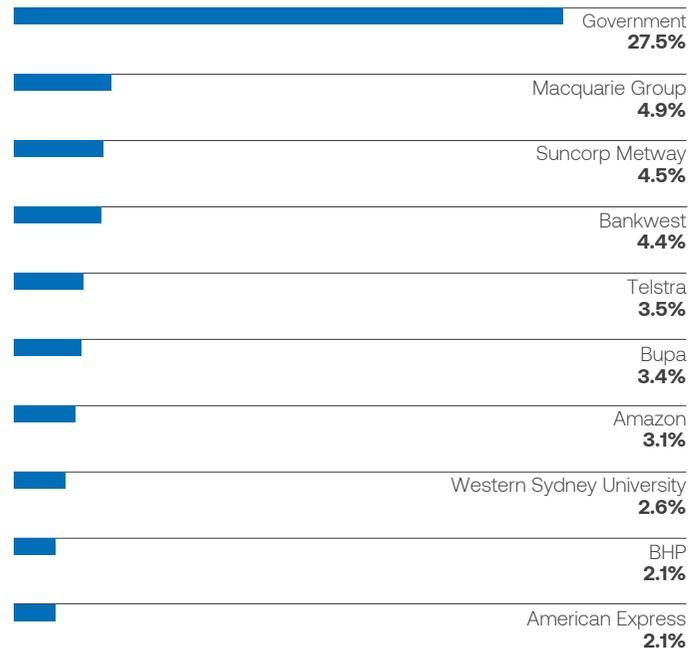
 **96.7%**
Occupancy

 **6.8years**
Weighted Average
Lease Expiry
(WALE)

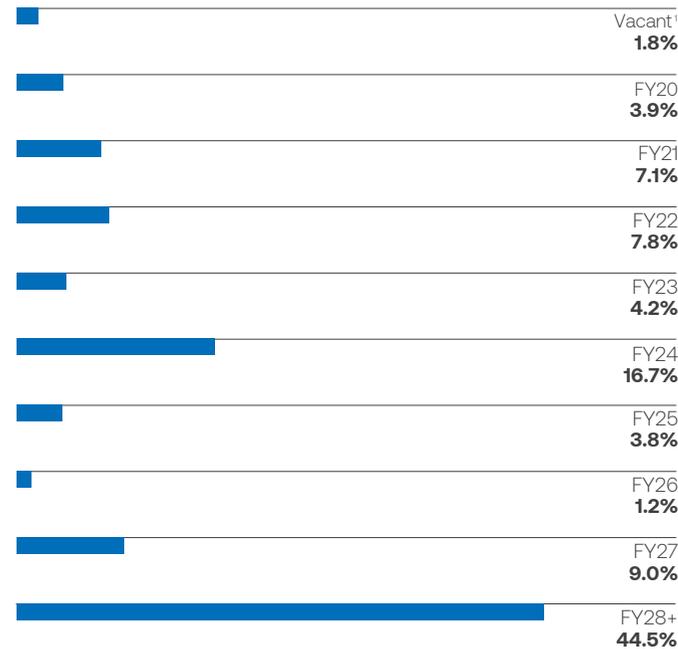
CHARTER HALL PRIME OFFICE FUND (CPOF)

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 NET INCOME



ANNUAL LEASE EXPIRY BY NET INCOME



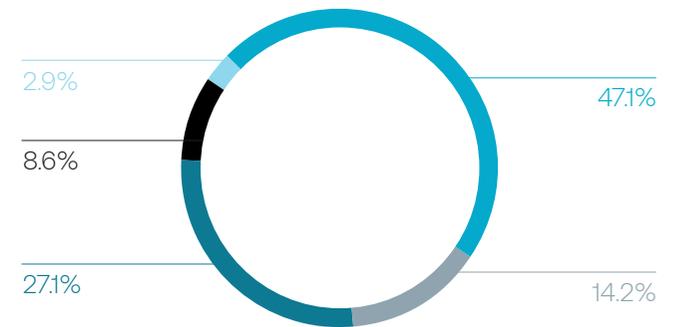
¹Includes leases expiring 30 June 2019.





1 Shelley Street, Sydney NSW

GEOGRAPHICAL DIVERSIFICATION
BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$5,629¹

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.14%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	CPOF OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)	CPOF OWNERSHIP (%)
9 Castlereagh Street, Sydney NSW	100	2.7	4.0	130 Lonsdale Street Melbourne VIC (Active Development)
333 George Street, Sydney NSW	100	6.7	3.8	GPO Exchange, Adelaide SA (Active Development)
231 Elizabeth Street, Sydney NSW	100	11.9	3.6	2 Chifley Square, Sydney NSW (Freehold)
2 Market Street, Sydney NSW	50	5.6	3.9	555 Collins Street, Melbourne VIC (Site)
1 Shelley Street, Sydney NSW	50	4.6	4.0	360 Queen Street, Brisbane QLD (Site)
10 Shelley Street, Sydney NSW	50	8.6	3.8	11 Breakfast Creek Road, Newstead QLD (Site)
12 Shelley Street, Sydney NSW	50	9.2	3.8	
Western Sydney University 169 Macquarie Street, Parramatta NSW	50	12.6	3.8	
105 Phillip Street, Parramatta NSW	50	10.8	3.8	
167 Macquarie Street, Sydney NSW	100	1.3	3.9	
570 Bourke Street, Melbourne VIC	100	6.5	3.7	
11 Exhibition Street, Melbourne VIC	100	9.4	3.6	
990 La Trobe Street, Melbourne VIC	100	7.9	4.0	
55 King Street, Melbourne VIC	100	2.7	4.0	
Brisbane Square 266 George Street, Brisbane QLD	49.9	9.9	3.4	
275 George Street, Brisbane QLD	50	9.1	3.6	
Northbank Plaza 69 Ann Street, Brisbane QLD	50.1	4.6	3.6	
900 Ann Street, Fortitude Valley QLD	50	10.7	3.3	
Bankwest Place and Raine Square, Perth WA	49.9	5.8	4.3	
225 St Georges Terrace, Perth WA	100	3.3	3.5	
TOTAL / WEIGHTED AVERAGE		7.1	3.8	

¹Based on latest independent valuations.

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, an invaluable childcare facility at the rear and basement parking.

333 GEORGE STREET

Sydney, NSW



Located on one of Sydney CBD's most prominent corners at the heart of George Street and Martin Place, 333 George Street provides a distinct work environment in the CBD.

The building spans 15 upper levels of contemporary A Grade office accommodation with five levels benefiting from terraces with stunning views. Four retailers are located at ground and lower ground levels.

Summary

Year built (or refurbished)	1989 (2010)
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	21,032
Typical floor plate (sqm)	675
Car spaces	77
WALE (by income)	2.7
Occupancy	94.8%
Compass	1,490
Australian Government	1,352
NABERS Energy	4.5 star
NABERS Water	3.5 star

Tenancy statistics

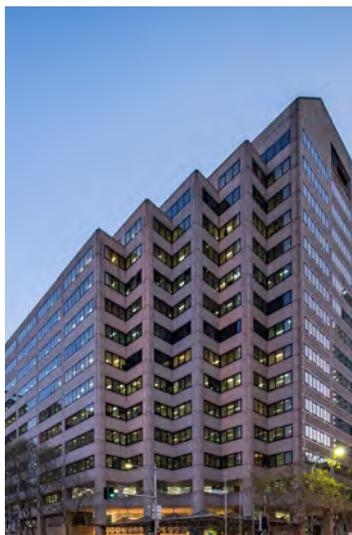
Major tenants NLA (sqm)

Ratings

Year built (or refurbished)	2016
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	14,508
Typical floor plate (sqm)	900
Car spaces	17
WALE (by income)	6.7
Occupancy	100%
WeWork	4,300
Clyde & Co	4,185
NABERS Energy	5 star
NABERS Water	3 star
Green Star Office Design	5 star
Green Star Office As Built v3	5 star

231 ELIZABETH STREET

Sydney, NSW



An 18-level A-Grade office building constructed in 1987 comprising two basement car parking levels, ground floor retail fronting Elizabeth, Bathurst and Castlereagh Streets together with 15 office levels with the upper floors featuring expansive terraces. The property provides efficient and functional floorplates with views of Hyde Park and Sydney Harbour.

2 MARKET STREET

Sydney, NSW



An A-Grade office building, comprising two individual office buildings with basement parking, ground floor retail, large foyer and commercial accommodation within the Tower building (17 levels) and the Forecourt building (6 levels).

The building will go through a significant refurbishment of its lobby which aims to reposition 2 Market Street post the departure of the current major tenant, Allianz Insurance Australia in September 2020. The works will enhance the market appeal of the building creating a customer-focused functional space.

Summary

Year built (or refurbished)	1987 (2010)
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	23,139
Typical floor plate (sqm)	1,740
Car spaces	70

Tenancy statistics

WALE (by income)	11.9 years
Occupancy	100%
State Government	21,739

Major tenants NLA (sqm)

Ratings

NABERS Energy	5.5 star
NABERS Water	4 star

Year built (or refurbished)	1991 (2007)
Grade	A-Grade
Ownership	50%
Total NLA (sqm)	39,780
Typical floor plate (sqm)	1,985
Car spaces	286
WALE (by income)	5.6 years
Occupancy	100%
Allianz	18,380
Caltex	9,201
NABERS Energy	5 star
NABERS Water	3.5 star

1 SHELLEY STREET

Sydney, NSW



The property 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.

10 SHELLEY STREET

Sydney, NSW



10 Shelley Street is a modern A-Grade 20 level commercial office building completed in December 2003. In 2017, the building underwent significant refurbishments resulting in a revitalised lobby, rooftop terrace and on-floor restorations.

Summary

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

Tenancy statistics

WALE (by income)	4.6 years
Occupancy	100%

Major tenants NLA (sqm)

Macquarie Group	32,986
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Ratings

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

Year built (or refurbished)	2003 /2017
Grade	A-Grade
Ownership	50%
Total NLA (sqm)	27,717
Typical floor plate (sqm)	1,960
Car spaces	104
WALE (by income)	8.6 years
Occupancy	100%
Suncorp	24,165
Iress	3,428
NABERS Energy	5 star
NABERS Water	4 star

12 SHELLEY STREET

Sydney, NSW



Known as American Express House, 12 Shelley Street is an A-Grade 11 storey commercial office building with ground floor retail and underground parking. It occupies an extensive land area of 3,109sqm.

WESTERN SYDNEY UNIVERSITY

169 Macquarie Street, Parramatta NSW



Completed in late 2016, 169 Macquarie Street is a 14 level A -Grade office tower located on the eastern edge of Parramatta Square and is 100% occupied by Western Sydney University.

The building configuration incorporates a side core design with large campus floors (Levels 1-8) arranged around a central atrium, 6 levels of commercial space (Levels 9-14), ground floor retail and 2 levels of basement parking.

Summary

Year built (or refurbished)	2007
Grade	A-Grade
Ownership	50%
Total NLA (sqm)	14,960
Typical floor plate (sqm)	1,360
Car spaces	69
WALE (by income)	9.2 years
Occupancy	99.4%
Major tenants NLA (sqm)	American Express 14,512
Ratings	NABERS Energy 5 star NABERS Water 4 star

Tenancy statistics

Major tenants NLA (sqm)

Ratings

Year built (or refurbished)	2016
Grade	A-Grade
Ownership	50%
Total NLA (sqm)	26,500
Typical floor plate (sqm)	1,265 - 2,185
Car spaces	82
WALE (by income)	12.6 years
Occupancy	100%
Major tenants NLA (sqm)	Western Sydney University 26,500
Ratings	Green Star Office Design 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 long lease to the Department of Education and with strong fixed annual rent reviews.

167 MACQUARIE STREET

Sydney, NSW



Located in the prestigious financial core of Sydney's CBD, the building offers spectacular views across the Royal Botanic Gardens and Sydney Harbour.

The building spans 19 levels with the offices arranged over levels 7 to 18 including two ground level retail tenancies

Summary

Year built (or refurbished)	2018
Grade	A-Grade
Ownership	50%
Total NLA (sqm)	25,191
Typical floor plate (sqm)	2,250
Car spaces	48

Tenancy statistics

WALE (by income)	10.8 years
Occupancy	100%

Major tenants NLA (sqm)

State Government	24,953
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Ratings

Green Star Office Design	6 star
Green Star Office As Built v3	6 star

Year built (or refurbished)	1970 (2005)
Grade	A-Grade
Ownership (leasehold interest)	100%
Total NLA (sqm)	9,742
Typical floor plate (sqm)	788
Car spaces	38
WALE (by income)	1.3 years
Occupancy	99.5%
Gresham Partners	1,576
NABERS Energy	4.5 star
NABERS Water	1.5 star

570 BOURKE STREET

Melbourne, VIC



The building underwent a major redevelopment in 2015, whereby the podium floors 2 to 11 were extended to provide floor plates of over 2,700sqm, increasing the overall building NLA by almost 16,000sqm to 50,000sqm. The ground floor lobby and retail areas were completely rebuilt, as was an extensive end of trip, bicycle parking and fitness centre, all for the exclusive use of building tenants.

11 EXHIBITION STREET

Melbourne, VIC



Constructed in 2005, the property is a 17 level prime commercial building which comprises over 22,000sqm of office area, ground floor retail and over 300 car bays including a public car park.

Summary

Year built (or refurbished)	1972 / 2015
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	50,390
Typical floor plate (sqm)	1,200 – 2,700
Car spaces	453

Tenancy statistics

WALE (by income)	6.5 years
Occupancy	100%

Major tenants NLA (sqm)

State Government	16,556
Australian Government	13,734

Ratings

NABERS Energy	5 star
NABERS Water	3.5 star

Year built (or refurbished)	2005
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	22,839
Typical floor plate (sqm)	1,665
Car spaces	340

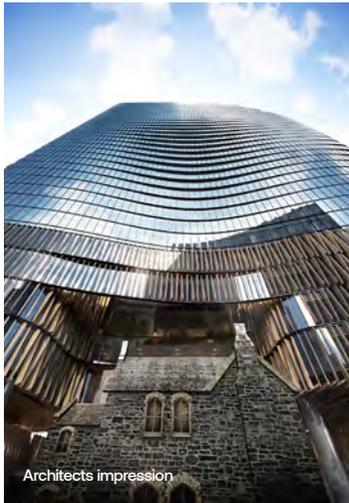
WALE (by income)	9.4 years
Occupancy	100%

Bupa	13,144
Australian Government	8,955

NABERS Energy	4.5 star
NABERS Water	3.5 star

130 LONSDALE STREET

Melbourne, VIC



130 Lonsdale provides a striking architectural statement on the Melbourne skyline. The future-ready workplace includes approximately 60,000sqm of Premium Grade office space across 35 levels and four skyrise terraces, offering unparalleled amenity in a transformative commercial location.

Rising above a green landscaped public realm, 130 Lonsdale tenants have direct access to one of only five green spaces in the Melbourne CBD at their doorstep. The workspace boasts direct access to Lonsdale St – providing prime proximity to Melbourne’s bustling shopping precinct and public transport options.

555 COLLINS STREET

Melbourne, VIC



The site on the corner of Collins and King Street is centrally location within the heart of Melbourne’s financial district, with almost 50 metres of northern frontage to Collins street and 100 metres of frontage to King Street including the adjoining CPOF owned 55 King Street. The combined 4,620sqm site provides a unique opportunity for development.

The new commercial tower and future precinct represents a rare opportunity to create a lasting legacy of premium grade office building in a pivotal location. The proposed billion dollar development will deliver approximately 46,000sqm over 35 levels of Premium Grade, technology enabled office space.

Summary

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

Year built (or refurbished)	Development
Ownership	100%
Acquisition date	October 2018

990 LA TROBE STREET

Melbourne, VIC



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.

55 KING STREET

Melbourne, VIC



The building has benefited from a significant capital works programme in 2014/15 with in excess of \$10 million invested in upgrading the base building and services.

Summary

Year built (or refurbished)	2012
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	12,947
Typical floor plate (sqm)	1,981
Car spaces	64

Tenancy statistics

WALE (by income)	7.9 years
Occupancy	100%

Major tenants NLA (sqm)

State Government	12,651
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Ratings

NABERS Energy	5.5 star
NABERS Water	6 star
Green Star Office Design	6 star

Year built (or refurbished)	1988 (2014)
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	12,408
Typical floor plate (sqm)	1,619
Car spaces	59

WALE (by income)	2.7 years
Occupancy	100%

State Government	10,790
M2 Group	1,618

NABERS Energy	4.5 star
NABERS Water	4 star

BRISBANE SQUARE

266 George Street, Brisbane QLD



Located within the Brisbane CBD at the top of Queen Street Mall, Brisbane Square is an iconic office building in the heart of the government and legal precincts along George Street. The property is comprised of premium office space over 38 levels, ground floor retail, and parking over three basement levels.

275 GEORGE STREET

Brisbane, QLD



The modern A grade office building incorporates three levels of basement carparking, ground level foyer and retail accommodation and 30 levels of office accommodation. The building is well located in close proximity to the legal and retail precincts of Brisbane.

Summary

Year built (or refurbished)	2006
Grade	A-Grade
Ownership	49.9%
Total NLA (sqm)	59,079
Typical floor plate (sqm)	1,431 – 1,702
Car spaces	335

Tenancy statistics

WALE (by income)	9.9 years
Occupancy	100%

Major tenants NLA (sqm)

Local Government	34,625
Suncorp	23,527

Ratings

NABERS Energy	4 star
NABERS Water	3 star

Year built (or refurbished)	2009
Grade	A-Grade
Ownership	50%
Total NLA (sqm)	41,720
Typical floor plate (sqm)	1,300
Car spaces	241
WALE (by income)	9.1 years
Occupancy	99.7%
Telstra	19,557
Queensland Gas Company	11,030
NABERS Energy	5 star
NABERS Water	4 star
Green Star Office Design	5 star
Green Star Office As Built v2	5 star

NORTHBANK PLAZA

69 Ann Street, Brisbane QLD



Located within the Brisbane CBD, Northbank Plaza has been comprehensively refurbished and repositioned with A-grade services, including new end-of-trip facilities and lobby area. The majority of floors feature expansive river, mountain and CBD views. The building also benefits from the abundance of amenity located on the ground floor in the Northbank Plaza including cafes, convenience stores, bank and medical services.

900 ANN STREET

Fortitude Valley, QLD



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 bicycle parks and over 100 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.

Summary

Year built (or refurbished)	1976 (2018)
Grade	A-Grade
Ownership	50.1%
Total NLA (sqm)	26,669
Typical floor plate (sqm)	1,200
Car spaces	153

Tenancy statistics

WALE (by income)	4.6 years
Occupancy	96.1%

Major tenants NLA (sqm)

Telstra	8,300
State Government	5,996

Ratings

NABERS Energy	4 star
NABERS Water	4 star

Year built (or refurbished)	2018
Grade	A-Grade
Ownership	50%
Total NLA (sqm)	19,029
Typical floor plate (sqm)	1,445
Car spaces	103
WALE (by income)	10.7 years
Occupancy	100%
Aurizon	18,829

Green Star Design rating	5 star
Green Stat As Built rating v3	5 star

360 QUEEN STREET

Brisbane, QLD



Located in the heart of the Golden Triangle, 360 Queen Street will be a world-class workplace which will support engagement, wellness and productivity. Proudly developed by

Charter Hall and Investa, this premium-grade new centrepiece will deliver approximately 40,000sqm of office space across 28 levels.

It will create a new benchmark in workplace experience, featuring vibrant sky gardens, full height vision façade panels maximising natural light to floors and bathrooms, raised access floors, a retail F&B laneway, smart building technology system and more.

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 25,000sqm of office NLA, a commercial lobby with a Franklin Street address, car bays and over 1,000sqm of retail space at ground level.

Summary

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

Year built (or refurbished)	Development
Ownership	100%
Acquisition date	Mar 2015/ Aug 2017

BANKWEST PLACE AND RAINE SQUARE

Perth, WA



Bankwest Place and Raine Square are a major commercial and retail complex, located in Perth's Central Business District. The landmark 1.23 hectare site occupies the majority of the city block bounded by Murray, William, Wellington and Queen Streets.

Bankwest Place is a prime office building, constructed over 22 upper floors, providing over 43,500sqm of NLA. It is fully leased to Bankwest. Raine Square is a 3 level retail complex positioned below Bankwest Place.

225 ST GEORGES TERRACE

Perth, WA



St Georges Square is set in the highly desirable western end of Perth's CBD at 225 St Georges Terrace. The significant period features of this beautiful building are respectfully complemented by contemporary finishes.

Set on three acres of beautiful private gardens, St Georges Square offers superb views of the Swan River, Kings Park and heritage-listed buildings including Bishops House.

The impressive modern facilities of this 9 level A-grade tower respect the unique history of the site.

Summary

Year built (or refurbished)	2011
Grade	A-Grade
Ownership	49.9%
Total NLA (sqm)	62,401
Typical floor plate (sqm)	1,740 - 2,200
Car spaces	374

Tenancy statistics

WALE (by income)	5.8 years
Occupancy	97.1%

Major tenants NLA (sqm)

Bankwest (CBA)	43,499
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Ratings

NABERS Energy	5 star
NABERS Water	4 star

Year built (or refurbished)	1990
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	20,766
Typical floor plate (sqm)	1,134
Car spaces	373

WALE (by income)	3.3 years
Occupancy	93.9%

Jackson McDonald	2,267
Mills Oakley Lawyers	1,148

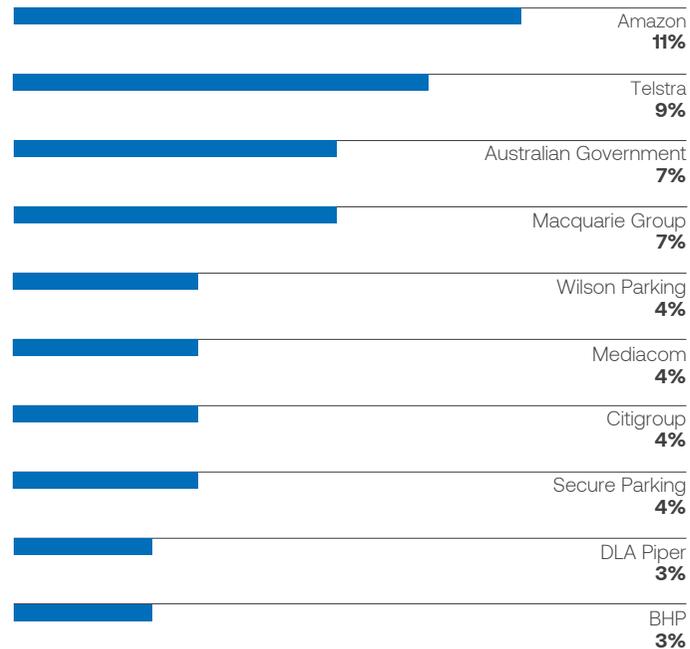
NABERS Energy	4 star
NABERS Water	4 star



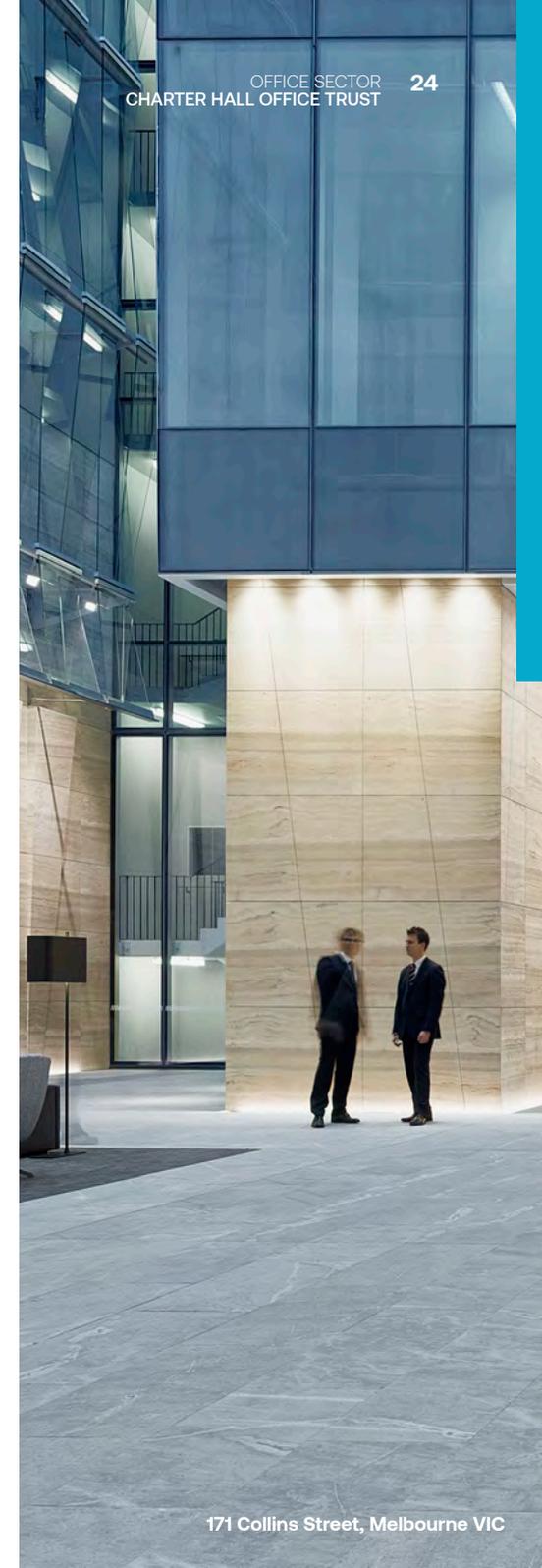
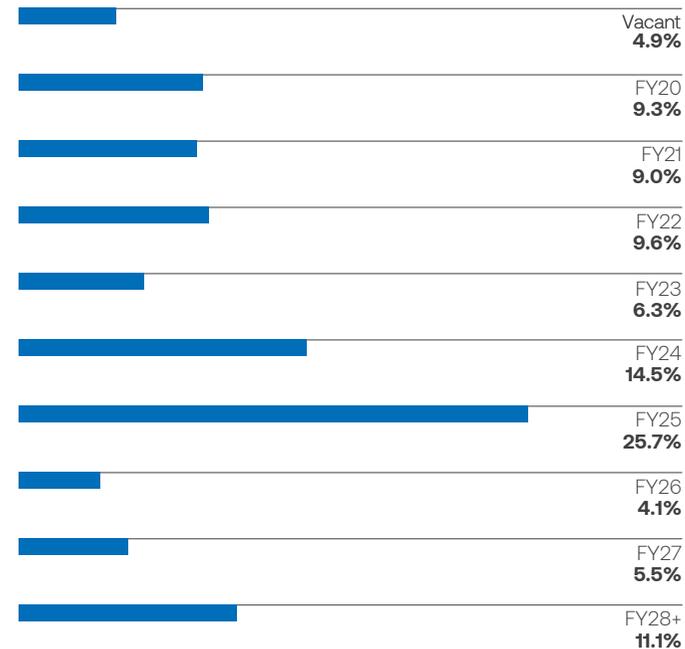
CHARTER HALL OFFICE TRUST (CHOT)

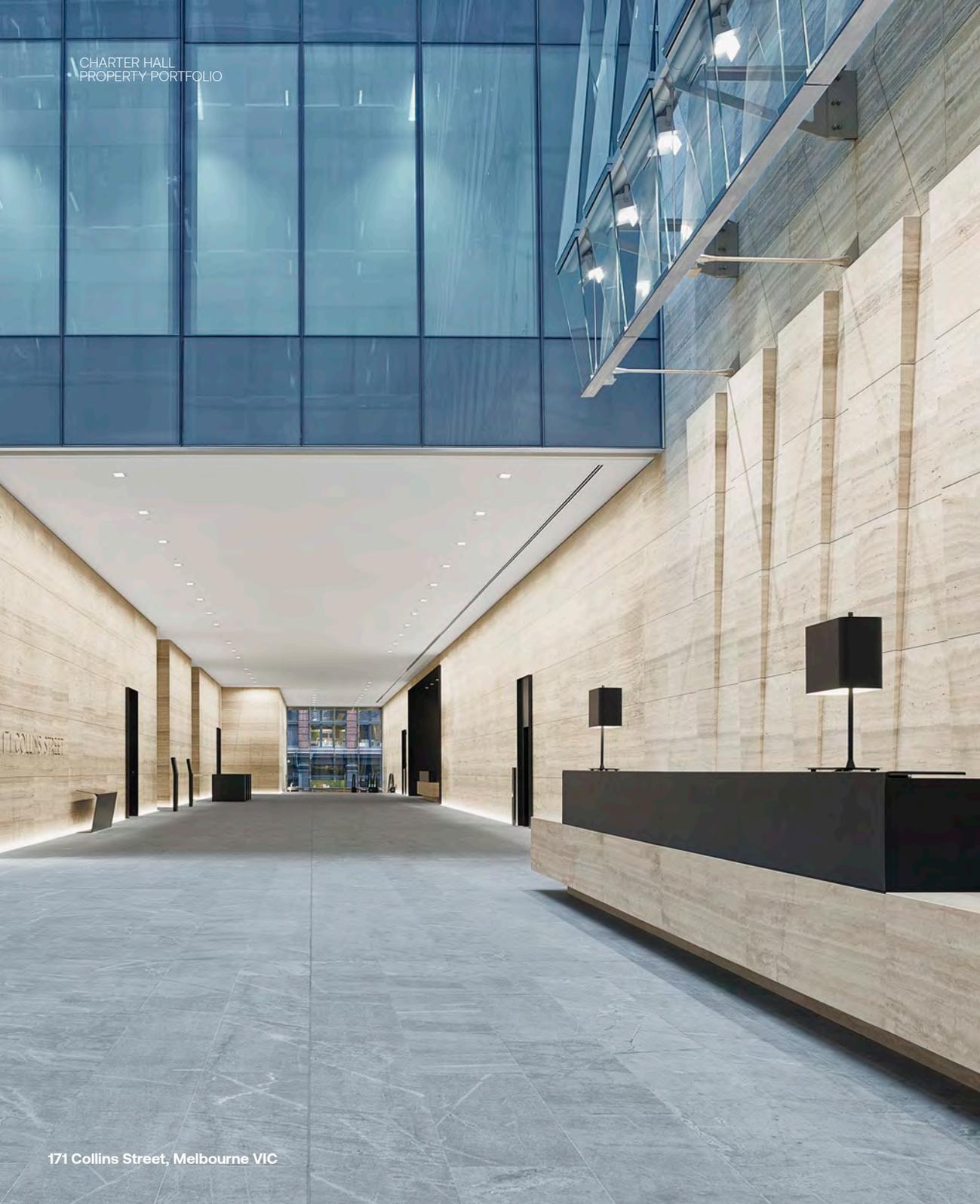
CHOT is a leading unlisted wholesale real estate partnership focused on investing in high grade office buildings located in major business districts across Australia.

TOP 10 TENANTS BY NET INCOME

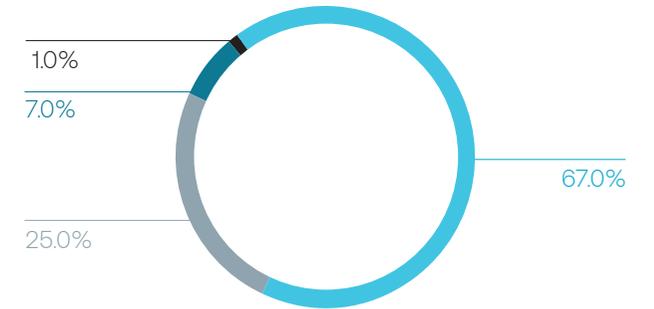


ANNUAL LEASE EXPIRY BY NET INCOME





GEOGRAPHICAL DIVERSIFICATION
BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia

PROPERTY PORTFOLIO

\$3,068

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.01%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	CHOT OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
No.1 Martin Place, Sydney NSW	100	4.9	3.8
Citigroup Centre 2 Park Street, Sydney NSW	50	4.1	4.0
2 Market Street, Sydney NSW	50	5.6	3.9
Argus Centre 300 La Trobe Street, Melbourne VIC	100	5.7	3.5
171 Collins Street, Melbourne VIC	50	5.0	3.8
175 Eagle Street, Brisbane QLD	100	3.8	3.8
150 Lonsdale Street, Melbourne VIC	100	1.2	3.8
65 Berry Street, North Sydney NSW	100	3.2	4.0
Eastpoint Plaza 233–237 Adelaide Terrace, Perth WA	100	3.1	3.5
TOTAL / WEIGHTED AVERAGE		4.3	3.8



NO.1 MARTIN PLACE

Sydney, NSW



The building resides on the prominent corner of Martin Place and George Street, in the heart of Sydney's CBD.

It also offers spectacular views across the city and is a stone's throw from some of Sydney's most popular venues.

In 2018 a significant refurbishment was undertaken to introduce state of the art technology to the lobby and mezzanine level and turn the common areas into vibrant and inviting places to meet and work. A ground to mezzanine media wall was incorporated – along with bespoke innovation spaces with flexible furniture arrangements, an elegant new staircase from the ground to the mezzanine, and an inspiring architectural ceiling.

CITIGROUP CENTRE

2 Park Street, Sydney NSW



Centrally located landmark office building comprising 41 levels of Premium Grade office accommodation with ground floor retail, End of Trip facilities and four levels of basement car parking. The building benefits from direct connections through to Town Hall Station, the Queen Victoria Building and the Galleries retail and dining precinct.

Summary

Year built (or refurbished)	1999
Grade	Premium
Ownership	100%
Total NLA (sqm)	40,260
Typical floor plate (sqm)	1,677
Car spaces	363
WALE (by income)	4.9 years
Occupancy	100%
Major tenants NLA (sqm)	
Macquarie	13,034
Australian Government	8,094
Ratings	
NABERS Energy	4.5 star
NABERS Water	3.5 star

Year built (or refurbished)	2000
Grade	Premium
Ownership	50%
Total NLA (sqm)	73,811
Typical floor plate (sqm)	1,571
Car spaces	271
WALE (by income)	4.1 years
Occupancy	98.8%
Major tenants NLA (sqm)	
Amazon	20,136
Citigroup	13,276
Ratings	
NABERS Energy	5 star
NABERS Water	4.0 star

2 MARKET STREET

Sydney, NSW



An A-Grade office building, comprising two individual office buildings with basement parking, ground floor retail, large foyer and commercial accommodation within the Tower building (17 levels) and the Forecourt building (6 levels).

The building will go through a significant refurbishment of its lobby which aims to reposition 2 Market Street post the departure of the current major tenant, Allianz Insurance Australia in September 2020. The works will enhance the market appeal of the building creating a customer-focused functional space.

ARGUS CENTRE

300 La Trobe Street, Melbourne VIC



This modern, 34-level PCA A Grade office tower is located opposite Melbourne Central Railway Station in the Flagstaff Precinct of Melbourne's CBD.

The Argus Centre underwent a comprehensive refurbishment in 2013 and new end of trip facilities in 2018.

In close proximity to the restaurants, cafés and shopping the area is known for, it features 529 car parking bays over 10 levels, with access further complemented by plentiful public transport links.

Summary

Year built (or refurbished)	1991 (2007)
Grade	A-Grade
Ownership	50%
Total NLA (sqm)	39,780
Typical floor plate (sqm)	1,985
Car spaces	286
WALE (by income)	5.6 years
Occupancy	100%
Allianz	18,380
Caltex	9,201
NABERS Energy	5 star
NABERS Water	3.5 star

Tenancy statistics

Major tenants NLA (sqm)

Ratings

Year built (or refurbished)	1991 (2013)
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	32,884
Typical floor plate (sqm)	968
Car spaces	529
WALE (by income)	5.7 years
Occupancy	100%
Telstra	23,455
Australian Government	6,242
NABERS Energy	5 star
NABERS Water	3.5 star

171 COLLINS STREET

Melbourne, VIC



The building comprises a premium grade 17 level office tower, which has been integrated in part with the historic Mayfair Building, which fronts Collins Street and comprises 7 levels of boutique office accommodation that has been extensively refurbished. A flagship retail store occupied by Dolce & Gabbana flanks either side of the main building entry from Collins Street.

175 EAGLE STREET

Brisbane, QLD



Breathtaking views of the Brisbane River and Kangaroo Point aren't the only attractions to 175 Eagle Street. Recent major refurbishments to the ground floor lobby provide an exciting, technologically-advanced space where occupants and their guests can connect, collaborate and innovate.

An impressive new lobby welcomes all visitors to the building, while the contemporary furnishings within offer a sense of prestige and progressiveness. There's also an abundance of natural light throughout the building that provides a warm, inviting environment that links people to the leafy outdoor areas.

Summary

Year built (or refurbished)	2013
Grade	Premium
Ownership	50%
Total NLA (sqm)	33,132
Typical floor plate (sqm)	1,841
Car spaces	137
WALE (by income)	5.0 years
Occupancy	100%
BHP	14,349
Wood Group	6,809
NABERS Energy	5.5 star
NABERS Water	3.5 star

Tenancy statistics

Major tenants NLA (sqm)

Ratings

Year built (or refurbished)	2002 (2013)
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	22,252
Typical floor plate (sqm)	1,170
Car spaces	162
WALE (by income)	3.8 years
Occupancy	67.6%
AON Corporation	1,851
QSuper	1,159
NABERS Energy	4.5 star
NABERS Water	4 star

150 LONSDALE STREET

Melbourne, VIC



Wesley Place's existing asset, 150 Lonsdale Street, is undergoing significant refurbishment to create an exciting workplace that inspires business aspiration and collaboration.

150 Lonsdale will enter a new era through implementation of architectural design excellence and major building services and amenity upgrades, which will provide all the attributes of a modern, high quality A-Grade building to complement the surrounding heritage buildings. The car park is able to be developed and a DA has been obtained for an office tower spanning 21,500sqm.

65 BERRY STREET,

North Sydney, NSW



Located adjacent to the new Victoria Cross Metro Station (currently under construction) 65 Berry Street is perfectly positioned in the new centre of North Sydney CBD. Spanning 18 levels of office accommodation and six levels of basement car parking the building also benefits from a new multi-functional ground floor lobby and End of Trip facilities which was refurbished in 2018.

Summary

Year built (or refurbished)	1974 (2005)
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	29,615
Typical floor plate (sqm)	1,021
Car spaces	645
WALE (by income)	1.2 years
Occupancy	90.2%
Telstra	13,344
Australian Government	3,304
NABERS Energy	4.5 star
NABERS Water	3 star

Tenancy statistics

Major tenants NLA (sqm)

Ratings

Year built (or refurbished)	1986 (2018)
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	14,509
Typical floor plate (sqm)	864
Car spaces	262
WALE (by income)	3.2 years
Occupancy	95.8%
Mediacom	9,645
NABERS Energy	5 star
NABERS Water	2.5 star

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.

The building underwent major refurbishments during 2018, including an upgrade to the lobby and a new End of Trip facility.

Summary

Year built (or refurbished)	1982 (2018)
Grade	B-Grade
Ownership	100%
Total NLA (sqm)	11,411
Typical floor plate (sqm)	1,038
Car spaces	90

Tenancy statistics

WALE (by income)	31 years
Occupancy	78.7%

Major tenants NLA (sqm)

State Government	3,150
Sparke Helmore Lawyers	1,509

Ratings

NABERS Energy	3.5 star
NABERS Water	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.

Ownership

CPOF	50%
Institutional clients	50%

Ratings

NABERS Energy	4.5 star
NABERS Water	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	4.5 star
NABERS Water	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.

343 ALBERT STREET

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. Conveniently located close to Brisbane's financial, legal and retail precincts.

The asset has been granted a DA for a ~51,000sqm office tower.

Ownership

CHC	5%
Institutional client	95%

Ratings

NABERS Energy	5.5 star
NABERS Water	4.5 star

CHC	5%
Institutional client	95%
NABERS Energy	3.5 star

BRISBANE SQUARE

266 George Street, Brisbane QLD



Located within the Brisbane CBD at the top of Queen Street Mall, Brisbane Square is an iconic office building in the heart of the government and legal precincts along George Street. The property is comprised of premium office space over 38 levels, ground floor retail, and parking over three basement levels.

BANKWEST PLACE AND RAINE SQUARE

Perth, WA



Bankwest Place and Raine Square are a major commercial and retail complex, located in Perth's Central Business District. The landmark 1.23 hectare site occupies the majority of the city block bounded by Murray, William, Wellington and Queen Streets.

Bankwest Place is a prime office building, constructed over 22 upper floors, providing over 43,500sqm of NLA. It is fully leased to Bankwest. Raine Square is a 3 level retail complex positioned below Bankwest Place.

Ownership

CPOF	49.9%
CHC	16.8%
Institutional client	33.3%

Ratings

NABERS Energy	4 star
NABERS Water	3.5 star

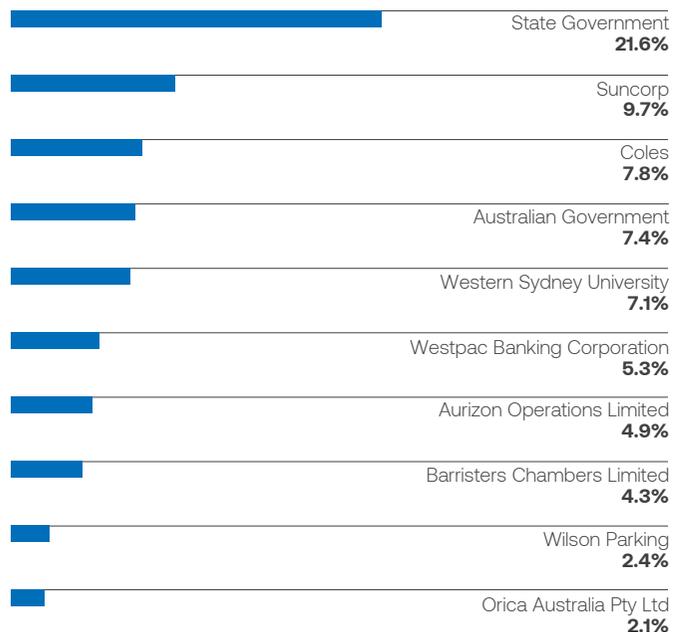
CPOF	49.9%
CHC	16.8%
Institutional client	33.3%
NABERS Energy	5 star
NABERS Water	4 star



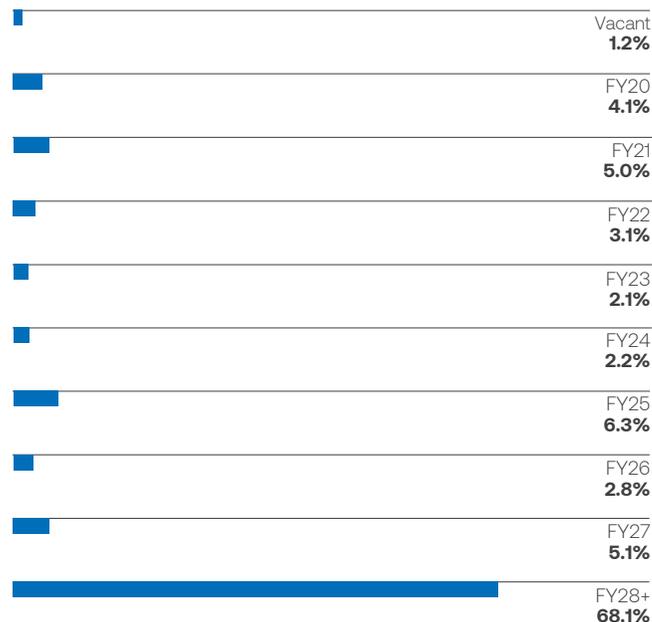
CHARTER HALL DIRECT OFFICE FUND (DOF)

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, tax advantaged income payable quarterly from a diversified portfolio of Australian office properties.

TOP 10 TENANTS¹ BY NET INCOME



ANNUAL LEASE EXPIRY¹ BY NET INCOME



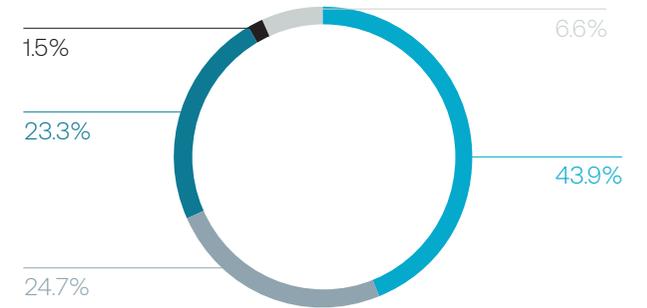
1. Includes look-through investment into CPOF.





200 Queen Street, Melbourne VIC

GEOGRAPHICAL DIVERSIFICATION¹
BY CURRENT VALUE



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

1. Includes look-through investment into CPOF.

PROPERTY PORTFOLIO

\$2,086

TOTAL VALUE
OF PORTFOLIO¹ (A\$M)

5.45%

WEIGHTED AVERAGE
CAPITALISATION RATE¹
(WACR)

99%

OCCUPANCY¹

	DOF OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Western Sydney University 169 Macquarie Street, Parramatta NSW	50	12.6	3.8
105 Phillip Street, Parramatta NSW	50	10.8	3.8
Westpac 4-16 Montgomery Street, Kogarah NSW	49.9	15.0	CPI
68 Pitt Street, Sydney NSW	100	2.6	3.8
10 Shelley Street, Sydney NSW	50	8.6	3.8
Northbank Plaza 69 Ann Street, Brisbane QLD	49.9	4.9	3.3
900 Ann Street, Fortitude Valley QLD	50	10.7	3.3
Coles HQ 800 Toorak Road, Hawthorn East VIC	50	10.7	3.3
1 Nicholson Street, Melbourne VIC	100	7.6	3.7
200 Queen Street, Melbourne VIC	100	5.7	3.6
181 St Georges Terrace, Perth WA	100	6.8	3.9
Australian Taxation Office 12-26 Franklin Street, Adelaide SA	50	7.9	3.8
6 Hassall Street, Parramatta NSW	50	11.6	3.8
61 Mary Street, Brisbane QLD	100	9.8	4.0
TOTAL / WEIGHTED AVERAGE¹		8.6	3.6

1. Includes look-through investment into CPOF.



Western Sydney University, Parramatta NSW

WESTERN SYDNEY UNIVERSITY

169 Macquarie Street, Parramatta NSW



Completed in late 2016, 169 Macquarie Street is a 14 level A-Grade office tower located on the eastern edge of Parramatta Square and is 100% occupied by Western Sydney University. The building configuration incorporates a side core design with large campus floors (Levels 1-8) arranged around a central atrium, 6 levels of commercial space (Levels 9-14), ground floor retail and 2 levels of basement parking.

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 long lease to the NSW Department of Education and with strong fixed annual rent reviews.

Summary

Year built (or refurbished)	2016
Grade	A-Grade
Ownership	50%
Total NLA (sqm)	26,500
Typical floor plate (sqm)	1,265 - 2,185
Car spaces	82
WALE (by income)	12.6 years
Occupancy	100%
Major tenant NLA (sqm)	Western Sydney University 26,500
Ratings	NABERS Energy 5 star NABERS Water 5 star

Tenancy statistics

Major tenant NLA (sqm)

Ratings

Year built (or refurbished)	2018
Grade	A-Grade
Ownership	50%
Total NLA (sqm)	25,191
Typical floor plate (sqm)	2,250
Car spaces	48
WALE (by income)	10.8 years
Occupancy	100%
State Government	24,953
NABERS Energy	6 star
NABERS Water	6 star

WESTPAC

4–16 Montgomery Street, Kogarah NSW



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 fit out works.

68 PITT STREET

Sydney, NSW



68 Pitt Street is a B Grade asset strategically located in the Sydney CBD core precinct. In high demand, tenants are attracted to the building for its north facing floorplate exposure, convenient location to all transport nodes and amenities.

Summary

Year built (or refurbished)	1990 (2016)
Grade	A-Grade
Ownership	49.9%
Total NLA (sqm)	31,924
Typical floor plate (sqm)	3,321 – 7,877
Car spaces	597
WALE (by income)	15.0 years
Occupancy	100%
Westpac Banking Corporation	31,354

Tenancy statistics

Major tenants NLA (sqm)

Ratings

Year built (or refurbished)	1965 (2011)
Grade	B-Grade
Ownership	100%
Total NLA (sqm)	14,283
Typical floor plate (sqm)	565
Car spaces	53
WALE (by income)	2.6 years
Occupancy	95%
Adecco Australia Pty Ltd	1,434
NABERS Energy	3.5 star
NABERS Water	3.5 star

10 SHELLEY STREET

Sydney NSW



10 Shelley Street is a modern A-Grade 20 level commercial office building completed in December 2003. In 2017, the building underwent significant refurbishments resulting in a revitalised lobby, rooftop terrace and on-floor improvements.

NORTHBANK PLAZA

69 Ann Street, Brisbane QLD



Located within the Brisbane CBD, Northbank Plaza has been comprehensively refurbished and repositioned with A-grade services, including new end-of-trip facilities and lobby area. The majority of floors feature expansive river, mountain and CBD views. The building also benefits from the abundance of amenity located on the ground floor in the Northbank Plaza including cafes, convenience stores, bank and medical services.

Summary

Year built (or refurbished)	2003 (2017)
Grade	A-Grade
Ownership	50%
Total NLA (sqm)	27,717
Typical floor plate (sqm)	1,960
Car spaces	104

Tenancy statistics

WALE (by income)	8.6 years
Occupancy	100%

Major tenants NLA (sqm)

Suncorp	24,165
Iress	3,428

Ratings

NABERS Energy	5 star
NABERS Water	4 star

Year built (or refurbished)	1976 (2018)
Grade	A-Grade
Ownership	49.9%
Total NLA (sqm)	26,669
Typical floor plate (sqm)	1,200
Car spaces	153

WALE (by income)	4.9 years
Occupancy	96.1%

Telstra	8,300
State Government	5,996

NABERS Energy	4 star
NABERS Water	4 star

900 ANN STREET

Fortitude Valley, QLD



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 bicycle parks and over 100 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



The building comprises six levels of office accommodation, a two level basement car park and a modern, seven level, on grade car park. The building was purpose built for the Coles Group, one of Australia's largest retailers.

Summary

Year built (or refurbished)	2018
Grade	A-Grade
Ownership	50%
Total NLA (sqm)	19,029
Typical floor plate (sqm)	1,445
Car spaces	103
WALE (by income)	10.7 years
Occupancy	100%
Aurizon Operations	18,829
Green Star Design	5 star
Green Star As Built v3	5 star

Tenancy statistics

Major tenants NLA (sqm)

Ratings

Year built (or refurbished)	1986 (2015)
Grade	A-Grade
Ownership	50%
Total NLA (sqm)	39,399
Typical floor plate (sqm)	881-11,822
Car spaces	2,449
WALE (by income)	10.7 years
Occupancy	100%
Coles Group	39,399

1 NICHOLSON STREET

Melbourne, VIC



The building comprises 18 levels of office, ground floor retail cafe and basement parking. The building enjoys fantastic views over Parliament Gardens and State Parliament House and is located close to public transport hubs, both tram and train.

200 QUEEN STREET

Melbourne, VIC



The building comprises 26 levels of office accommodation, ground floor retail and two car parking complexes. The building is well located near the legal and financial precincts of Melbourne's CBD, reflected in the calibre of tenants which are predominantly legal services providers.

Summary

Year built (or refurbished)	1958 (2016)
Grade	B-Grade
Ownership	100%
Total NLA (sqm)	16,965
Typical floor plate (sqm)	920
Car spaces	51

Tenancy statistics

WALE (by income)	7.6 years
Occupancy	100%

Major tenants NLA (sqm)

Orica Australia Pty Ltd	4,735
QIP Services Pty Ltd	4,597

Ratings

NABERS Energy	4 star
NABERS Water	2.5 star

Year built (or refurbished)	1982 (2015)
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	19,736
Typical floor plate (sqm)	850
Car spaces	410

WALE (by income)	5.7 years
Occupancy	100%

Barristers Chambers Ltd	11,011
Opus	2,741

NABERS Energy	4.5 star
NABERS Water	4.5 star

181 ST GEORGES TERRACE

Perth WA



A modern boutique seven-storey office building constructed in 2001, offering 3,590 square metres of accommodation with ground floor retail and six levels of office accommodation. A single level basement car park of 14 bays is accessed via the rear of the property, with modern end of trip facilities provided.

AUSTRALIAN TAXATION OFFICE

12-26 Franklin Street, Adelaide SA



12-26 Franklin Street comprises 17 levels of office space and basement parking for 114 vehicles.

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

Summary

Year built (or refurbished)	2001
Grade	B-Grade
Ownership	100%
Total NLA (sqm)	3,590
Typical floor plate (sqm)	535
Car spaces	14

Tenancy statistics

WALE (by income)	6.8 years
Occupancy	94.6%

Major tenants NLA (sqm)

DOF Subsea Australia Pty Ltd	2,911
Police & Nurses Limited	171

Ratings

NABERS Energy	4.0 star
NABERS Water	5 star

Year built (or refurbished)	2012
Grade	A-Grade
Ownership	50%
Total NLA (sqm)	38,607
Typical floor plate (sqm)	1,770-2,450
Car spaces	114

WALE (by income)	7.9 years
Occupancy	100%

Australian Government	30,979
Australia Post	5,291

NABERS Energy	5.5 star
Green Star As Built v3	5 star

6 HASSALL STREET

Parramatta, NSW



6 Hassall Street, Parramatta is an innovation hub located in the heart of the Parramatta CBD in Western Sydney.

DOF has a 50% interest in this A-Grade development, which is due for completion in 2021 (subject to development approval). Western Sydney University has pre-committed to a 15 year lease on the campus, which is in close proximity to university's campus at 169 Macquarie street, Parramatta.

61 MARY STREET

Brisbane, QLD



The property comprises an A-grade office tower with ground floor foyer, two basement levels of car parking for 222 cars, end of trip facilities and 17 upper office levels. The site will gain direct benefit from Brisbane's Cross-River Rail project (Albert Street Station).

Summary

Year built (or refurbished)	Under Construction
Grade	A-Grade
Ownership	50%
Total NLA (sqm)	27,440

Tenancy statistics

WALE (by income)	11.6 years
Occupancy	100%

Major tenants NLA (sqm)

Western Sydney University	15,040
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Ratings

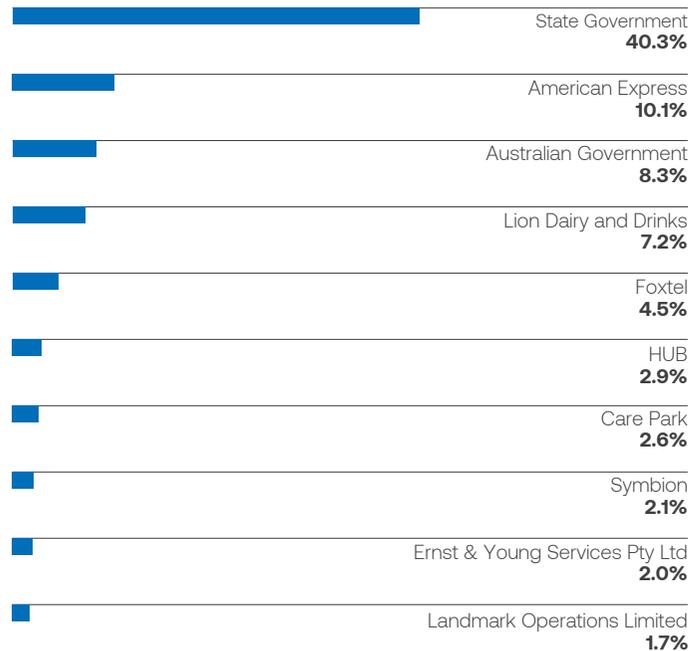
Year built (or refurbished)	1985 (2018)
Grade	A-Grade
Ownership	99.9%
Total NLA (sqm)	28,750
Typical floor plate (sqm)	2,030
Car spaces	222
WALE (by income)	9.8 years
Occupancy	100%
State Government	28,750
NABERS Energy	5
NABERS Water	4



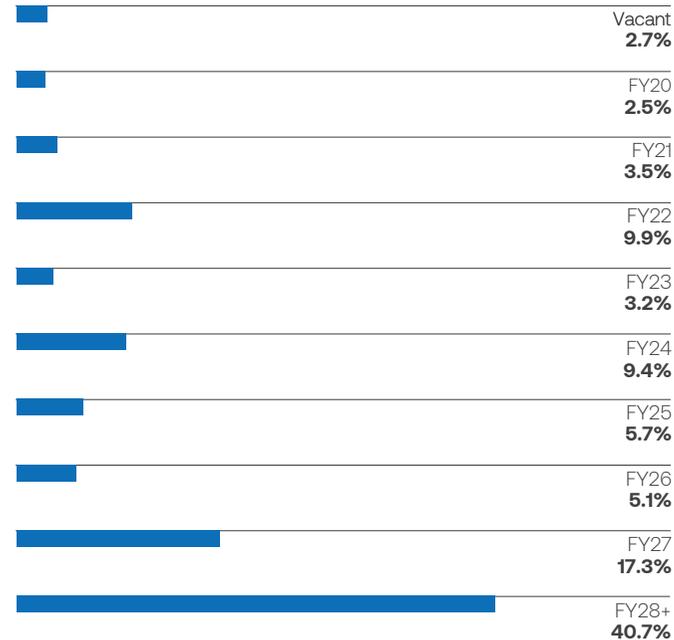
CHARTER HALL DIRECT PFA FUND (PFA)

PFA is an unlisted property fund with an established and growing portfolio of income generating Australian office properties anchored by government or well regarded corporate tenants.

TOP 10 TENANTS BY NET INCOME

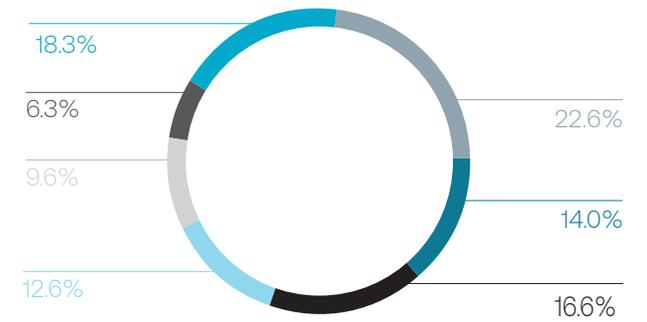


ANNUAL LEASE EXPIRY BY NET INCOME





GEOGRAPHICAL DIVERSIFICATION
BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$983.5

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.00%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

98%

OCCUPANCY

	PFA OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
44 Sydney Avenue, Canberra ACT	100	6.1	3.6
Wentworth Place 9 Wentworth Street, Parramatta NSW	100	4.2	4.1
ANZAC Square 200 Adelaide St, Brisbane QLD	100	6.4	3.7
21-25 Nile Street, Port Adelaide, SA	100	13.5	3.0
Lands Building 134 Macquarie St, Hobart Tas.	100	9.7	2.3
Foxtel Building 1-21 Dean St, Moonee Ponds VIC.	100	2.7	3.0
Sevenoaks 303 Sevenoaks St, Cannington WA	100	8.0	3.8
Capital Hill 83-85 George Street, Brisbane QLD	50	9.3	3.5
40 Tank Street, Brisbane QLD	50	5.5	2.8
Optima Centre, 16 Parkland Road & 133 Hassler Road, Osborne Park WA	50	12.4	3.5
22 Elizabeth Street & 103 Macquarie Street, Hobart TAS	100	11.4	2.7
12 Shelley Street, Sydney NSW	50	9.2	3.8
737 Bourke Street, Melbourne VIC	100	5.4	3.7
121 King William St, Adelaide SA	100	3.6	3.4
TOTAL / WEIGHTED AVERAGE		7.5	3.5

44 SYDNEY AVENUE

Canberra, ACT



The property comprises a high quality A-Grade office building located in the Parliamentary Core. It was constructed in 2003 and refurbished in 2013 and 2017 with improvements to the lobby, on-floor amenities, end of trip facilities, bike storage, mechanical upgrades, new solar panel system and has a NABERS Energy rating of 4.5 stars. The building comprises 4 levels of Office accommodation, parking bays, central staircase to all floors and terrace on the top floor.

WENTWORTH PLACE

9 Wentworth Street, Parramatta NSW



Located in the Western precinct of Parramatta the building is within close proximity to Parramatta Train Station. The building spans six levels of office accommodation with a ground floor office suite and benefits from car parking for 87 vehicles.

Summary

Year built (or refurbished)	2003 (2017)
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	9,948
Typical floor plate (sqm)	3,316
Car spaces	218
WALE (by income)	6.1 years
Occupancy	100%
Australian Government	7,789
Minerals Council of Australia	951
NABERS Energy	4.5 star
NABERS Water	5 star

Tenancy statistics

Major tenants NLA (sqm)

Ratings

Year built (or refurbished)	1988 (2006)
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	7,651
Typical floor plate (sqm)	1,200
Car spaces	87
WALE (by income)	4.2 years
Occupancy	94.2%
Australian Government	4,735
Australian Business Academy	1,237
NABERS Energy	5 star
NABERS Water	4 star

ANZAC SQUARE

200 Adelaide Street, Brisbane QLD



The property has five levels of office space with major tenant, Hub. It forms part of the Property Council of Australia's award winning ANZAC Square heritage complex and has direct access to Central station.

21-25 NILE STREET

Port Adelaide, SA



Newly constructed 6,477sqm A Grade office building fully leased to the South Australian Government. Port Adelaide is 14 kilometres north west of the Adelaide CBD and the region is set to benefit from substantial investment and regeneration.

Summary

Year built (or refurbished)	1957 (2019)
Grade	B-Grade
Ownership	100%
Total NLA (sqm)	6,070
Typical floor plate (sqm)	1,172
Car spaces	22
WALE (by income)	6.4 years
Occupancy	100%
Hub Australia	3,538
On The House	1,275
NABERS Energy	2 star
NABERS Water	n/a

Tenancy statistics

Major tenants NLA (sqm)

Ratings

Year built (or refurbished)	2018
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	6,477
Typical floor plate (sqm)	1,883
Car spaces	150
WALE (by income)	13.5 years
Occupancy	100%
State Government	6,477

LANDS BUILDING

134 Macquarie Street, Hobart TAS



The building comprises 9 levels of office accommodation, basement car parking, storage, a ground floor lobby and retail chamber fronting Macquarie Street. The property is well located in the government precinct of the Hobart market.

FOXTEL BUILDING

1-21 Dean Street, Moonee Ponds VIC



The building comprises a four level office building with large floor plates and basement car parking. Adjacent to the office building is a detached freestanding multi deck car park.

Summary

Year built (or refurbished)	1975 (2017)
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	11,675
Typical floor plate (sqm)	1,182
Car spaces	32
WALE (by income)	9.7 years
Occupancy	100%
State Government	11,675
NABERS Energy	3 star
NABERS Water	3.5 star

Tenancy statistics

Major tenants NLA (sqm)

Ratings

Year built (or refurbished)	2004
Grade	B-Grade
Ownership	100%
Total NLA (sqm)	7,104
Typical floor plate (sqm)	1,730
Car spaces	243
WALE (by income)	2.7 years
Occupancy	100%
Foxtel	7,104
NABERS Energy	2 star
NABERS Water	5 star

SEVENOAKS

303 Sevenoaks Street, Cannington WA



The asset comprises a large office property situated in the Cannington Regional Centre. The building comprises 4 levels with 2 internal atriums, an additional basement storage area and secured undercover parking. The building is let to the WA State government on a long-term lease.

CAPITAL HILL

83–85 George Street, Brisbane QLD



85 George Street is a 17 level office building located in the Brisbane CBD. The property underwent a substantial refurbishment program in late 2018/2019. The property is 100% leased to the Queensland State Government and is located in close proximity to a number of major infrastructure projects being developed or proposed in the Brisbane CBD.

Summary

Year built (or refurbished)	192 (2016)
Grade	B-Grade
Ownership	100%
Total NLA (sqm)	20,837
Typical floor plate (sqm)	5,540
Car spaces	606

Tenancy statistics

WALE (by income)	8.0 years
Occupancy	100%

Major tenants NLA (sqm)

State Government	20,817
OMG Catering	20

Ratings

NABERS Energy	5 star
NABERS Water	4.5 star

Summary

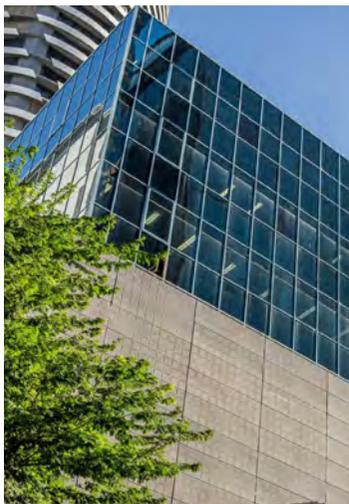
Year built (or refurbished)	2019
Grade	B-Grade
Ownership	50%
Total NLA (sqm)	10,550
Typical floor plate (sqm)	580
Car spaces	105

WALE (by income)	9.3 years
Occupancy	100%

State Government	10,550
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40 TANK STREET

Brisbane, QLD



40 Tank Street is a 10 story office building and car park strategically located in the Brisbane CBD. The property was recently refurbished in 2014 and incorporates ground floor retail and foyer, five levels of car parking for 327 cars and five levels of office accommodation. The office component of the property is leased to the Queensland State Government and 300 car parking bays leased to Care Park, one of Australia's leading car park management groups.

OPTIMA CENTRE

16 Parkland Road & 133 Hassler Road, Osborne Park WA



The asset features two modern A-Grade office buildings located in Osborne Park, 5km from the Perth CBD.

One building comprises 6 levels of office accommodation, leased to the State Government on a long-term lease. The second building provides 3 levels of office accommodation leased to a number private industry tenants. The asset provides 499 car bays.

Summary

Year built (or refurbished)	2014
Grade	B-Grade
Ownership	50%
Total NLA (sqm)	6,218
Typical floor plate (sqm)	1,058
Car spaces	327
WALE (by income)	5.5 years
Occupancy	98%
State Government	5,905
NABERS Energy	3.5 star
NABERS Water	4.5 star

Tenancy statistics

Major tenants NLA (sqm)

Ratings

Year built (or refurbished)	2010
Grade	A-Grade
Ownership	50%
Total NLA (sqm)	16,116
Typical floor plate (sqm)	2,500
Car spaces	499
WALE (by income)	12.4 years
Occupancy	92%
State Government	1,339
NABERS Energy	4.5/5 star (Building A/B)

22 ELIZABETH STREET

& 103 Macquarie Street, Hobart TAS



The property comprises two buildings with frontages to Elizabeth and Macquarie Street. 22 Elizabeth Street comprises 10 levels of office accommodation, an office lobby, ground floor retail and basement car parking and storage. 103 Macquarie Street provides a single level of office accommodation, ground floor retail and basement storage.

12 SHELLEY STREET

Sydney, NSW



Known as American Express House, 12 Shelley Street is an A-Grade 11 storey commercial office building with ground floor retail and underground parking. It occupies an extensive land area of 3,355sqm.

Summary

Year built (or refurbished)	1926 (2016)
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	11,004
Typical floor plate (sqm)	1,162
Car spaces	16
WALE (by income)	11.4 years
Occupancy	100%
State Government	8,697
NABERS Energy	3.5 star
NABERS Water	5 star

Tenancy statistics

Major tenants NLA (sqm)

Ratings

Year built (or refurbished)	2007
Grade	A-Grade
Ownership	50%
Total NLA (sqm)	14,960
Typical floor plate (sqm)	1,360
Car spaces	69
WALE (by income)	9.2 years
Occupancy	99.4%
American Express	14,512
NABERS Energy	5 star
NABERS Water	4 star

737 BOURKE STREET

Melbourne, VIC



737 Bourke Street is a modern 10 level high-quality A-Grade office building positioned in the heart of the business sector of Docklands.

The building features high quality refurbished floors with excellent natural light and an impressive 4.5-star NABERS Energy rating. 737 Bourke Street boasts superior building services with an onsite café and restaurant, abundance of secure parking, dedicated onsite building management as well as End of Trip facilities.

121 KING WILLIAM ST

Adelaide, SA



121 King William Street is an A-Grade building completed in early 2008 and leased to well regarded corporate tenants. Located on a high profile corner on Adelaide's premier King William Street, this asset offers an excellent standard of accommodation in a core location.

Summary

Year built (or refurbished)	2008
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	18,589
Typical floor plate (sqm)	2,088
Car spaces	226

Tenancy statistics

WALE (by income)	5.4 years
Occupancy	98.2%

Major tenants NLA (sqm)

Lion Dairy and Drinks	8,674
Symbion Pty Ltd	2,771

Ratings

NABERS Energy	4.5 star
NABERS Water	4 star

Year built (or refurbished)	2008
Grade	A-Grade
Ownership	100%
Total NLA (sqm)	12,408
Typical floor plate (sqm)	1,111
Car spaces	49
WALE (by income)	3.6 years
Occupancy	90.7%
Ernst & Young Pty Ltd	2,520
Jacobs Engineering	1,930



Motorway Industrial Park, QLD

Industrial

 **164**
Number of Properties

 **5.72%**
Weighted Average
Capitalisation Rate
(WACR)

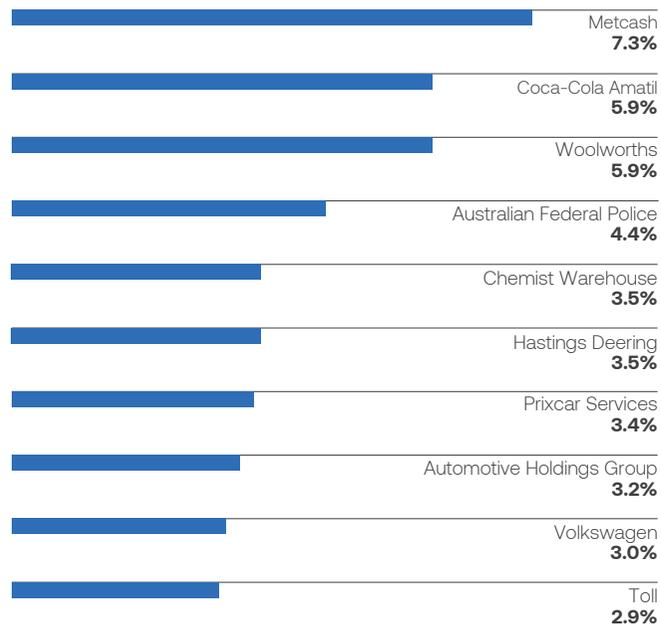
 **99.3%**
Occupancy

 **10.6 years**
Weighted Average
Lease Expiry
(WALE)

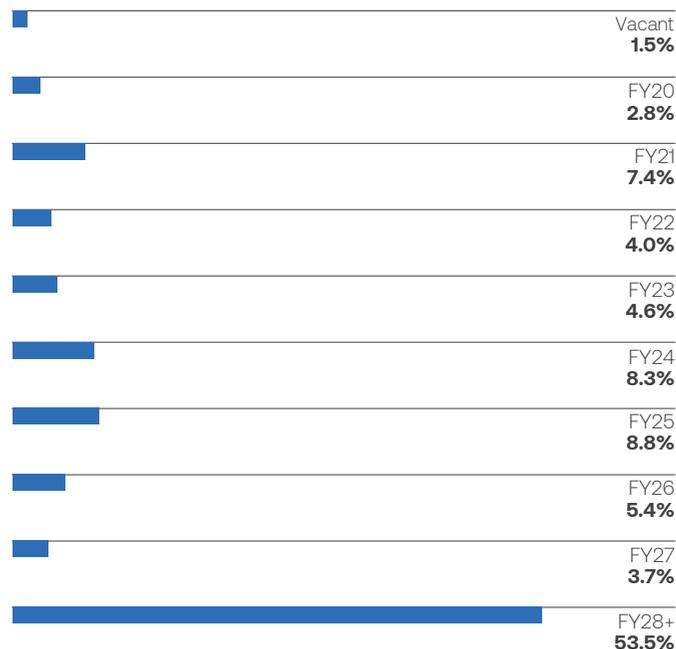
CHARTER HALL PRIME INDUSTRIAL FUND (CPIF)

CPIF concentrates on pure play industrial and logistics assets with a diversified and resilient portfolio that predominantly targets key land constrained Eastern Seaboard markets. CPIF has a core focus with enhanced returns from repositioning assets and developing to core from its land sites.

TOP 10 TENANTS BY NET INCOME



ANNUAL LEASE EXPIRY BY NET INCOME

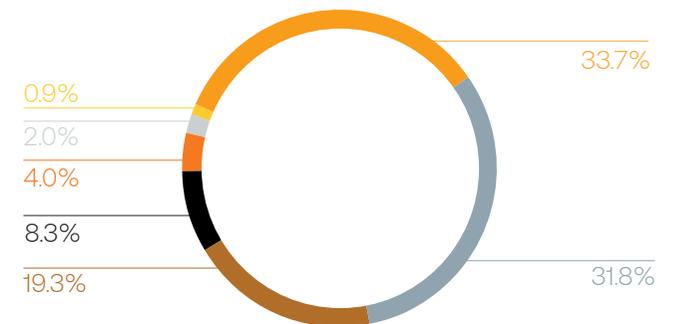


M5M7 Logistics Park (GWA), NSW



Chullora Logistics Park, NSW

GEOGRAPHICAL DIVERSIFICATION
BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$3,705.6

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.62%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	CPIF OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)		CPIF OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Banksmeadow Industrial Centre NSW	100	13.5	4.00	Parkwest Industrial Estate VIC	100	6.9	3.24
Chullora Distribution Facility NSW	100	5.7	3.25	Somerton Logistics Centre VIC	100	2.8	3.22
Chullora Industrial Park NSW	100	9.7	3.50	Truganina Distribution Facility VIC	50	13.0	3.50
Chullora Logistics Park NSW	100	12.7	3.24	Acacia Ridge Industrial Estate QLD	100	18.1	2.75
Eastern Valley Industrial Estate NSW	100	5.4	3.37	Berrinba Distribution Centre QLD	100	3.1	3.24
Frenchs Forest Logistics Park NSW	100	2.7	3.00	Hemmant Industrial Park QLD	100	10.6	3.13
Greenacre Logistics Facility NSW	100	11.8	2.20	Holt Street Distribution Centre QLD	100	6.2	3.79
Huntingwood Industrial Estate NSW	100	0.4	2.76	Main Beach Distribution Centre QLD	100	17.1	3.32
Huntingwood Logistics Park NSW	100	9.8	3.00	Motorway Industrial Park QLD	100	8.7	3.08
M5/M7 Logistics Park NSW	100	8.1	3.11	Peachey Road Distribution Centre QLD	100	11.5	3.50
Minto Distribution Centre NSW	100	0.5	2.50	Richlands Distribution Facility QLD	100	18.5	3.00
Prestons Distribution Facility NSW	100	12.4	2.70	Willawong Logistics Facility QLD	100	20.8	2.95
Rosehill Distribution Centre NSW	100	5.2	2.73	Gillman Distribution Centre SA	100	8.5	3.00
Smeaton Grange Distribution Centre NSW	50	4.0	3.00	Canning Vale Distribution Centre WA	100	3.9	3.09
Smithfield Distribution Facility NSW	100	3.8	3.32	Canning Vale Logistics Centre WA	100	2.7	3.00
Wetherill Park Distribution Centre NSW	100	4.4	3.25	Kewdale Distribution Centre WA	100	4.7	3.27
Worth Street Distribution Centre NSW	100	5.1	2.27	Kewdale Industrial Centre WA	50	14.4	2.20
AF Clarinda Logistics Facility VIC	100	4.9	3.25	Stockyards Industrial Estate WA	50	5.5	2.95
AF Epping Logistics Facility VIC	100	10.8	3.25	Welshpool Distribution Centre WA	100	8.9	3.25
AF Laverton North Logistics Facility VIC	100	17.4	3.25	Translink Distribution Centre TAS	50.1	20.4	2.80
Altona Logistics Facility VIC	100	15.1	2.70	East Arm Port Distribution Facility NT	100	8.2	3.00
Boundary Logistics Centre VIC	100	13.8	2.70	Chullora Logistics Park NSW (pre-lease)	100	12.4	3.25
Bulla Industrial Centre VIC	100	17.4	4.00	Midwest Logistics Hub VIC (pre-lease)	100	7.9	3.00
Dandenong Distribution Centre VIC	48	18.7	2.80	Tradecoast Industrial Park QLD (pre-lease)	100	8.8	3.00
Dandenong South Industrial Facility VIC	100	19.5	3.00	Pt Wakefield Rd Dist. Facility SA (pre-lease)	100	16.0	3.00
Discovery Industrial Estate VIC	100	5.6	3.21	Compass Logistics Hub NSW	50	n/a	n/a
Fitzgerald Road Distribution Centre VIC	100	4.9	2.20	M5/M7 Logistics Park NSW (land)	100	n/a	n/a
Hammond Road Industrial Centre VIC	100	19.8	3.00				
Laverton Logistics Centre VIC	100	2.9	3.15				

PROPERTY PORTFOLIO

\$3,705.6

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.62%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	CPIF OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Huntingwood East Logistics Park NSW (land)	50	n/a	n/a
Wetherill Park Dist. Centre NSW (land)	100	n/a	n/a
Midwest Logistics Hub VIC (land)	100	n/a	n/a
Motorway Industrial Park QLD (land)	100	n/a	n/a
Peachey Road Dist. Centre QLD (land)	100	n/a	n/a
Sherbrooke Industrial Park QLD (land)	100	n/a	n/a
Tradecoast Industrial Park QLD (land)	100	n/a	n/a
Bunnings RVN	100	6.2	n/a
TOTAL/WEIGHTED AVERAGE		10.0	3.05%

BANKSMEADOW INDUSTRIAL CENTRE

28B McPherson Street, Banksmeadow NSW



The property is strategically located in the super-prime South Sydney industrial location of Banksmeadow, 1km from Port Botany and 3km from Sydney Airport.

The brand new facility comprises a site area of 2.8ha with 2,947sqm of gross lettable area, incorporating office accommodation, several ancillary buildings and yard areas, representing a low site coverage of 13%. The facility is fully occupied by the Commonwealth of Australia on a long term lease with strong annual fixed rental increases.

Summary

Year built (or refurbished)	2017
Ownership	100%
Total GLA (sqm)	2,947
Usable site area (sqm)	22,800
WALE (by income)	13.5 years
Occupancy	100%
Major tenants (GLA sqm)	Australian Government 2,947

Tenancy statistics

Major tenants (GLA sqm)

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 two office levels, a ground floor showroom, a training centre and service area, together with a high clearance warehouse facility, with a combined gross lettable area of 36,739sqm situated on a total site area of 5.7ha.

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

Year built (or refurbished)	2011
Ownership	100%
Total GLA (sqm)	36,739
WALE (by income)	5.7 years
Occupancy	100%
Major tenants	Volkswagen 36,739

CHULLORA INDUSTRIAL PARK

56 Anzac Street, Chullora NSW



The property comprises a substantial industrial warehouse/office facility, with attached awning and hardstand areas.

The property incorporates a large freestanding refurbished office/warehouse with a gross lettable area of 21,177sqm situated on a total site area of 3.7ha. Internal clearance up to 13m and access is provided via a series of roller shutter doors and recessed loading docks on the south and west elevators, with a large covered awning and large open marshalling areas.

Summary

Year built (or refurbished)	2010
Ownership	100%
Total GLA (sqm)	21,177
WALE (by income)	9.7 years
Occupancy	100%
Fastway Couriers	21,177

Tenancy statistics

Major tenants (GLA sqm)

CHULLORA LOGISTICS PARK

2 Hume Highway, Chullora NSW



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

Completed projects within the estate include a 21,690sqm facility to Australia Post, a 9,985sqm facility leased to Lion Dairy & Drinks, both on 15-year lease terms, and 2 facilities leased to Boral with a combined gross lettable area of 10,749sqm.

Year built (or refurbished)	2018-19
Ownership	100%
Total GLA (sqm)	42,426
WALE (by income)	12.7 years
Occupancy	100%
Australia Post	21,690
Boral	10,749
Lion Dairy & Drinks	9,985

EASTERN VALLEY ESTATE

372 Eastern Valley Way, Chatswood NSW



Eastern Valley Estate is located on a high profile site on the corner of Eastern Valley Way and Smith Street, a short 2km north east of the Chatswood Regional Centre and 10km north of the Sydney CBD.

The property offers a modern, industrial unit complex over two levels - totalling a gross lettable area of 12,748sqm. In recent years the estate has transformed into a quasi bulky goods centre with occupants including Petbarn, The Good Guys, Baby Bunting and Super Cheap Auto. Bunnings Warehouse occupies the adjoining site.

Summary

Year built (or refurbished)	1986
Ownership	100%
Total GLA (sqm)	12,748
WALE (by income)	5.4 years
Occupancy	100%
Petbarn	4,605
The Good Guys	2,566

Tenancy statistics

Major tenants (GLA sqm)

FRENCHS FOREST LOGISTICS CENTRE

357-373 Warringah Road, 8 Rodborough Road, Frenchs Forest NSW



Located only 13km north of Sydney CBD, this property comprises three, freestanding buildings on a site area of 3.2ha with extensive frontage to Warringah & Allambie Roads. Frenchs Forest is a land constrained industrial precinct and consequently offers a high underlying land value. Currently occupied by Australia Post, the property represents development inventory for the Fund and is likely to be redeveloped in the near future.

Year built (or refurbished)	1990
Ownership	100%
Total GLA (sqm)	12,282
WALE (by income)	2.7 years
Occupancy	42%
Australia Post	5,412

GREENACRE LOGISTICS FACILITY

1 Moondo Street, Greenacre NSW



Set on a site area of 3.2ha, this property has direct access to Roberts Road and is central to the M4 Motorway and Hume Highway. The facility offers a 12,813sqm temperature controlled warehouse and separate two level office building with a large forecourt that provides excellent heavy vehicle manoeuvring. The property is currently leased to Primo on a long term lease.

Summary

Year built (or refurbished)	1999
Ownership	100%
Total GLA (sqm)	12,813
WALE (by income)	11.8 years
Occupancy	100%
Major tenants (GLA sqm)	Primo 12,813

Tenancy statistics

Major tenants (GLA sqm)

HUNTINGWOOD INDUSTRIAL ESTATE

11-15 Huntingwood Drive, Huntingwood NSW



Huntingwood Industrial Estate is situated within the established Huntingwood industrial precinct well located to major transport nodes with the M4 Motorway located 1.5km to the south and the Great Western Highway 0.5km to the north. The property is also approximately 11km west of the Parramatta CBD and 31km west of the Sydney CBD. 11 Huntingwood Dr comprises a freestanding warehouse of 5,391sqm constructed in 1995. The facility is a medium to high clearance industrial office/warehouse building. 15 Huntingwood Dr comprises a high clearance industrial warehouse/distribution centre, with associated two storey offices extending to a total gross lettable area of 12,959sqm. The property has a site area of 5.0ha.

Year built (or refurbished)	1996
Ownership	100%
Total GLA (sqm)	18,350
WALE (by income)	0.4 years
Occupancy	100%
Home Timber & Hardware	12,959
Unispan	5,391

HUNTINGWOOD LOGISTICS PARK

36 Huntingwood Drive, Huntingwood NSW



Located in one of Sydney's most sought after industrial and logistics locations, the property comprises 5.6ha of land with exposure to the Great Western Highway and is within close proximity of the M4 Motorway.

The 33,554sqm facility was constructed in 2019 for Chemist Warehouse who occupy on a 10-year lease.

Summary

Year built (or refurbished)	2019
Ownership	100%
Total GLA (sqm)	33,554

Tenancy statistics

WALE (by income)	9.8 years
Occupancy	100%

Major tenants (GLA sqm)

Chemist Warehouse	33,554
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M5/M7 LOGISTICS PARK

290 Kurrajong Road, Prestons NSW



Located in the logistics precinct of Prestons, the park has a total site area of 15ha being developed in 3 stages.

Stage 1 was completed in May 2017 and includes a 25,571sqm facility with 15,278sqm leased to Bracknells Warehousing and 10,293sqm to BAM Wine Logistics.

Stage 2 of the development, a 31,841sqm facility for existing CPIF Tenant Customer GWA (Caroma) reached practical completion in April 2018 and achieved a 5 Star Green Star rating.

Stage 3 incorporates the remaining 26,500sqm as a generic logistics facility that is currently being developed.

Year built (or refurbished)	2017-18
Ownership	100%
Total GLA (sqm)	57,412

WALE (by income)	8.1 years
Occupancy	100%

GWA Group	31,841
Bracknells	15,278
BAM Wines	10,293

MINTO DISTRIBUTION CENTRE

42 Airds Road, Minto NSW



Minto Distribution Centre is located within the established industrial suburb of Minto, 45km south-west of the Parramatta CBD and 56km south-west of the Sydney CBD. The property incorporates a well presented industrial facility of 10,766sqm with a large awning and concrete paved hardstand area. The 2.6ha site adjoins the Main Southern Railway line at the rear.

Summary

Year built (or refurbished)	1990
Ownership	100%
Total GLA (sqm)	10,766
WALE (by income)	0.5 years
Occupancy	100%
VIP Packaging	10,766

Tenancy statistics

Major tenants (GLA sqm)

PRESTONS DISTRIBUTION FACILITY

402 Hoxton Park Road, Prestons NSW



The property comprises a modern corporate office and warehouse building with large hardstand storage areas. It is currently used by Automotive Holdings Group as its head office and logistics facility for spare parts and new motor vehicle storage.

The property is located 38km south west of Sydney and is situated on a site area of a 4.4ha and is close to the M7 and M5 Motorways.

Year built (or refurbished)	2016
Ownership	100%
Total GLA (sqm)	17,207
WALE (by income)	12.4 years
Occupancy	100%
Automotive Holdings Group	17,207

ROSEHILL DISTRIBUTION CENTRE

5 Devon Street, Rosehill NSW



The property comprises a substantial industrial site of 6.5ha that is situated in the established Industrial precinct of Rosehill, 2.5km east of Parramatta. Currently leased to Carlton & United Breweries, it comprises a modern freestanding Industrial Office/Warehouse building, with a clearance height of 10m-12m. The property is situated to the southwest portion of the site occupying the Colquhoun Street & Devon Street frontage.

Summary

Year built (or refurbished)	2007
Ownership	100%
Total GLA (sqm)	30,813
WALE (by income)	5.2 years
Occupancy	100%
Major tenants (GLA sqm)	Carlton & United Breweries 30,813

Tenancy statistics

Major tenants (GLA sqm)

SMEATON GRANGE DISTRIBUTION CENTRE

80 Hartley Road, Smeaton Grange NSW



80 Hartley Road is a generic 61,281sqm regional distribution centre that is situated on a strategic land parcel of 16.7ha in the land constrained Smeaton Grange industrial precinct within Sydney's rapidly growing south west corridor.

The property will benefit from major road and rail infrastructure projects that will service the growing population and support the future demands of the second airport at Badgerys Creek. The improvements are highly functional with 8m to 12m internal clearance, covered loading docks and doors, drive around access and large hardstand loading and truck manoeuvring areas. There is potential to expand the improvements at the northern end by 6,000sqm.

Year built (or refurbished)	1997
Ownership	50%
Total GLA (sqm)	61,281
WALE (by income)	4.0 years
Occupancy	100%
Major tenants	Coles 61,281

SMITHFIELD DISTRIBUTION FACILITY

15–17 Long Street, Smithfield NSW



The property is located in the outer western Sydney area of Smithfield, a short distance east of the intersection with Britton Street. This established industrial precinct is 30km west of Sydney's CBD and 9km north of the Parramatta CBD. The property consists of two adjoining modern industrial office/ warehouse facilities constructed in 2013 and 2016.

15 Long St comprises of a office, warehouse and breezeway totalling 16,516sqm with drivearound access. 17 Long Street comprises of two adjoining tenancies totalling 17,056sqm with separated truck and car access for each tenancy.

Summary

Year built (or refurbished)	2017
Ownership	100%
Total GLA (sqm)	33,572
WALE (by income)	3.8 years
Occupancy	100%
Northline	16,516
Axima	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 in the highly sought after industrial suburb of Wetherill Park, 34km west of Sydney CBD and 12km from Parramatta CBD, with easy access to the M4 Western Motorway and the M7 Motorway.

Building 1 comprises a modern high clearance 11,090sqm warehouse with 370sqm ancillary office. Building 2 is currently being developed with capability to comprise a high clearance 28,300sqm warehouse with 1,000sqm 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)	2015
Ownership	100%
Total GLA (sqm)	11,460
WALE (by income)	4.4 years
Occupancy	100%
Total Logistics Services	11,460

WORTH STREET DISTRIBUTION CENTRE

21 Worth Street, Chullora NSW



This property is situated on 5.9ha and offers a freestanding office/warehouse building of 24,866sqm. The building is divided into three tenancies ranging in size from 5,361sqm to 13,218sqm.

The facility benefits from full drive around access, 9m-11m high clearance, ESFR fire sprinklers in the warehouse, and 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)	24,866

Tenancy statistics

WALE (by income)	5.1 years
Occupancy	100%

Major tenants (GLA sqm)

Spicers	13,128
EWE Group	6,378
Primo	5,361

AF CLARINDA LOGISTICS FACILITY

275-315 Kingston Road, Clarinda VIC



This property is located approximately 22km south-east of the Melbourne CBD, within an established Special Use Zone precinct. Surrounded by an expansive 21.4ha of substantial landholding, its potential uses include agriculture, market gardens, plus outdoor recreation facilities. With a triple net lease to Alex Fraser, this premium site consists of a materials recycling facility improved with significant bunded areas, a crushing plant, water storage and collection uses.

Year built (or refurbished)	2015
Ownership	100%
Total GLA (sqm)	2,240
Usable site area (sqm)	90,500
WALE (by income)	4.9 years
Occupancy	100%
Alex Fraser	2,240

AF EPPING LOGISTICS FACILITY

455 Cooper Street, Epping VIC



Located 22km north of the Melbourne CBD, with immediate proximity and prominent exposure to the Hume Freeway, and directly opposite the new Epping Markets, which will further underpin development and demand for this location over the longer term. The property is a substantial, regular-shaped industrial allotment, which is currently utilised for the purpose of materials recycling.

Summary

Year built (or refurbished)	2017
Ownership	100%
Total GLA (sqm)	500
Usable site area (sqm)	242,200
WALE (by income)	10.8 years
Occupancy	100%
Alex Fraser	500

Tenancy statistics

Major tenants (GLA sqm)

AF LAVERTON NORTH LOGISTICS FACILITY

9–19 Alex Fraser Drive, Laverton North VIC



Located 16km west of Melbourne CBD in a major industrial locality with excellent access to the Princes Freeway, West Gate Freeway, Western Ring Road and the Deer Park Bypass. The property is substantial irregular-shaped industrial allotment, currently utilised for the purpose of materials recycling.

Year built (or refurbished)	2017
Ownership	100%
Total GLA (sqm)	3,800
Usable site area (sqm)	305,000
WALE (by income)	17.4 years
Occupancy	100%
Alex Fraser	3,800

ALTONA LOGISTICS FACILITY

810–848 Kororoit Creek Road, Altona North VIC



A 41.2ha vehicle storage, preparation and distribution facility located in the established industrial precinct of Altona North 2km west of a diamond intersection with the Princes Freeway and within close proximity to the Melbourne CBD, Port Melbourne, West Gate Freeway and Western Ring Road.

BOUNDARY LOGISTICS CENTRE

415–423 Boundary Road, Truganina VIC



This well appointed property comprises of a showroom, office, heavy vehicle dealership, workshop, plus a warehouse facility purpose built for Automotive Holdings Group. Positioned on a site area of 6.8ha, the facility itself has a gross lettable area of 11,590sqm and an additional 21,509sqm of truck display and hardstand areas. Strategically situated on a high profile site at the corner of Boundary Road and Moorinna Way, the property is within the prime industrial and logistics precinct of Truganina, around 20km west of the Melbourne CBD.

Summary

Year built (or refurbished)	2010
Ownership	100%
Total GLA (sqm)	9,520
Usable site area (sqm)	411,817
WALE (by income)	15.1 years
Occupancy	100%
Prixcar Services (GLA sqm)	9,520

Tenancy statistics

Major tenants (GLA sqm)

Year built (or refurbished)	2018
Ownership	100%
Total GLA (sqm)	11,590
WALE (by income)	13.8 years
Occupancy	100%
Automotive Holdings Group	11,590

BULLA INDUSTRIAL CENTRE

180 Loemans Road, Bulla VIC



Modern purpose built facilities comprise of 7,937sqm of office and ancillary accommodation on 9.9ha of land representing a low site coverage of 8%. Fully leased on a long term basis to the Commonwealth of Australia, the site is currently used by a variety of Government agencies.

The property is strategically located in Bulla and well suited for the Government agencies using the site due to its close proximity to Melbourne Airport (6km), Port of Melbourne (21km) and ease of access to major arterial transport corridors.

DANDENONG DISTRIBUTION CENTRE

225 Glasscocks Road, Dandenong South VIC



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

The facility has a site area of 15.9ha and is situated in Dandenong South, 35km southeast of the Melbourne CBD and is within 3km of the Western Port Toll Road and Eastlink Motorway.

Summary

Year built (or refurbished)	2010
Ownership	100%
Total GLA (sqm)	7,937
Usable site area (sqm)	99,200

Tenancy statistics

WALE (by income)	17.4 years
Occupancy	100%

Major tenants (GLA sqm)

Australian Government	7,937
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Year built (or refurbished)	2018
Ownership	48%
Total GLA (sqm)	69,217

WALE (by income)	18.7 years
Occupancy	100%

Woolworths	69,217
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DANDENONG SOUTH INDUSTRIAL FACILITY

35-45 Frankston - Dandenong Road, Dandenong South VIC



The property features a large infill land holding of 16.6ha within the tightly held and land constrained core logistics precinct of Dandenong South in Melbourne's south east. The property has a low site coverage of 21% and includes surplus land to cater for the future proposed growth of the BTA business.

The operations on site comprise of full production, manufacturing, repairs and maintenance of BTA's multiple unit trams and trains for the Victorian rail network.

Summary

Year built (or refurbished)	1980 (2016)
Ownership	100%
Total GLA (sqm)	34,832

Tenancy statistics

WALE (by income)	19.5 years
Occupancy	100%

Major tenants (GLA sqm)

Bombardier	34,832
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DISCOVERY INDUSTRIAL ESTATE

Discovery Road, Dandenong South VIC



Three adjacent modern industrial buildings within the developing industrial precinct of Dandenong, approximately 3km away from the Eastlink, South Gippsland Highway and the Western Port Highway. Each building/tenancy is a modern conventional design with 2-level offices and high-clearance portal steel frame warehouses with both on grade and recessed dock loading.

Year built (or refurbished)	2014
Ownership	100%
Total GLA (sqm)	71,814
WALE (by income)	5.6 years
Occupancy	100%
BJ Ball	24,060
ITW	21,657
Gale Pacific	11,338

FITZGERALD ROAD DISTRIBUTION CENTRE

63–83 Fitzgerald Road, Laverton VIC



A modern industrial logistics estate located in a core industrial area, 16km west of Melbourne CBD and one kilometre from the Leakes Road and Princes Freeway intersection. Four freestanding buildings that offer ambient and temperature-controlled storage, battery charge rooms and workshop areas, as well as good heavy vehicle access and maneuverability.

Summary

Year built (or refurbished)	2010
Ownership	100%
Total GLA (sqm)	90,370
WALE (by income)	4.9 years
Occupancy	100%
Major tenants (GLA sqm)	Metcash 90,370

Tenancy statistics

Major tenants (GLA sqm)

HAMMOND ROAD INDUSTRIAL CENTRE

282–300 Hammond Road, Dandenong South VIC



The property is strategically located on the western side of Hammond Road approximately 1km south of its intersection with Greens Road. Greens Road provides direct access to the Eastlink and South Gippsland Freeway. Dandenong South is approximately 32km south east of the Melbourne CBD

The property has a site area of 6.8ha and 20,328sqm of gross lettable area which consist of 7 warehouses of varying size ranging from 832–5,236sqm and a two storey standalone office building of 1,310sqm. A feature of the property is its high underlying land value in a land constrained location.

Year built (or refurbished)	1990
Ownership	100%
Total GLA (sqm)	20,328
WALE (by income)	19.8 years
Occupancy	100%
Major tenants (GLA sqm)	Greencare Developments 20,328

LAVERTON LOGISTICS CENTRE

32-58 William Angliss Drive, Laverton VIC



Laverton Logistics Centre is located in Laverton North, an established western industrial suburb of Melbourne. This distribution centre comprises a modern logistics facility which includes three separate office/warehouse facilities, and four separate tenancies. Laverton Logistics Centre provides a total gross lettable area of 46,218sqm with potential expansion land of over 3,000sqm. Located within 15km from the Melbourne CBD, it also boasts dual street frontage to William Angliss Drive.

Summary

Year built (or refurbished)	2006
Ownership	100%
Total GLA (sqm)	46,218
WALE (by income)	2.9 years
Occupancy	100%
Austpac	24,662
Kimberley Clark	16,777
Bossard	3,367

Tenancy statistics

Major tenants (GLA sqm)

PARKWEST INDUSTRIAL ESTATE

Parkwest Drive, Derrimut VIC



Parkwest Industrial Estate is situated on the intersection of Boundary Road and the Western Ring Road within the western Melbourne suburb of Derrimut 17km west of the Melbourne Central Business District. The estate is central to numerous major arterial roads and networks with excellent access to the Westgate Freeway, Princes Highway, the Melbourne CBD and the CityLink Tollway network.

The estate comprises a total of 17 modern warehouse buildings with tenancies ranging from approximately 4,000sqm to 9,000sqm. Each building includes an attached single or two level office component with canopy and or hardstand areas with ample on site car parking.

Year built (or refurbished)	2010
Ownership	100%
Total GLA (sqm)	78,784
WALE (by income)	6.9 years
Occupancy	100%
Abaris Printing	37,767
GWA Group	12,640
Manassen Foods	11,165

SOMERTON LOGISTICS CENTRE

Somerton VIC



The estate encompasses 10 office/warehouse facilities and one showroom facility, located 19km north of Melbourne CBD in an established industrial precinct, with good access to the Metropolitan Ring Road, Hume Freeway and Cooper Street/Cragieburn Bypass Interchange. The site is zoned Industrial 1 and provides good hardstand and internal driveways along with high quality landscaping and overall presentation.

Summary

Year built (or refurbished)	2010
Ownership	100%
Total GLA (sqm)	128,024
WALE (by income)	2.8 years
Occupancy	100%
Chemist Warehouse	39,003
Visy	28,321
Saint Gobain Abrasives	10,349

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 69,075sqm of gross lettable area, of which 2,559sqm is ambient temperature controlled. Ancillary improvements include canopies of 10,217sqm, 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 10,000sqm of gross lettable area on 1.6ha of land to the west of the existing improvements.

Truganina is situated 20km 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)	69,075
WALE (by income)	13.0 years
Occupancy	100%
Coles	67,075

ACACIA RIDGE INDUSTRIAL ESTATE

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



The estate comprises three properties which form a combined site area of 16.5ha. Each property is leased long term to Hastings Deering on a triple net basis with the main facility on 98 Kerry Road comprising 22,203sqm of gross lettable area which are used for warehousing and production purposes. Both 1123 & 1141 Beaudesert Road adjoin 98 Kerry Road to the east and comprise semi-modern industrial facilities that were fully refurbished in 2012 with a combined gross lettable area of 11,616sqm. The site is located approximately 17km south central of the Brisbane CBD and benefits from close proximity to the Acacia Ridge Intermodal Terminal and main transport routes.

Summary

Year built (or refurbished)	1990
Ownership	100%
Total GLA (sqm)	33,819
WALE (by income)	18.1 years
Occupancy	100%
Hastings Deering	33,819

Tenancy statistics

Major tenants (GLA sqm)

BERRINBA DISTRIBUTION CENTRE

29 Forest Way, Berrinba QLD



Situated within the Prime Logan Motorway corridor, Berrinba Distribution Centre is built on 3.5ha of land. The building reached practical completion in March 2017 and comprises a modern, freestanding warehouse facility. The building has been divided into two tenancies with dedicated, secure hardstand areas and segregated traffic flow provided to each tenancy.

Year built (or refurbished)	2017
Ownership	100%
Total GLA (sqm)	19,808
WALE (by income)	3.1 years
Occupancy	100%
CEVA	10,280
Detmold	9,528

HEMMANT INDUSTRIAL PARK

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



Three adjacent properties located within the prime Brisbane Tradecoast and Port of Brisbane Precinct. The strategic location represents a future development opportunity with over 650m of frontage on Lytton Road and easy access onto the Port of Brisbane Motorway. The property comprises a combined land holding of 12.2ha with a useable site area of 10.9ha. The site is located approximately 10km north-east of the Brisbane CBD.

Summary

Year built (or refurbished)	2017
Ownership	100%
Total GLA (sqm)	15,548
Usable site area (sqm)	109,717
WALE (by income)	10.6 years
Occupancy	100%
Inghams	13,648
Tyne Containers	925
Wynnum Haulage	515

Tenancy statistics

Major tenants (GLA sqm)

HOLT STREET DISTRIBUTION CENTRE

180 Holt Street, Pinkenba QLD



The property comprises a modern, freestanding warehouse facility and hardstand on a 5.3ha lot within Pinkenba, 9km north-east of Brisbane CBD. The original building has been divided into two facilities with dedicated, secure hardstand areas and segregated traffic flow provided to each facility.

Year built (or refurbished)	2017
Ownership	100%
Total GLA (sqm)	21,050
WALE (by income)	6.2 years
Occupancy	100%
AP Eagers	11,673
Sandvik	9,377

MAIN BEACH DISTRIBUTION CENTRE

30 and 56 Main Beach Road, Pinkenba QLD



Situated at the northern end of the established industrial suburb of Pinkenba, the subject properties benefit from ease of access to the Gateway Motorway with the additional benefit of being in close proximity to Kingsford Smith Drive.

30 Main Beach Rd has been divided into two tenancies comprising a dedicated, secure hardstand area occupied by CEVA and a manufacturing and distribution facility that was completed in December 2008 and incorporates a 9.3 metre high clearance bay warehouse with multiple access points, together with two-level offices occupied by the Australian Federal Police.

56 Main Beach Rd comprises a warehouse and motor vehicle storage facility which was constructed in 2015.

Summary

Year built (or refurbished)	2015
Ownership	100%
Total GLA (sqm)	19,835
WALE (by income)	17.1 years
Occupancy	100%
Australian Government	11,705
CEVA Logistics	8,130

Tenancy statistics

Major tenants (GLA sqm)

MOTORWAY INDUSTRIAL PARK

230–238 Gilmore Road, Berrinba QLD



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

Berrinba has fast become a preferred location within south eastern Queensland, due to easy access for trucks from the Port of Brisbane and the Brisbane Airport via the Gateway, Pacific & Logan Motorways – linking Yatala, the Gold Coast, and western industrial precincts to Ipswich and Toowoomba.

Completed projects within the estate include a 31,003sqm facility leased to Mitre 10 and a 12,307sqm facility leased to QLS Logistics.

Year built (or refurbished)	2018-19
Ownership	100%
Total GLA (sqm)	43,310
WALE (by income)	8.7 years
Occupancy	100%
Mitre 10	31,003
QLS Logistics	12,307

PEACHEY ROAD DISTRIBUTION CENTRE

2 Stephens Way, Yatala QLD



The property comprises a modern, freestanding logistics facility developed on a site area of 3.6ha within the Empire Industrial Estate, 40km south of the Brisbane CBD on a pre-lease to COPE Sensitive Freight reaching practical completion in 2016. The property is well positioned at the entry to a modern industrial estate with wide street frontage across Peachy Road and benefits from easy access to the Pacific Motorway, Yatala south interchange and is 4km from the Pacific Motorway and Yatala north interchange.

Summary

Year built (or refurbished)	2016
Ownership	100%
Total GLA (sqm)	10,863
WALE (by income)	11.5 years
Occupancy	100%
COPE	10,863

Tenancy statistics

Major tenants (GLA sqm)

RICHLANDS DISTRIBUTION FACILITY

260 Orchard Road, Richlands QLD



Richlands Distribution Facility is a modern industrial facility that comprises production and high bay warehousing areas together with high quality corporate offices that have a combined GLA of 81,008sqm. The improvements provide a low site cover of 32% across a total land area of 24.9ha with surplus land positioned to the western and southern boundaries offering flexible expansion opportunities.

The property is leased long term on a triple net basis to Coca-Cola Amatil and is located in the prime logistics precinct of Richlands, situated 15km south west of Brisbane CBD and benefits from close proximity to major transport routes such as the Logan and Ipswich Motorways.

Year built (or refurbished)	2017
Ownership	100%
Total GLA (sqm)	81,008
WALE (by income)	18.5 years
Occupancy	100%
Coca-Cola Amatil	81,008

WILLAWONG LOGISTICS FACILITY

237 Gooderham Road, Willawong QLD



Completed in mid-2015, the property comprises a modern freestanding industrial facility on a site area of 14.2ha leased long term to Prixcar Services. The improvements include office, carwash, a 4,414sqm warehouse with awnings and 47,300sqm of hail mesh covered hardstand and 53,900sqm of uncovered hardstand. The facility features full drive around access and a separate car park. The site is located 15km south-west of the Brisbane CBD in the emerging industrial precinct of Willawong.

Summary

Year built (or refurbished)	2015
Ownership	100%
Total GLA (sqm)	4,414
Usable site area (sqm)	142,200
Tenancy statistics	
WALE (by income)	20.80 years
Occupancy	100%
Major tenants (GLA sqm)	
Prixcar Services	4,414

GILLMAN DISTRIBUTION CENTRE

Lot 2, Grand Trunkway, Gillman SA



This property is a 31,589sqm generic distribution centre that is conveniently located on the main road, 12km north-west of Adelaide CBD, within close proximity to the Port River Expressway and Grand Junction Road. A large, circa early 1980's industrial facility, providing warehouse with attached awnings and separate office building. Currently leased to AWH, this facility is ideally situated for ongoing international and domestic freight operations.

Year built (or refurbished)	1986
Ownership	100%
Total GLA (sqm)	31,589
Tenancy statistics	
WALE (by income)	8.5 years
Occupancy	100%
Major tenants	
Australian Wool Handlers	31,589

CANNING VALE DISTRIBUTION CENTRE

2 Bannister Road, Canning Vale WA



The property is a 16.8ha high profile corner site located in Canning Vale, in a highly sought after logistics precinct. The site offers a 76,375sqm generic high clearance warehouse and an office facility.

Situated 14km southeast of the Perth Central Business District, it offers the convenience of Bannister Road connecting directly with South Street and Nicholson Roads, which are both entry/exit ramps to Roe Highway.

Summary

Year built (or refurbished)	1995
Ownership	100%
Total GLA (sqm)	76,375
WALE (by income)	3.9 years
Occupancy	82%
Automotive Holdings Group	16,669
IKEA	14,220
Visy	11,272

Tenancy statistics

Major tenants (GLA sqm)

CANNING VALE LOGISTICS CENTRE

38 Bannister Road, Canning Vale WA



Canning Vale Logistics Centre is a 3.3ha site located in one of Perth's premium industrial and logistics precincts, with easy access to major arterials such as Roe Highway and Kenwick Link. The estate is approximately 14km south east of Perth CBD.

Dual access off Bannister Road permits this site to be leased in its current format or alternatively divided into flexible separate warehouses. When combined with the neighbouring Canning Vale Distribution Centre, there is a strategic land holding of 19.5ha.

Year built (or refurbished)	1988
Ownership	100%
Total GLA (sqm)	12,283
WALE (by income)	2.7 years
Occupancy	100%
Aussietrans	6,287
Co-op Bulk Handling	5,997

KEWDALE DISTRIBUTION CENTRE

123–135 Kewdale Road, Kewdale WA



This 4.5ha site contains a former Woolworths distribution centre with 2,071sqm of office space and 26,947sqm of warehouse space - complete with drive around and B-double access, in addition to both on-grade and dock access. It is located close to the Leach, Tonkin and Roe Highways. It is 8km south of the Perth CBD and just 1km south of Perth Airport whilst also adjoining the Kewdale Freight Terminal.

Summary

Year built (or refurbished)	2007
Ownership	100%
Total GLA (sqm)	29,018
Tenancy statistics	
WALE (by income)	4.7 years
Occupancy	80%
Major tenants (GLA sqm)	
Myer	12,585
Iron Mountain	7,592
Woolworths	2,071

KEWDALE INDUSTRIAL CENTRE

19 Miles Road, Kewdale WA



The property comprises a 27,721sqm production & distribution facility for Coca-Cola Amatil that is situated on a strategic land parcel of 4.4ha in Kewdale, a tightly held and land constrained industrial precinct of Perth.

The property is located 3km from the Perth International Airport, 10km east of the Perth CBD and supported by strong road and rail infrastructure.

Year built (or refurbished)	1980
Ownership	50%
Total GLA (sqm)	27,721
WALE (by income)	14.4 years
Occupancy	100%
Coca-Cola Amatil	27,721

STOCKYARDS INDUSTRIAL ESTATE

385 Bushmead Rd, Hazelmere WA



This property is a state-of-the-art freehold industrial estate on a site area of 27.3ha. It comprises modern offices, associated warehouses and hardstand. The development is relatively new and offers excellent quality industrial accommodation. The estate has a total gross leasable area of 87,519sqm with expansion land and hardstand/expansion land areas of another 65,379sqm.

WELSHPOOL DISTRIBUTION CENTRE

103 Welshpool Road, Welshpool WA



This site is located around 4km north of the Cannington Town Centre and 850m from Welshpool Train Station. It sits in the tightly held Welshpool Industrial area within close proximity to Perth Airport and Kewdale Freight Terminal.

The site has an area of 3.2ha and is located on a major intersection with prominent exposure and frontage to the Leach Highway and Welshpool Road and offers future development options.

Summary

Year built (or refurbished)	2010
Ownership	50%
Total GLA (sqm)	87,519
WALE (by income)	5.5 years
Occupancy	100%
Coca-Cola Amatil	41,597
Linfox	19,810
Toll	15,475

Tenancy statistics

Major tenants (GLA sqm)

Year built (or refurbished)	1984
Ownership	100%
Total GLA (sqm)	5,247
WALE (by income)	8.9 years
Occupancy	100%
Milne Agrigroup	5,247

TRANSLINK DISTRIBUTION CENTRE

4–20 Translink Avenue, Launceston Tas.



State-of-the-art logistics facility located adjacent to Launceston Airport, 16km south-east of Launceston CBD. Purpose built for Woolworths in 2012, this facility sits on a site area of 19.8ha, with clearances ranging between 14m-19m and generous B-double truck access and marshalling areas.

Summary

Year built (or refurbished)	2012 (2019)
Ownership	50.1%
Total GLA (sqm)	58,471
WALE (by income)	20.4 years
Occupancy	100%
Major tenants (GLA sqm)	Woolworths 58,471

Tenancy statistics

Major tenants (GLA sqm)

EAST ARM PORT DISTRIBUTION FACILITY

14 Dawson Street, East Arm Darwin NT



14 Dawson Street has a site area of 3.9ha and is located within the established East Arm industrial/transport precinct benefiting from close proximity to East Arm Port and the Adelaide to Darwin railway line. The property is improved with a large, high quality transport facility of 14,835sqm comprising an office, freight warehouse, main warehouse and central breezeway providing all weather loading/unloading. The property also benefits from a surplus hardstand area of 8,625sqm.

Year built (or refurbished)	2015
Ownership	100%
Total GLA (sqm)	14,835
WALE (by income)	8.2 years
Occupancy	100%
Major tenants	Northline 14,835

CHULLORA LOGISTICS PARK (PRE-LEASE)

12 Hume Highway, Chullora NSW



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

Terms have been agreed with Rittal for a 4,420sqm facility on a 10-year term over Building 1A and with Australia Post for a 6,000sqm hardstand. The hardstand is due for completion in August 2019 with Rittal's facility due in January 2020.

Summary

Year built (or refurbished)	2019
Ownership	100%
Total GLA (sqm)	4,420
WALE (by income)	12.4 years
Occupancy	100%
Rittal	4,420
Australia Post	n/a

Tenancy statistics

Major tenants (GLA sqm)

MIDWEST LOGISTICS HUB (PRE-LEASE)

500 Dohertys Road, Truganina VIC



A 7.6ha strategic land parcel located 19km 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.

Terms have been agreed with Toll Holdings for a 7-year pre-lease over a 44,075sqm temperature controlled facility to commence construction in September 2019 and completion in August 2020.

Year built (or refurbished)	2020
Ownership	100%
Total GLA (sqm)	44,075
WALE (by income)	7.9 years
Occupancy	100%
Toll	44,075

TRADECOAST INDUSTRIAL PARK (PRE-LEASE)

200 Holt Street, Pinkenba QLD



Given its unparalleled access to the Gateway Arterial Network, Airport and Port, Tradecoast Industrial Park is highly sought after by industrial and commercial users.

Terms have been agreed with GWA Group for an 8-year pre-lease over a 7,520sqm facility to commence construction in June 2019 and reach completion in April 2020.

Summary

Year built (or refurbished)	2020
Ownership	100%
Total GLA (sqm)	7,520
WALE (by income)	8.8 years
Occupancy	100%
GWA	7,520

Tenancy statistics

Major tenants (GLA sqm)

PORT WAKEFIELD ROAD DISTRIBUTION FACILITY

50 Port Wakefield Road, Gepps Cross SA



The property is located in the well-established industrial suburb of Gepps Cross, a prime industrial location in Adelaide's core north western industrial precinct, 14km from Adelaide CBD, Adelaide Airport and the Port of Adelaide. The asset is pre-leased to Metcash for 15-years from Practical Completion and will comprise a 67,975sqm distribution facility due to be completed in 2020.

Year built (or refurbished)	2020
Ownership	100%
Total GLA (sqm)	69,975
WALE (by income)	16.0 years
Occupancy	100%
Metcash	69,975

COMPASS LOGISTICS HUB

10 Eastern Creek Drive, Eastern Creek NSW



A state-of-the-art purpose built facility, close to customers, business partners and the Sydney Motorway Network.

Located in the well established prime logistics suburb of Eastern Creek, 30km west of Sydney CBD. A corner site with expansive street frontage offering superior exposure with direct access to M4 and M7 Motorways and major infrastructure.

Summary

Year built (or refurbished)	Development Site
Ownership	50%
Total Proposed GLA (sqm)	33,000

M5/M7 LOGISTICS PARK (LAND)

290 Kurrajong Road, Prestons NSW



Located in the logistics precinct of Prestons, the park has a total site area of 15ha being developed in 3 stages.

Stage 1 was completed in May 2017 and includes a 25,571sqm facility with 15,278sqm leased to Bracknells Warehousing and 10,293sqm to BAM Wine Logistics.

Stage 2 of the development, a 31,029sqm facility for existing CPIF Tenant Customer GWA (Caroma) reached practical completion in April 2018 and achieved a 5 Star Green Star rating.

Stage 3 incorporates the remaining 26,500sqm as a generic logistics facility that is currently being developed.

Year built (or refurbished)	Development Site
Ownership	100%
Total Proposed GLA (sqm)	26,500

HUNTINGWOOD EAST LOGISTICS PARK (LAND)

421-427 Flushcombe Road, Huntingwood East NSW



The site has a total developable area of 4.3ha and is located in the core western Sydney industrial precinct of Huntingwood East 30km west of the Sydney CBD and in the immediate proximity of the Great Western Highway and M4 Motorway.

Development approval will be obtained to develop a generic warehouse/logistics facility providing a total gross lettable area of 24,790sqm including 1,000sqm of office accommodation.

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 8.0ha.

Building 2 is a redevelopment site of 5.5ha, which on completion will comprise a high clearance 28,300sqm 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.

Summary

Year built (or refurbished)	Development Site
Ownership	50%
Total Proposed GLA (sqm)	24,790

Year built (or refurbished)	Development Site
Ownership	100%
Total Proposed GLA (sqm)	28,300

MIDWEST LOGISTICS HUB (LAND)

500 Dohertys Road, Truganina VIC



A 58.8ha strategic land parcel located 19km 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)	232,000

MOTORWAY INDUSTRIAL PARK (LAND)

230–238 Gilmore Road, Berrinba QLD



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

Berrinba has fast become a preferred location within south eastern Queensland, due to easy access for trucks from the Port of Brisbane and the Brisbane Airport via the Gateway, Pacific & Logan Motorways – linking Yatala, the Gold Coast, and western industrial precincts to Ipswich and Toowoomba.

Generic warehouse/logistics facilities providing a total Gross Lettable Area of 54,200sqm are available for development.

Year built (or refurbished)	Development Site
Ownership	100%
Total Proposed GLA (sqm)	54,200

PEACHEY ROAD DISTRIBUTION CENTRE (LAND)

Lot 3 Peachey Road, Yatala QLD



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

SHERBROOKE INDUSTRIAL PARK (LAND)

450 Sherbrooke Road, Willawong QLD



The property comprises of a 6.0ha site and is situated in the established Brisbane southern suburb of Willawong, approximately 17km by road from the Brisbane Central Business District and three km 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)	13,750

Year built (or refurbished)	Development Site
Ownership	100%
Total Proposed GLA (sqm)	30,700

TRADECOAST INDUSTRIAL PARK (LAND)

200 Holt Street, Pinkenba QLD



Given its unparalleled access to the Gateway Arterial Network, Airport and Port, TradeCoast Industrial park is highly sought after by industrial and commercial users.

It's also one of the last large freehold industrial development sites in the precinct, and has drive around access from dual entry/exit points. A development approval has been obtained for construction of three buildings totalling 28,000sqm. These can be split into four tenancies.

Building 3 is under construction and will be available for lease in October 2019.

Summary

Year built (or refurbished)	Development Site
Ownership	100%
Total Proposed GLA (sqm)	17,800

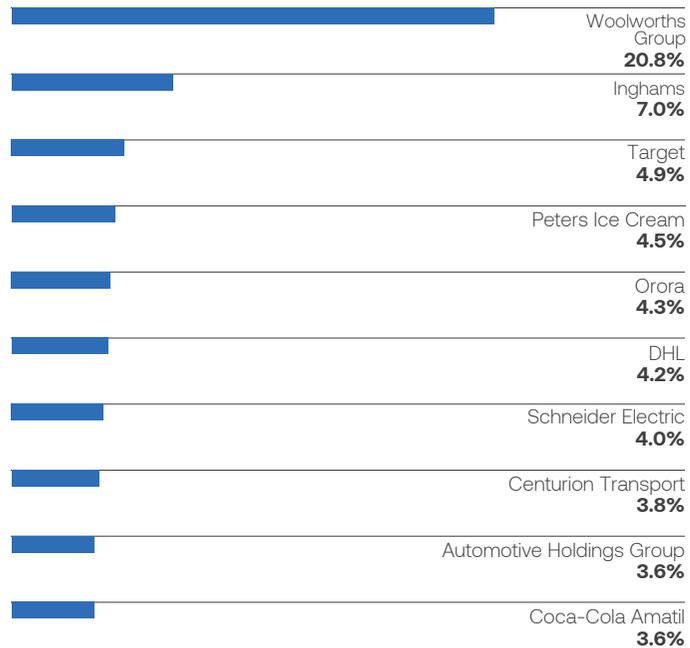


Dandenong Distribution Centre, VIC

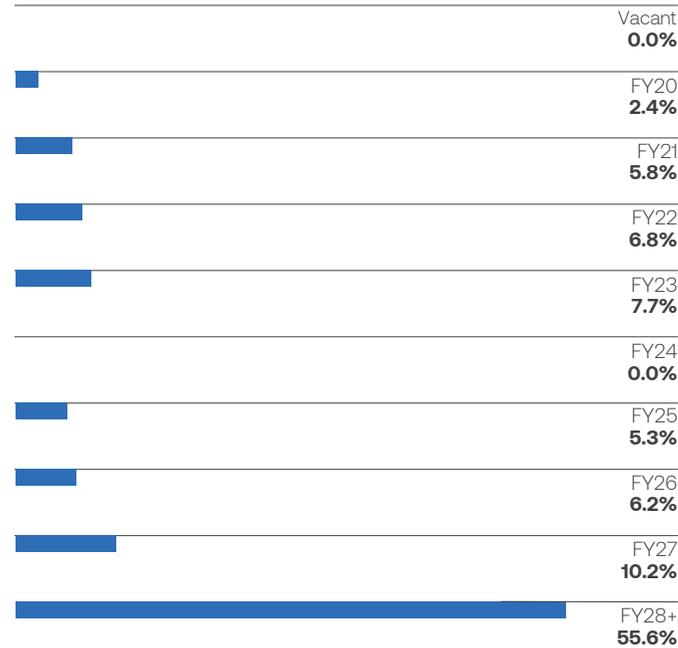
CORE LOGISTICS PARTNERSHIP (CLP)

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

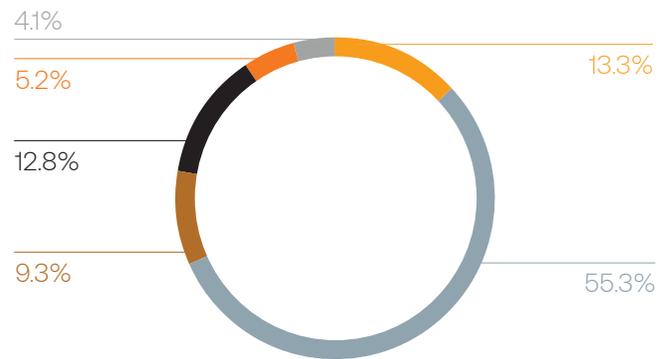
TOP 10 TENANTS BY NET INCOME



ANNUAL LEASE EXPIRY BY NET INCOME



GEOGRAPHICAL DIVERSIFICATION
BY CURRENT VALUE



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



Summary

Number of properties 34

Number of tenancies 56

Total GLA (sqm) 959,806

Tenancy statistics

WALE (by income) 10.2 years

Occupancy 100%

PROPERTY PORTFOLIO

\$1,841.5
TOTAL VALUE
OF PORTFOLIO (A\$M)

5.56%
WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

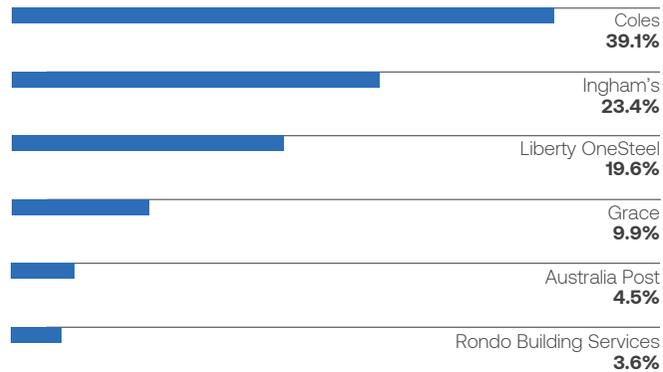
	CLP OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Chullora Distribution Facility NSW	100	14.0	3.50
Smeaton Grange Distribution Centre NSW	50	4.0	3.00
Yennora Distribution Facility NSW	100	3.6	3.26
Drystone Industrial Estate VIC (Courier Please)	100	5.2	3.00
Drystone Industrial Estate VIC (Laverton Cold Storage)	100	13.4	3.15
Drystone Industrial Estate VIC (Rand)	100	1.5	3.20
Drystone Industrial Estate VIC (Target)	100	7.5	2.70
Drystone Industrial Estate VIC (The Reject Shop)	100	7.4	3.00
Drystone Industrial Estate VIC (Woolworths Meats)	100	16.1	2.80
Drystone Industrial Estate VIC (VFS/General Pants/Komatsu)	100	7.0	3.17
Mulgrave Distribution Facility VIC	100	13.8	3.47
Parkwest Industrial Estate VIC	100	2.5	2.97
Scoresby Distribution Centre VIC	100	10.2	3.00
Truganina Logistics Park VIC	100	4.3	3.31
Connectwest Industrial Park QLD (Cascade)	100	6.0	3.00
Connectwest Industrial Park QLD (Goodman Fielder)	100	9.7	3.25
Murarie Distribution Centre QLD	100	15.4	3.00
Edinburgh Parks Distribution Facility SA	50	20.4	3.00
Gepps Cross Distribution Centre SA	100	8.1	3.00
Hazelmere Distribution Centre WA	100	13.8	3.00

	CLP OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Stockyards Industrial Estate WA	50	5.5	2.96
Welshpool Industrial Facility WA	100	10.0	3.50
Kewdale Industrial Centre	100	14.4	2.20
Translink Distribution Centre TAS	49.9	20.4	2.80
Woodpark Logistics Estate NSW (APG pre-lease)	100	10.5	3.00
Drystone Industrial Estate VIC (Woolworths fresh- pre-lease)	100	15.8	2.80
Drystone Industrial Estate (Prixcar- pre-lease)	100	15.0	3.00
Drystone Industrial Estate VIC (Calendar Cheese- pre-lease)	100	10.5	3.00
Connectwest Industrial Park QLD (pre-lease)	100	15.5	3.00
Compass Logistics Hub NSW	50	n/a	n/a
Woodpark Logistics Estate NSW (land)	100	n/a	n/a
Huntingwood East Logistics Park NSW (land)	50	n/a	n/a
Drystone Industrial Estate VIC (land)	100	n/a	n/a
Connectwest Industrial Park QLD (land)	100	n/a	n/a
TOTAL/WEIGHTED AVERAGE		10.2	3.01

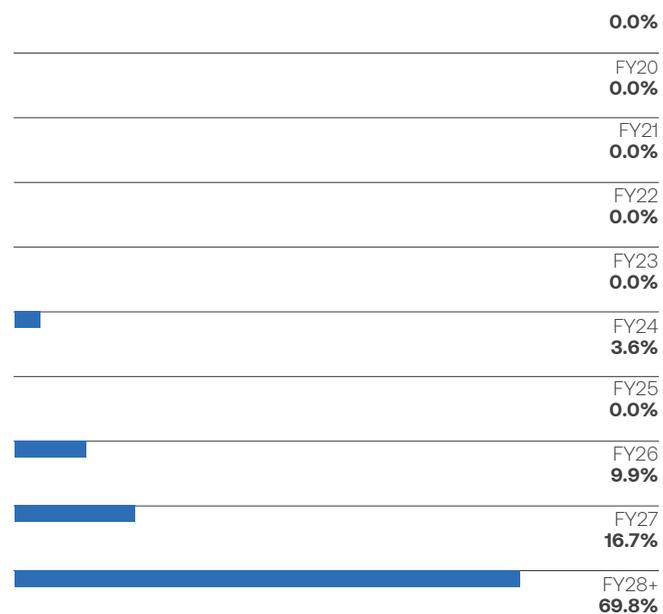
CHARTER HALL DIRECT INDUSTRIAL FUND NO.2 (DIF2)

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. The Fund is closed to new investment.

TOP 6 TENANTS BY NET INCOME



ANNUAL LEASE EXPIRY BY NET INCOME





Rowville Distribution Centre, VIC

GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$295.1

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.09%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

100%

OCCUPANCY

	DIF2 OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
St Marys Logistics Facility, St Marys NSW	100	9.1	3.3
Campbelltown Distribution Centre, Campbelltown NSW	100	7.0	3.2
Ingleburn Distribution Centre, Ingleburn NSW	100	15.4	3.0 ¹
Cleveland Distribution Centre, Cleveland QLD	100	17.4	3.0 ¹
Coles Distribution Centre, Adelaide SA	24	7.6	2.8
Rondo Facility, Dandenong South, VIC	100	4.4	3.2
Rowville Distribution Centre, Rowville VIC	100	8.9	3.3
Thomastown Distribution Centre, Thomastown VIC	100	15.4	3.0 ¹
Coles Distribution Centre, Perth WA	25	8.9	2.8
Bibra Lake Distribution Centre, Bibra Lake WA	100	11.7	3.5
TOTAL/WEIGHTED AVERAGE		10.3	3.0

¹ Lesser of 3.0% and 2 x CPI



ST MARYS LOGISTICS FACILITY

10–38 Forrester Road, St Marys NSW



10–38 Forrester Road is located at St Marys, in the key Western Sydney industrial market, situated approximately 46km from Sydney CBD.

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

Summary

Year built (or refurbished)	1999
Ownership	100%
Total GLA (sqm)	18,418
WALE (by income)	9.1 years
Occupancy	100%
Major tenants (GLA sqm)	Liberty OneSteel 18,418

Tenancy statistics

Major tenants (GLA sqm)

CAMPBELLTOWN DISTRIBUTION CENTRE

6 Hephher Road, Campbelltown NSW



Located in Campbelltown, in the key Western Sydney industrial market, 42km 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 17,766sqm warehouse, on a total land area of 5.5ha.

Year built (or refurbished)	2014
Ownership	100%
Total GLA (sqm)	17,766
WALE (by income)	7.0 years
Occupancy	100%
Major tenants (GLA sqm)	Grace 17,766

INGLEBURN DISTRIBUTION CENTRE

6 Benson Road, Ingleburn NSW



This Ingleburn based property is a food processing facility purpose-built for Inghams and comprises of a production office and warehouse of 7,748sqm. Since its initial construction in 1980, subsequent modifications and improvements have been made to the site.

Situated on 2.9ha with a site coverage of 26.5% it's located just 46km south-west of Sydney.

Summary

Year built (or refurbished)	1980
Ownership	100%
Total GLA (sqm)	7,748

Tenancy statistics

WALE (by income)	15.4 years
Occupancy	100%
Ingham's	7,748

Major tenants (GLA sqm)

CLEVELAND DISTRIBUTION CENTRE

24–30 Enterprise Street, Cleveland QLD



Cleveland Distribution Centre is a food processing facility that was purpose-built for well known brand Ingham's and is secured under a long term lease.

Located in the key area of Cleveland, in the eastern bayside area of Brisbane, the property is situated in an industrial pocket predominantly surrounded by emerging residential estates and two large hospitals. It was improved by a purpose-built, temperature controlled food processing building.

Year built (or refurbished)	1985 (1993)
Ownership	100%
Total GLA (sqm)	8,942

WALE (by income)	17.4 years
Occupancy	100%
Ingham's	8,942

COLES DISTRIBUTION CENTRE

2 Sturton Road, Adelaide SA



Purpose built for Coles in 2007, The Coles Distribution Centre in South Australia comprises a modern distribution centre of 67,947sqm. The property is fully leased to Coles until February 2027 with a further five by five year option periods.

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)	67,947
WALE (by income)	7.6 years
Occupancy	100%
Major tenants (GLA sqm)	Coles 67,947

Tenancy statistics

Major tenants (GLA sqm)

RONDO FACILITY

1 Columbia Court, Dandenong South VIC



This modern property features a conventional office warehouse building of 6,509sqm. It was built in December 2016 with segregated truck-marshalling areas and 2,200sqm of canopies. Situated in the key South-East Melbourne industrial market, the site is located on the corner of Discovery Road and Columbia (Estate) Court and has return frontage to Glasscocks Road.

Year built (or refurbished)	2016
Ownership	100%
Total GLA (sqm)	6,509
WALE (by income)	4.4 years
Occupancy	100%
Major tenants (GLA sqm)	Rondo 6,509

ROWVILLE DISTRIBUTION CENTRE

15–21 Enterprise Drive, Rowville VIC



Located in Rowville, this high-quality prime-grade industrial facility is around 25km 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
WALE (by income)	8.9 years
Occupancy	100%
Major tenants (GLA sqm)	Australia Post 6,477

Tenancy statistics

Major tenants (GLA sqm)

THOMASTOWN DISTRIBUTION CENTRE

311 Settlement Road, Thomastown VIC



The property is improved with a food processing plant of 9,063sqm 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 2.9ha site. The property is currently utilised as a food manufacturing and processing facility, and is fully leased to Ingham's.

Year built (or refurbished)	1981 (2006)
Ownership	100%
Total GLA (sqm)	9,063
WALE (by income)	15.4 years
Occupancy	100%
Major tenants (GLA sqm)	Ingham's 9,063

COLES DISTRIBUTION CENTRE

136 Horrie Miller Drive, Perth WA



The Coles Distribution Centre is a state-of-the-art logistics facility located on a 25ha site strategically situated within Perth Airport and only ten km east of the Perth CBD. This region is one of the major logistics hubs in Western Australia - tenants in the area include Woolworths and Toll.

The property was purpose built for Coles and operates as a regional distribution centre for them servicing the whole of Western Australia from this location. With a GLA of 81,647sqm, it comprises a combination of ambient, temperature controlled and freezer facilities combined with an administration office and amenities.

Summary

Year built (or refurbished)	2008
Ownership	25%
Total GLA (sqm)	81,647
WALE (by income)	8.9 years
Occupancy	100%
Major tenants (GLA sqm)	Coles 81,647

Tenancy statistics

Major tenants (GLA sqm)

BIBRA LAKE DISTRIBUTION CENTRE

1 Howson Way, Bibra Lake WA



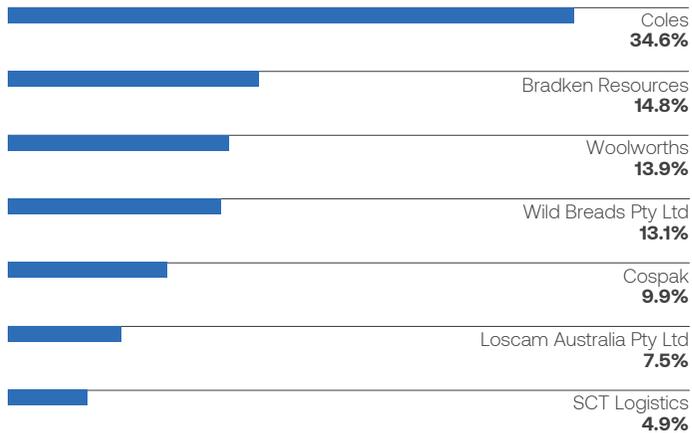
This industrial facility located 18km south of the Perth CBD and is situated in an established industrial precinct. Complete with an office and hardstand storage areas, it is positioned on a site of 4.2ha.

Year built (or refurbished)	1987
Ownership	100%
Total GLA (sqm)	15,698
WALE (by income)	11.7 years
Occupancy	100%
Major tenants (GLA sqm)	Liberty OneSteel 15,698

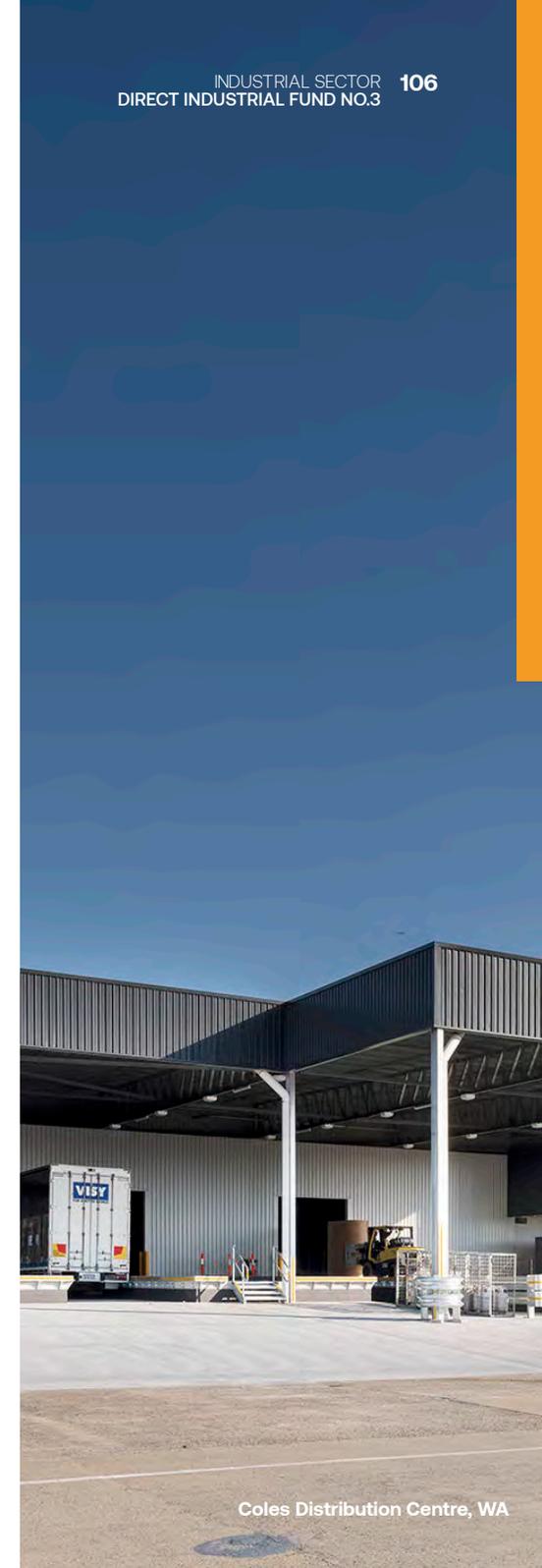
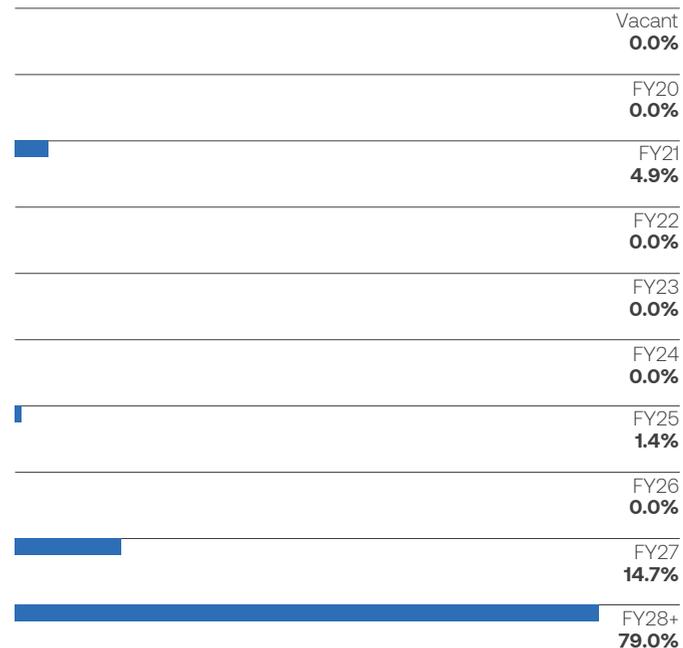
CHARTER HALL DIRECT INDUSTRIAL FUND NO.3 (DIF3)

DIF3 is an unlisted property fund investing in a diversified portfolio of Australian industrial property assets. The fund aims to provide investors with sustainable, stable, tax-advantaged income, plus the potential for capital growth. The Fund is closed to new investment.

TOP 7 TENANTS BY NET INCOME



ANNUAL LEASE EXPIRY BY NET INCOME



Coles Distribution Centre, WA



Dandenong Distribution Centre, VIC

GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$333.3

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.98%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

100%

OCCUPANCY

	DIF3 OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Minto Industrial Estate, Minto NSW	100	11.1	CPI
34-42 Tyrone Place, Erskine Park NSW	100	1.0	3.5
Erskine Park Logistics, Erskine Park NSW	100	12.0	3.0
45 Kiln Street, Darra QLD	100	16.5	3.5
Coles Distribution Centre, Adelaide SA	24	7.6	2.8
Dandenong Distribution Centre, Dandenong South VIC	26	18.7	2.8
Bassendean Industrial Estate, Bassendean WA	100	11.0	3.3
Coles Distribution Centre, Perth WA	25	8.9	2.8
TOTAL/WEIGHTED AVERAGE		11.5	3.0



Dandenong Distribution Centre, VIC

MINTO INDUSTRIAL ESTATE

1 Culverston Road and 21 Huntsmore Road, Minto NSW



Minto Industrial Estate is located within the established industrial suburb of Minto, approximately 35km south-west of the Parramatta CBD and 50km south-west of the Sydney CBD. Minto is predominantly a mix of modern and older style warehouse and manufacturing facilities and multi-unit industrial estates. The site adjoins the Main Southern Railway line at the rear. The site improvements comprise three detached office and warehouse buildings constructed 2001, 2003 and 2017 respectively. Each building benefits from fully sprinklered warehousing incorporating internal clearance ranging between 8m to 10m. The property benefits from dual street access and frontage.

Summary

Year built (or refurbished)	2001 (2017)
Ownership	100%
Total GLA (sqm)	18,671
WALE (by income)	11.1 years
Occupancy	100%
Major tenants (GLA sqm)	Cospak 18,671

Tenancy statistics

Major tenants (GLA sqm)

34-42 TYRONE PLACE

Erskine Park NSW



With convenient access to the Great Western Highway M4 and M7 Motorways, this modern industrial facility offers high clearance warehousing, well appointed offices and amenities - plus on-grade parking for 53 cars. A large awning with high clearance and hardstand area also provide additional floor space with protection from the elements. This property was developed in 2015.

Year built (or refurbished)	2015
Ownership	100%
Total GLA (sqm)	4,611
WALE (by income)	1.0 year
Occupancy	100%
SCT Logistics	4,611

ERSKINE PARK LOGISTICS

54 Tyrone Place, Erskine Park NSW



Located at the end of a cul-de-sac, this property offers all the benefits of low traffic, yet incorporates the convenience of being in the industrial hub at Erskine Park. It comprises two new warehouses with associated offices, container rated hardstands and ample parking.

Summary

Year built (or refurbished)	2017
Ownership	100%
Total GLA (sqm)	6,938
WALE (by income)	12.0 years
Occupancy	100%
Loscam	6,074
Kingston Industries	864

Tenancy statistics

Major tenants (GLA sqm)

45 KILN STREET

Darra, QLD



This purpose built cold storage facility provides a freezer, chiller, air conditioned and ambient warehouse conditions – along with a single level office. The generic shaped building sits on 2.9ha and has full drive around access, plus 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. It's located approximately 18km south west of Brisbane.

Year built (or refurbished)	2015
Ownership	100%
Total GLA (sqm)	12,348
WALE (by income)	16.5 years
Occupancy	100%
Wild Breads	12,348

COLES DISTRIBUTION CENTRE

2 Sturton Road, Edinburgh SA



Purpose built for Coles in 2007, The Coles Distribution Centre in South Australia comprises a modern distribution centre of 67,947sqm. The property is fully leased to Coles until February 2027 with a further five by five year option periods.

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)	67,947
WALE (by income)	7.6 years
Occupancy	100%
Major tenants (GLA sqm)	Coles 67,947

Tenancy statistics

Major tenants (GLA sqm)

DANDENONG DISTRIBUTION CENTRE

225 Glasscocks Road, Dandenong South VIC



The Dandenong Distribution Centre is a new industrial facility.

Purpose built for Woolworths Limited and incorporates many elements of high-bay, fully automated warehousing with modern corporate offices and extensive hardstand areas.

The facility has a site area of 15.9ha and is situated in the key South-East Melbourne industrial suburb of Dandenong South, just 35km south-east of the Melbourne CBD. It's also within 3km of the Western Port Toll Road and Eastlink Motorway.

Year built (or refurbished)	2018
Ownership	26%
Total GLA (sqm)	69,217
WALE (by income)	18.7 years
Occupancy	100%
Major tenants	Woolworths 69,217

BASSEDEAN INDUSTRIAL ESTATE

170 Railway Parade, Bassendean WA



Located in an established industrial precinct east of Perth, this property not only benefits from its easy access to Perth Airport but also its corner location and extensive frontages to Railway Parade and Wood Street. 100% leased to Bradken Resources (a wholly owned subsidiary of the global Hitachi), it comes with improvements to the estate including a two-level office building and a medium “L” shaped warehouse.

Summary

Year built (or refurbished)	1950's (2000)
Ownership	100%
Total GLA (sqm)	31,704
WALE (by income)	11.0 years
Occupancy	100%
Major tenants (GLA sqm)	Bradken Resources 31,704

Tenancy statistics

Major tenants (GLA sqm)

COLES DISTRIBUTION CENTRE

136 Horrie Miller Drive, Perth WA



The Coles Distribution Centre is a state-of-the-art logistics facility located on a 25ha site strategically situated within Perth Airport and only ten km east of the Perth CBD. This region is one of the major logistics hubs in Western Australia - tenants in the area include Woolworths and Toll.

The property was purpose built for Coles and operates as a regional distribution centre for them servicing the whole of Western Australia from this location. With a GLA of 81,647sqm, it comprises a combination of ambient, temperature controlled and freezer facilities combined with an administration office and amenities.

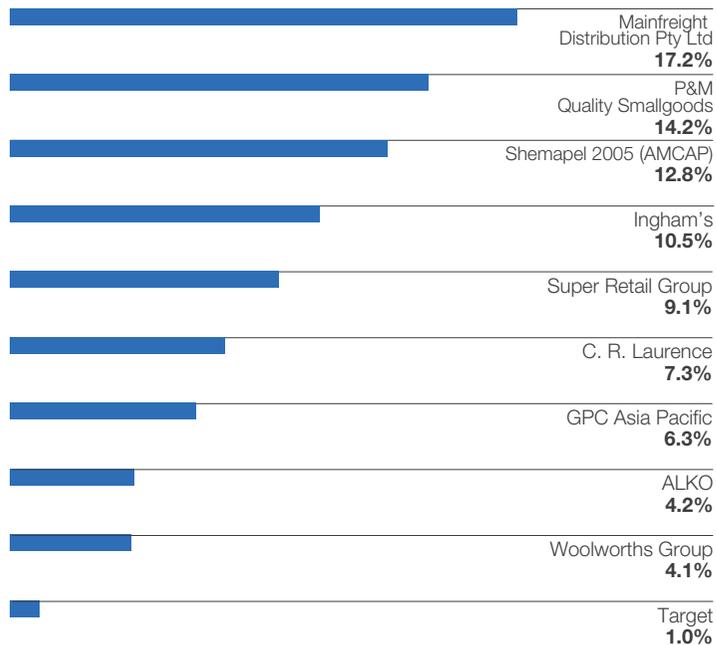
Year built (or refurbished)	2008
Ownership	25%
Total GLA (sqm)	81,647
WALE (by income)	8.9 years
Occupancy	100%
Major tenants	Coles 81,647



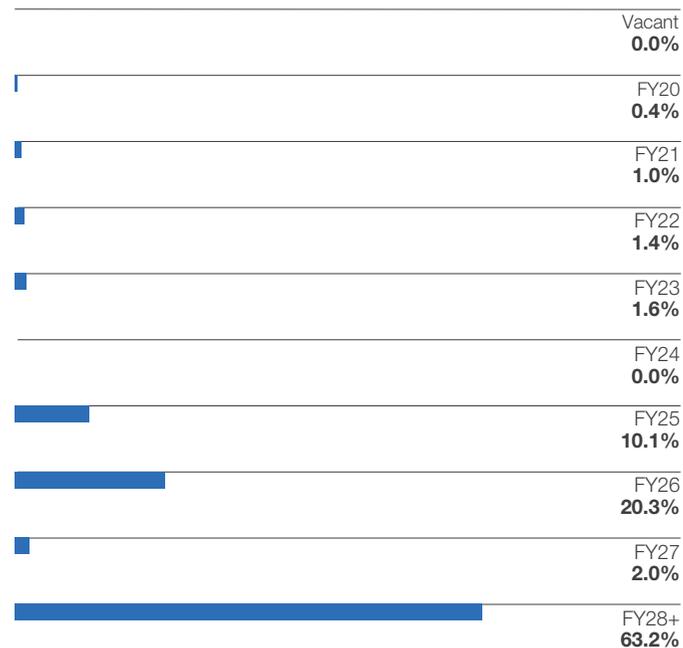
CHARTER HALL DIRECT INDUSTRIAL FUND NO.4 (DIF4)

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 TENANTS¹ BY NET INCOME



ANNUAL LEASE EXPIRY¹ BY NET INCOME



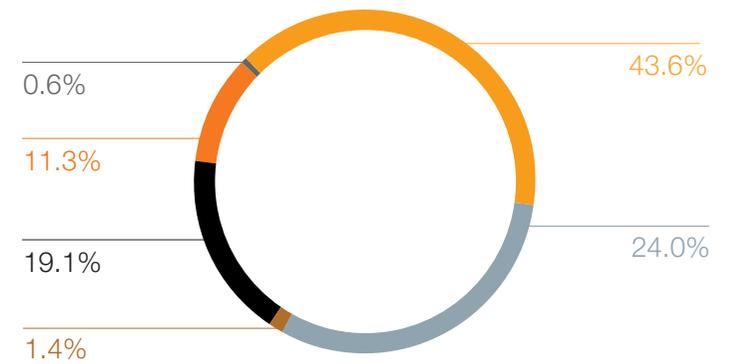
1. Includes DIF4's investment in Core Logistics Partnership (CLP). Also includes the 67 Nathan Road, Dandenong South property which DIF4 is in contract to acquire.





Edinburgh Parks Distribution Centre, SA

GEOGRAPHICAL DIVERSIFICATION¹
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

\$375.5

TOTAL VALUE
OF PORTFOLIO¹ (A\$M)

5.75%

WEIGHTED AVERAGE
CAPITALISATION RATE¹
(WACR)

100%

OCCUPANCY

	DIF4 OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
115-121 Jedda Road, Prestons NSW	100	9.8	CPI
Edinburgh Parks Distribution Centre, SA	50	20.4	3.0
13-39 Pilbara Road, Welshpool WA	100	6.7	3.5
28-30 Marshall Court, Altona North VIC	100	5.3	2.5
Mainfreight Logistics Facility, Prestons NSW	100	9.9	CPI
CR Lawrence 9 Shale Place, Easterncreek NSW	100	16.2	2.0
CR Lawrence 42 Enterprise Drive, Rowville NSW	100	16.2	2.0
CR Lawrence 19 Production Road, Canning Vale NSW	100	9.0	2.0
67 Nathan Road, Dandenong South, VIC ²	100	11.3	2.5
TOTAL/WEIGHTED AVERAGE¹		10.2	2.8%



115-121 Jedda Road, Prestons NSW

1. Includes DIF4's investment in Core Logistics Partnership (CLP)
2. DIF4 is in contract to acquire this property.

115-121 JEDDA ROAD

Prestons NSW



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

Summary

Year built (or refurbished)	1997 (2002)
Ownership	100%
Total GLA (sqm)	14,920
WALE (by income)	9.8 years
Occupancy	100%
Major tenants (GLA sqm)	P&M Quality Smallgoods 14,920

Tenancy statistics

Major tenants (GLA sqm)

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 22km 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 21,595sqm and extensive expansion land, the property is fully occupied.

Year built (or refurbished)	2007
Ownership	50%
Total GLA (sqm)	21,595
WALE (by income)	20.4 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. The property is fully occupied on long term leases to major automotive parts suppliers AMCAP and GPC. Improvements were completed circa 2005 and 2012.

Summary

Year built (or refurbished)	2005 (2012)
Ownership	100%
Total GLA (sqm)	31,231
WALE (by income)	6.7 years
Occupancy	100%
Shemapel 2005 (AMCAP)	19,704
GPC Asia Pacific	11,527

Tenancy statistics

Major tenants (GLA sqm)

28-30 MARSHALL COURT

Altona North, VIC



Comprising a modern logistics facility and office building, the property is located within a prime industrial area of Melbourne within close proximity to Melbourne CBD, Port Melbourne and Tullamarine airport. The property is fully leased to ASX-listed Super Retail Group (ASX:SUL).

Year built (or refurbished)	2009
Ownership	100%
Total GLA (sqm)	17,500
WALE (by income)	5.3 years
Occupancy	100%
Super Retail Group	17,500

MAINFREIGHT LOGISTICS FACILITY

55 Yarrunga Street, Prestons NSW



The property is a newly built premium grade, state-of-the-art logistics facility of 32,890sqm and is positioned in the sought after south-western Sydney industrial market. The facility has been purpose built for global logistics group, Mainfreight Distribution Limited who occupy on a long term lease.

Summary

Year built (or refurbished)	2019
Ownership	100%
Total GLA (sqm)	32,890
WALE (by income)	9.9 years
Occupancy	100%
Major tenants (GLA sqm)	Mainfreight 32,890

Tenancy statistics

Major tenants (GLA sqm)

CR LAWRENCE

9 Shale Place, Eastern Creek NSW



The property is located within in the M7 Business Hub, which is a prime industrial precinct of Eastern Creek. Eastern Creek is approximately 40km west of the Sydney CBD, 46km north west of Sydney Airport and 16km north east of Badger's Creek Airport. The improvements comprise a generic office / warehouse building with GLA of 5,113sqm. The site operates as a goods warehouse and distribution facility and comprises a single storey building comprising a warehouse, office space, outdoor carpark and garden/ landscaped areas

Year built (or refurbished)	2007
Ownership	100%
Total GLA (sqm)	5,113
WALE (by income)	16.2 years
Occupancy	100%
CR Lawrence	5,113

CR LAWRENCE

42 Enterprise Drive, Rowville NSW



The property is located within a prime commercial/industrial precinct known as Stamford Business Park in the suburb of Rowville approximately 25km south east of the Melbourne CBD. The improvements have a total GLA of 4,589sqm and comprise a modern single storey office/warehouse facility constructed with full height concrete panel walls with internal clearances of 7.5m to 9.0m.

Summary

Year built (or refurbished)	2011
Ownership	100%
Total GLA (sqm)	4,589
WALE (by income)	16.2 years
Occupancy	100%
CR Lawrence	4,589

Tenancy statistics

Major tenants (GLA sqm)

CR LAWRENCE

19 Production Road, Canning Vale NSW



The property is located within the former Swan Brewery site in the prime industrial suburb of Canning Vale approximately 25km south of the Perth CBD. The improvements comprise a brand new office/warehouse facility with ancillary hardstand, storage yard areas and car parking constructed with full height concrete panel walls with internal clearance height of 10m and a single level office/showroom component.

Year built (or refurbished)	2018
Ownership	100%
Total GLA (sqm)	5,050
WALE (by income)	9.0 years
Occupancy	100%
CR Lawrence	5,050

CHARTER HALL DIRECT CDC TRUST (CDC)

CDC provides an investment in a prime industrial asset, the Coles Distribution Centre located in Adelaide. The trust aims to provide investors with sustainable and stable, tax-advantaged income and the potential for capital growth. The Trust is closed to new investment.



COLES DISTRIBUTION CENTRE

2 Sturton Road, Edinburgh SA

Purpose built for Coles in 2007, The Coles Distribution Centre in South Australia comprises a modern distribution center of 67,947sqm. The property is fully leased to Coles until February 2027 with a further five by five year option periods.

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

\$90.9

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)	67,947
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Tenancy statistics

WALE (by income)	7.6 years
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Occupancy	100%
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Major tenants (GLA sqm)

Coles	67,947
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Lake Macquarie Square, NSW

Retail



178
Number of Properties



5.9%
Weighted Average
Capitalisation Rate
(WACR)



98.2%
Occupancy

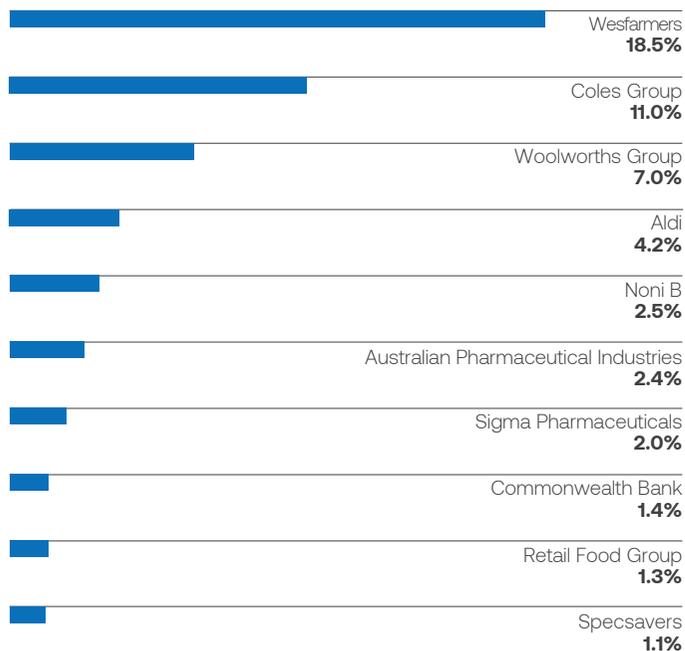


7.8 years
Weighted Average
Lease Expiry
(WALE)

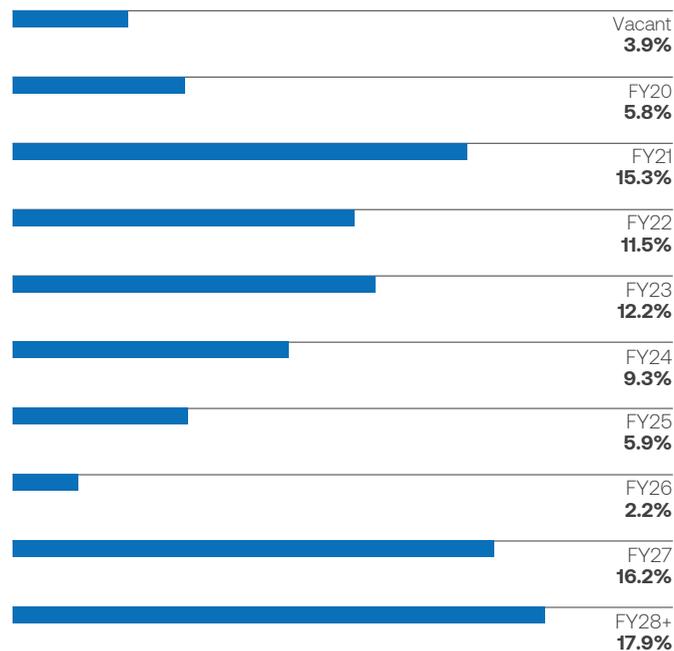
CHARTER HALL PRIME RETAIL FUND (CPRF)

CPRF is a wholesale partnership focused on strong performing non-discretionary/convenience based shopping centres. The funds existing three assets are located in New South Wales and Victoria.

TOP TENANTS BY NET INCOME



ANNUAL LEASE EXPIRY BY NET INCOME



\$361.4

TOTAL VALUE
OF PORTFOLIO¹ (A\$M)

6.00%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

CAMPBELLTOWN MALL

271 Queen Street, Campbelltown NSW



Campbelltown Mall is 50km South West of Sydney, positioned in the heart of the Campbelltown CBD.

The variety of specialty stores, large food court and 1,700+ car spaces freely available to shoppers, make Campbelltown Mall a well-patronised shopping Centre to its young family demographic.

SALAMANDER BAY SQUARE

2 Town Centre Circuit, Salamander Bay NSW



Salamander Bay Square is located 60kms north-east of Newcastle and is the only convenience plus centre in the trade area. With strong mix of majors including Coles, Kmart, Woolworths, ALDI and Target, Salamander Bay Square is the convenient shopping centre choice.

Summary

Number of tenancies	119
Total GLA (sqm)	42,956
Ownership	100%
Classification	Convenience Plus
WALE (by income)	4.3 years
Occupancy (by income)	94.7%
Wesfarmers	18.0
Coles Group	7.3

Tenancy statistics

Major tenants

Net Income
Contribution (%)

Number of tenancies	82
Total GLA (sqm)	23,967
Ownership	49.5%
Classification	Convenience Plus
WALE (by income)	5.0 years
Occupancy (by income)	98.5%
Coles Group	15.0
Woolworths Group	12.8

GATEWAY PLAZA

621-659 Balalrine Hwy, Leopold VIC



Transforming the centre's offering to the community with the region's first Bunnings and Kmart, a brand new Aldi and a refreshed Coles, plus over 50 specialty stores offering great food, fashion, fitness, giftware and services along with a casual dining precinct and communal town plaza.

With over 900 car spaces which are freely available, Gateway Plaza is dedicated to delivering easy, enjoyable experiences everyday for our community.

Summary

Number of tenancies	70
Total GLA (sqm)	32,287
Ownership	50%
Classification	Convenience Plus

Tenancy statistics

WALE (by income)	6.9 years
Occupancy (by income)	97.9%

Major tenants

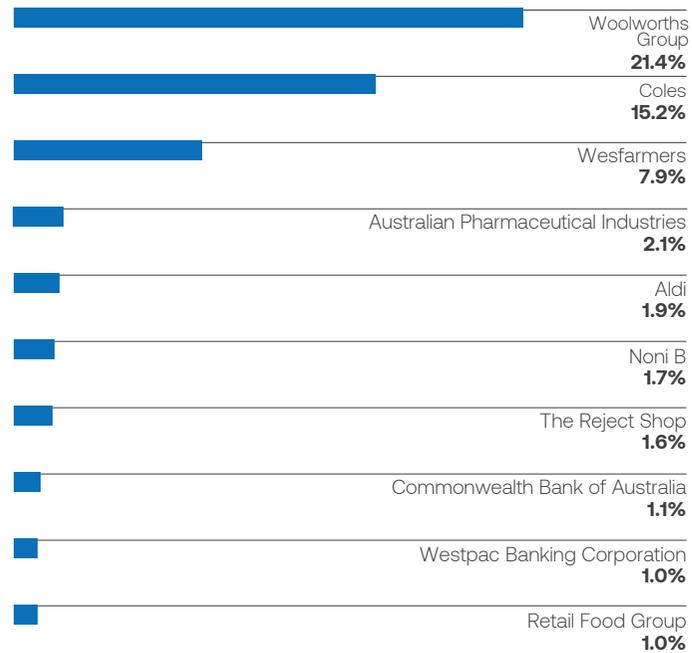
Net Income
Contribution (%)

Wesfarmers	30.9
Coles Group	11.9

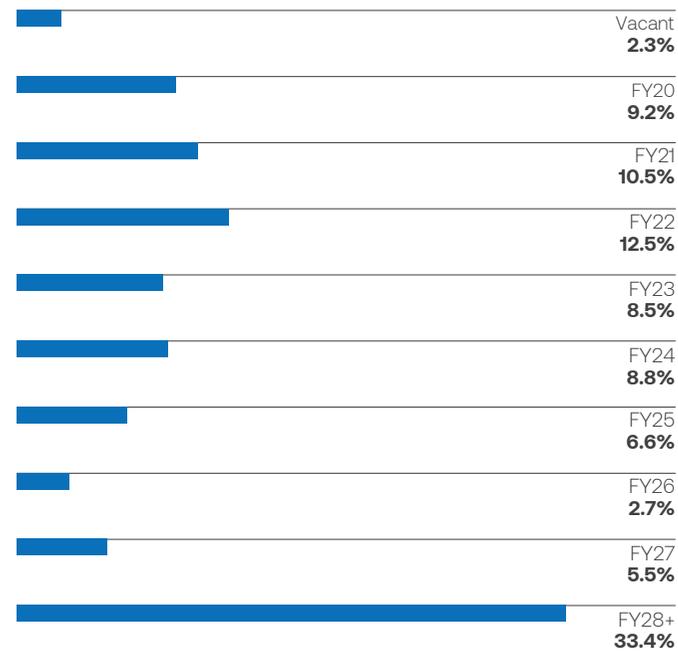
CHARTER HALL RETAIL REIT (CQR)

CQR invests in high quality Australian supermarket anchored convenience and convenience-plus shopping centres.

TOP TENANTS BY NET INCOME



ANNUAL LEASE EXPIRY BY NET INCOME



Wanneroo Central, WA

CHARTER HALL RETAIL REIT

GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



■	New South Wales
■	Victoria
■	Queensland
■	Western Australia
■	South Australia
■	Australian Capital Territory
■	Northern Territory

SUMMARY

Number of properties	58
Gross lettable area (sqm)	643,700
Valuation (CQR share, \$m)	2,981.9
Same property NOI growth	2.1%
Occupancy (by GLA)	98.1%
Average specialty rental increases ¹	4.2%
Portfolio WALE (years)	6.5
NABERS Energy	4.0
NABERS Water	3.5

OPERATIONAL PERFORMANCE METRICS

RATINGS

1. On existing leases over FY19.

AUSTRALIAN CAPITAL TERRITORY PROPERTY PORTFOLIO

Summary

Number of properties	3
Number of tenancies	62
Total GLA (sqm)	17,316
WALE (by income)	4.4 years
Occupancy (by GLA)	95.7%
Woolworths Group	29.9
Coles Group	18.9

Tenancy statistics

Major tenants

ABR¹ Contribution (%)

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

\$116.8

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.21%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

1. Annual base rent.



Manuka Terrace, ACT

NEW SOUTH WALES PROPERTY PORTFOLIO

Summary

Number of properties	25
Number of tenancies	923
Total GLA (sqm)	292,295

Tenancy statistics

WALE (by income)	6.2 years
Occupancy (by GLA)	99.0%

Major tenants

ABR¹ Contribution (%)

Woolworths Group	22.9
Coles Group	12.6

1. Annual base rent.



Rockdale Plaza, NSW

NEW SOUTH WALES PROPERTY PORTFOLIO

\$1,441.7

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.04%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	OWNERSHIP (%)
Balo Square, Moree NSW	100
Bateau Bay Square, Bateau Bay NSW	47.5
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
Rockdale Plaza, Rockdale NSW	100
Rutherford Marketplace, Rutherford NSW	50
Salamander Bay Square, Salamander Bay NSW	50.5
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



Lake Macquarie Fair, NSW

NORTHERN TERRITORY PORTFOLIO

Summary

Number of properties	1
Number of tenancies	17
Total GLA (sqm)	7,161
WALE (by income)	5.6 years
Occupancy (by GLA)	97.2%
Woolworths Group	56.7
Wesfarmers	7.6

Tenancy statistics

Major tenants

ABR¹ Contribution (%)

	OWNERSHIP (%)
Katherine Central Shopping Centre, Katherine NT	100

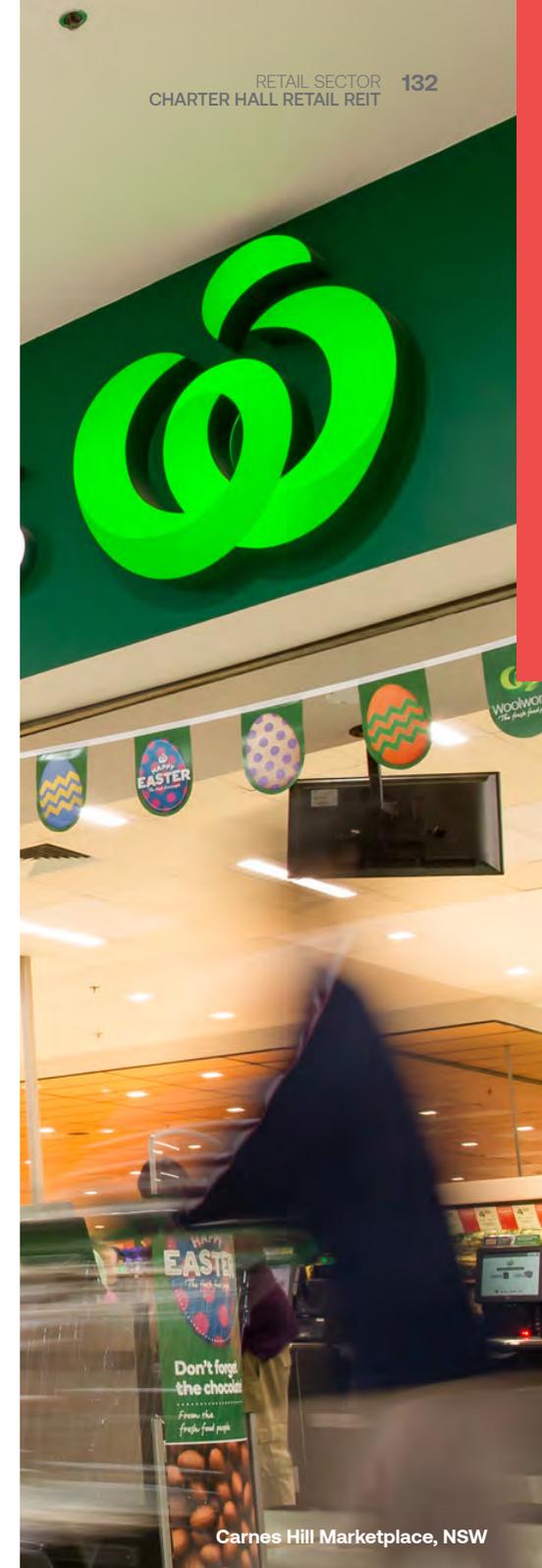
\$29.1

TOTAL VALUE
OF PORTFOLIO (A\$M)

7.75%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

1. Annual base rent.



QUEENSLAND PROPERTY PORTFOLIO

Summary

Number of properties	10
Number of tenancies	206
Total GLA (sqm)	76,530

Tenancy statistics

WALE (by income)	6.7 years
Occupancy (by GLA)	98.2%

Major tenants

ABR¹ Contribution (%)

Woolworths Group	27.7
Coles Group	17.5

\$415.6

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.24%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

OWNERSHIP (%)

Allenstown Square, Allenstown 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
Currimundi Markets, Currimundi QLD	100
Gatton Square, Gatton QLD	100
Highfields Village Shopping Centre, Highfields QLD	100
Mareeba Square, Mareeba QLD	100
Sydney Street Markets, Mackay QLD	100

1. Annual base rent.



Sydney Street Markets, QLD

SOUTH AUSTRALIA PROPERTY PORTFOLIO

Summary

Number of properties	2
Number of tenancies	86
Total GLA (sqm)	32,789
WALE (by income)	7.7 years
Occupancy (by GLA)	97.8%
Woolworths Group	28.7
Coles Group	10.0

Tenancy statistics

Major tenants

ABR¹ Contribution (%)

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

\$112.2

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.33%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

1. Annual base rent.



Southgate Square, Morphett Vale SA

VICTORIA PROPERTY PORTFOLIO

Summary

Number of properties	7
Number of tenancies	239
Total GLA (sqm)	110,446

Tenancy statistics

WALE (by income)	6.2 years
Occupancy (by GLA)	97.9%

Major tenants

ABR¹ Contribution (%)

Wesfarmers	21.5
Coles Group	20.0

\$421.0

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.11%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

OWNERSHIP (%)

Bairnsdale Coles, Bairnsdale VIC	100
Campbellfield Plaza, Campbellfield VIC	100
Gateway Plaza, Leopold VIC	50
Kyneton Shopping Centre, Kyneton VIC	100
Lansell Square, Bendigo VIC	100
Moe Coles, Moe VIC	100
Rosebud Plaza, Rosebud VIC	100



Gateway Plaza, VIC

1. Annual base rent.

WESTERN AUSTRALIA PROPERTY PORTFOLIO

Summary

Number of properties	10
Number of tenancies	273
Total GLA (sqm)	107,159
WALE (by income)	7.2 years
Occupancy (by GLA)	96.7%
Coles Group	19.7
Woolworths Group	16.9

Tenancy statistics

Major tenants

ABR¹ Contribution (%)

	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

\$445.6

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.51%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

1. Annual base rent.

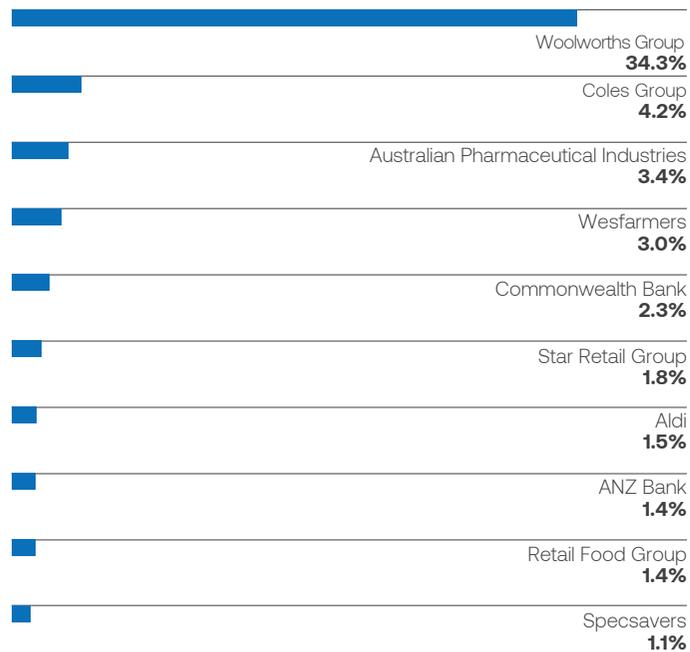


Secret Harbour Square, WA

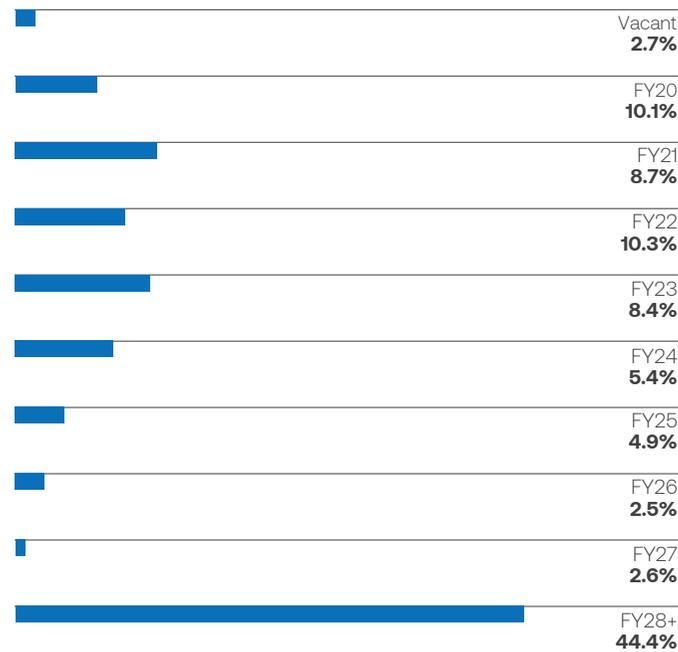
RETAIL PARTNERSHIP NO.1 (RP1)

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 NET INCOME



ANNUAL LEASE EXPIRY BY NET INCOME

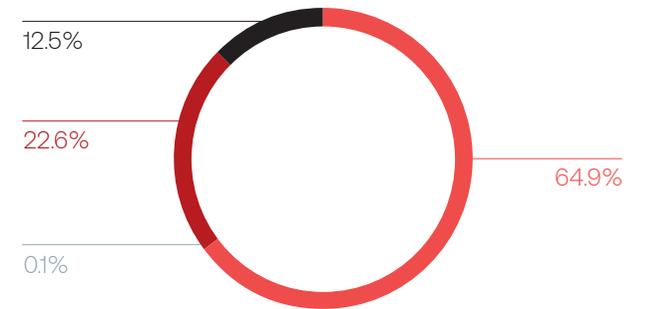


Brickworks Marketplace, SA



Brickworks Marketplace, SA

GEOGRAPHICAL DIVERSIFICATION
BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$540.5

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.89%

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, Torrensville SA	50	Convenience Plus
Wanneroo Central, Wanneroo WA	50	Convenience Plus

Summary

Number of properties	7
Number of tenancies	272
Total GLA (sqm)	90,023

Tenancy statistics

WALE (by income)	9.0 years
Occupancy (by income)	97.3%

Major tenants

Net Income
Contribution (%)

Woolworths Group	34.3
Coles Group	4.2



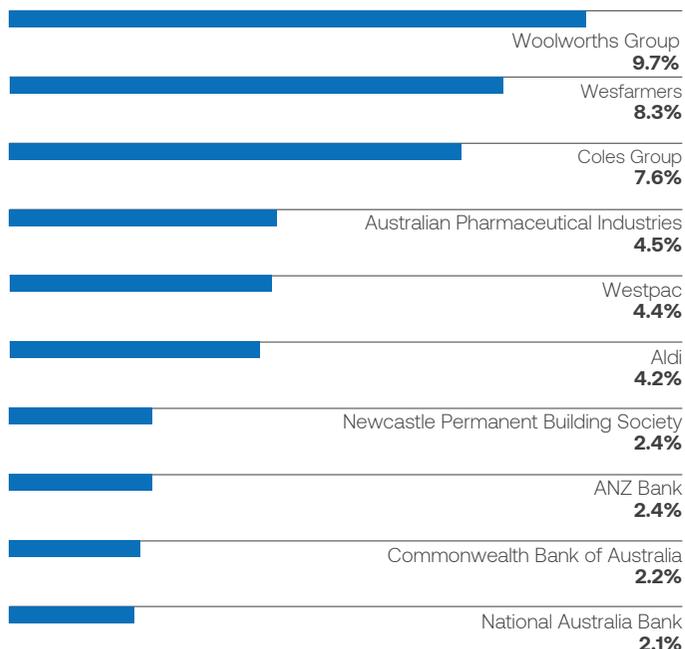


RETAIL PARTNERSHIP NO.2 (RP2)

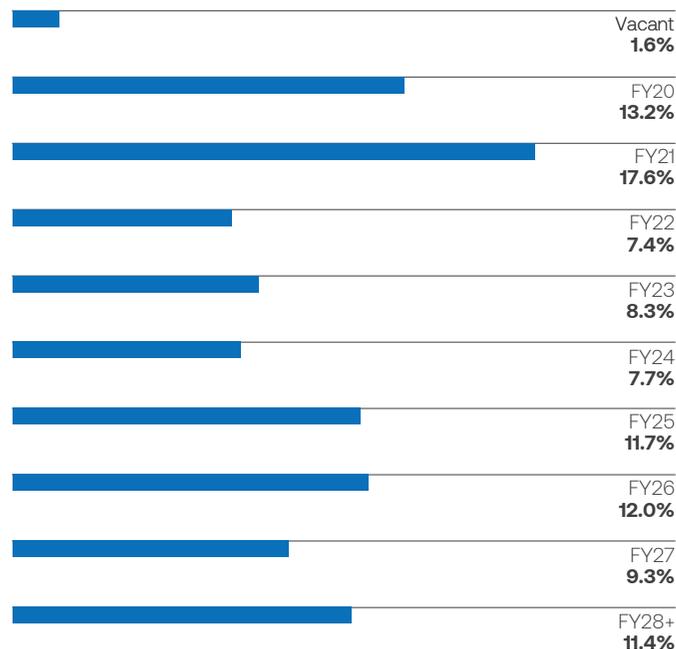
Acquired in 2011, Bateau Bay Square is a Convenience Plus shopping centre on the Central Coast of NSW. The centre is strongly anchored and continues to strengthen its position providing convenient retail and services for the community and tourist market.

The asset is owned by RP2, a wholesale partnership between Charter Hall Group (5%), Charter Hall Retail REIT (47.5%), and an institutional investor (47.5%).

TOP TENANTS BY NET INCOME



ANNUAL LEASE EXPIRY BY NET INCOME



PROPERTY PORTFOLIO



BATEAU BAY SQUARE

Bateau Bay NSW

Bateau Bay Square is a sub-regional shopping centre located on the Central Coast of New South Wales, approximately 100km north of the Sydney CBD and 70km south of the Newcastle CBD.

Located on a 9.89-hectare site, the centre offers a choice of three supermarkets – Woolworths, Coles and Aldi – plus Kmart and Best & Less stores. There are also more than 80 speciality retailers and an automotive service pad site.

\$230.0

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.00%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

Summary

Number of properties	1
Number of tenancies	103
Total GLA (sqm)	29,293
Ownership	52.5%
Classification	Convenience Plus

Tenancy statistics

WALE (by income)	4.6 years
Occupancy (by income)	98.4%

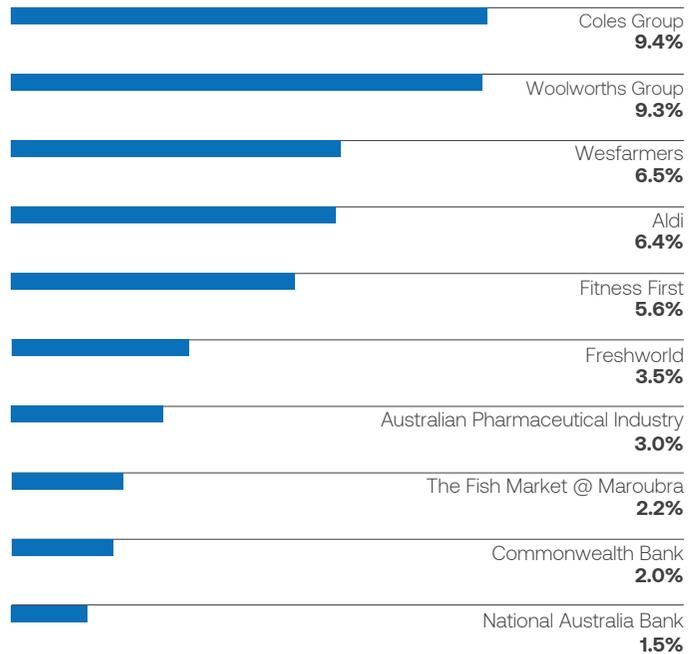
Major tenants

Net Income Contribution (%)	
Woolworths Group	9.7
Wesfarmers	8.3

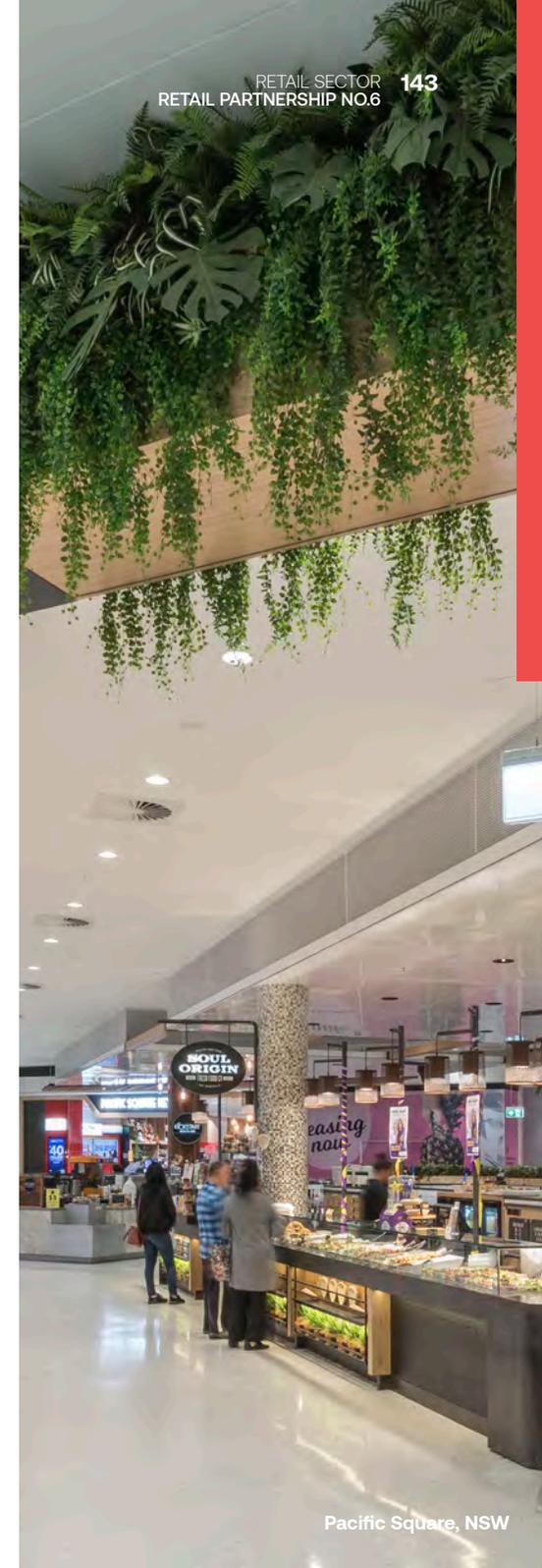
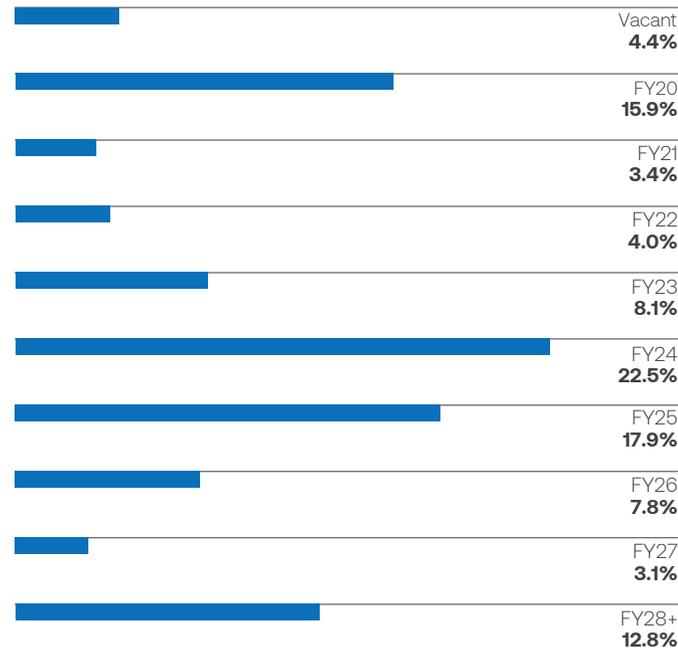
RETAIL PARTNERSHIP NO.6 (RP6)

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 NET INCOME



ANNUAL LEASE EXPIRY BY NET INCOME



PROPERTY PORTFOLIO



PACIFIC SQUARE

Maroubra NSW

Pacific Square is a well established convenience centre located 13km south east of the Sydney CBD. The centre offers a mix of non-discretionary retailers with a distinct focus on food, services and health & wellbeing.



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.

\$281.0

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.66%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

Summary

Number of properties	2
Number of tenancies	123
Total GLA (sqm)	33,408
Ownership	100%
Classification	Convenience Plus

Tenancy statistics

WALE (by income)	5.0 years
Occupancy (by income)	95.6%

Major tenants

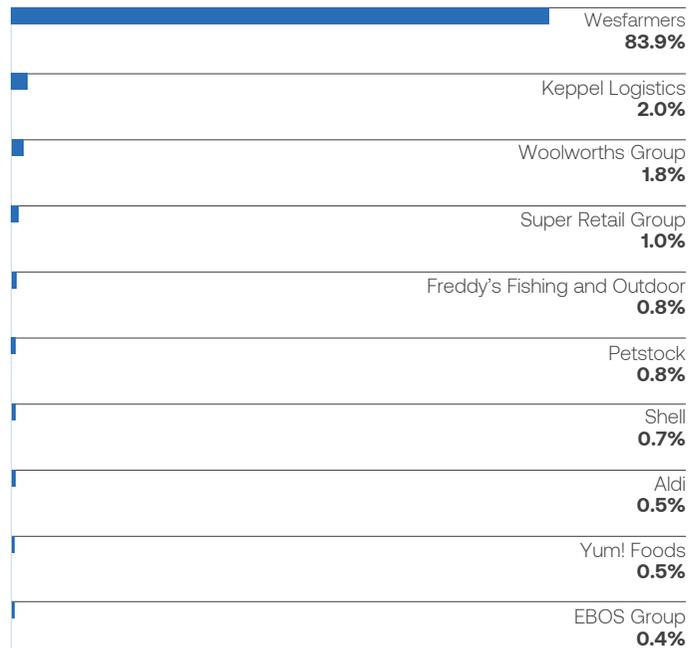
Net Income
Contribution (%)

Coles Group	9.4
Woolworths Group	9.3

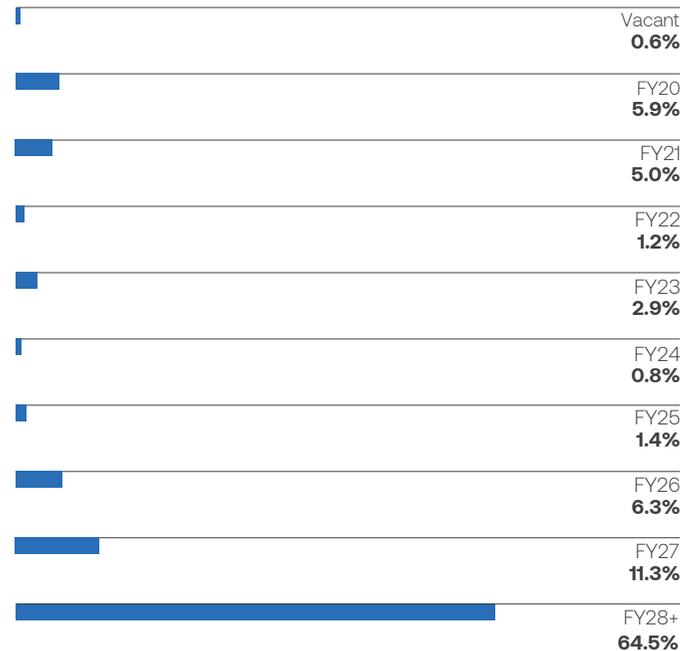
LONG WALE HARDWARE PARTNERSHIP (LWHP)

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 NET INCOME



ANNUAL LEASE EXPIRY BY NET INCOME





Bunnings, Rockhampton QLD

GEOGRAPHICAL DIVERSIFICATION
BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$1,409.9

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.42%

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	Metro
Bunnings, Wangara WA	100	Metro
Bunnings, Keperra QLD	100	Metro
Bunnings, Toowoomba QLD	100	Metro
Bunnings, Acacia Ridge QLD	100	Metro
Bunnings, Glenorchy TAS	100	Metro
Bunnings, Gladesville NSW	100	Metro
Bunnings, Doncaster VIC	100	Metro
Millers Junction, Altona VIC	100	Metro



Bunnings, Rockhampton QLD

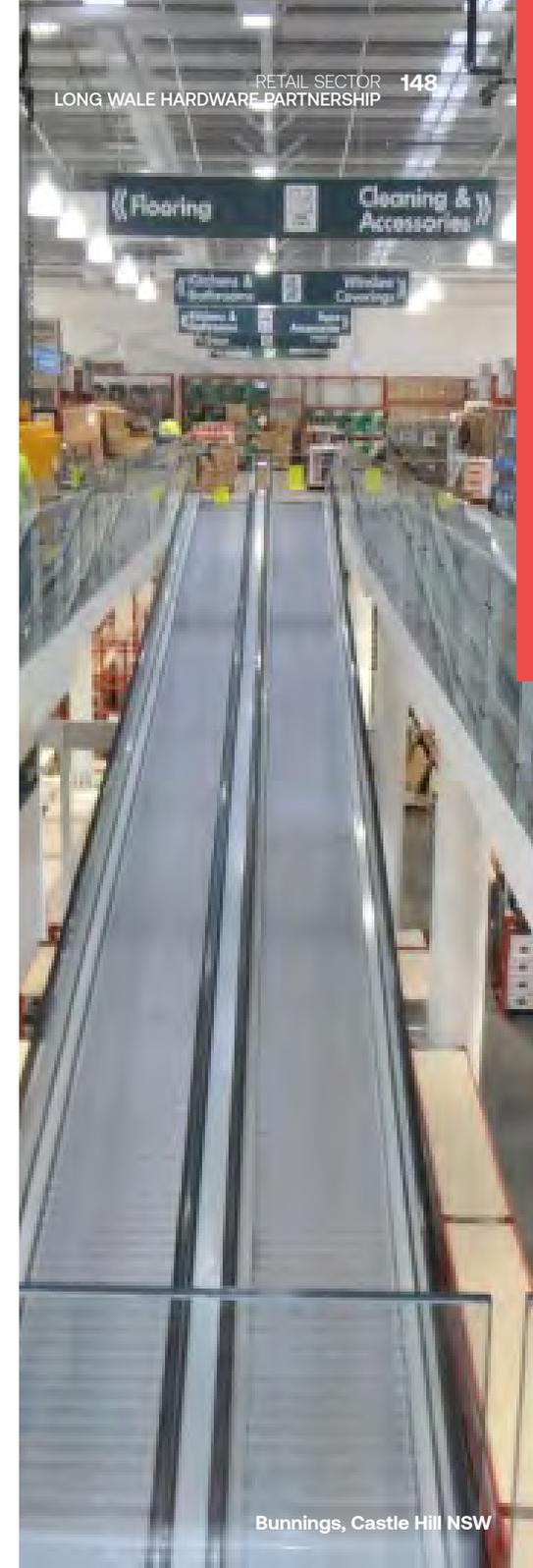
PROPERTY PORTFOLIO

Summary

Number of properties	30
Number of tenancies	103
Total GLA (sqm)	392,505

Tenancy statistics

WALE (by income)	8.3 years
Occupancy (by income)	99.4%





LONG WALE INVESTMENT PARTNERSHIP (LWIP)

LWIP is a fund in which the Charter Hall Group has a 0.1% interest. The portfolio comprises 59 hospitality assets subject to initial 20 year lease terms.

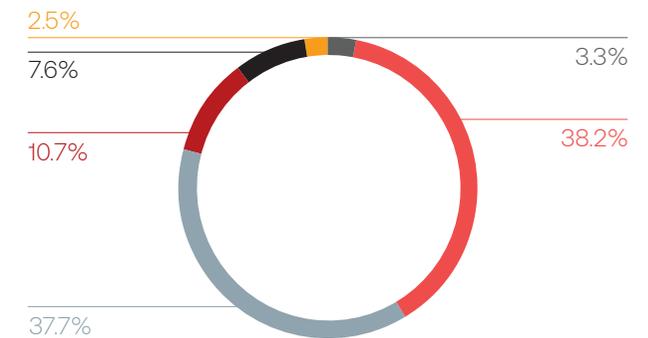
Summary

Number of properties	59
Number of tenancies	59
Total GLA (sqm)	169,771

Tenancy statistics

WALE (by income)	15.1 years
Occupancy (by income)	100%

GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$833.1

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.79%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

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

LONG WALE INVESTMENT PARTNERSHIP NO.2 (LWIP2)

LWIP2 is a fund comprising of nine properties in which the Charter Hall Group has a 10% interest.

\$167.6

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.83%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

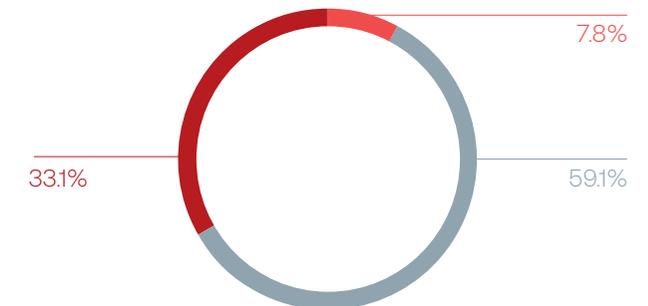
Summary

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, Hervey Bay QLD	100
The Royal Gatton, Gatton QLD	100
Upper Ross Hotel, Rasmussen QLD	100
Millers Inn, Altona VIC	100
Royal Ferntree Gully Hotel, Ferntree Gully VIC	100
Seaford Hotel, Seaford VIC	100

Number of properties	9
Number of tenancies	10
Total GLA (sqm)	84,756
WALE (by income)	16.0 years
Occupancy (by income)	100%

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. The Trust is closed to new investment.

\$102.3

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.47%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

Summary

Tenancy statistics

Major tenant

ABR¹ Contribution (%)

	OWNERSHIP (%)	WALE (YEARS)
Bunnings, Armidale NSW	100	9.4
Bunnings, Rouse Hill NSW	100	9.3
Bunnings, Taree NSW	100	9.4
Bunnings, Rosebud VIC	100	9.4
TOTAL / WEIGHTED AVERAGE		9.4

Number of properties	4
Number of tenancies	4
Total GLA (sqm)	33,467
WALE (by income)	9.4 years
Occupancy (by income)	100%
Bunnings	100%



Bunnings, Rouse Hill NSW

1. Annual base rent.

CHARTER HALL DIRECT AUTOMOTIVE TRUST (DAT)

DAT invests in a portfolio of well located, quality properties leased to one of Australia's leading automotive retailers. DAT aims to provide investors with sustainable, tax-advantaged income and the potential for capital growth. The Trust is closed to new investment.

	DAT OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
2A Victoria Avenue, Castle Hill NSW	100	8.1	4.0
26-28 Waratah Street, Kirrawee NSW	100	11.2	CPI+0.5
18-28 Anzac Avenue, Hillcrest QLD	100	12.4	CPI+0.5
TOTAL / WEIGHTED AVERAGE		9.3	3.6

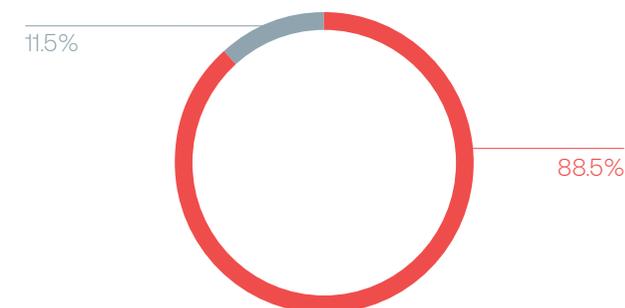
\$116.6

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.72%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



— New South Wales
— Queensland

HOLDEN, HYUNDAI & NISSAN

2A Victoria Avenue, Castle Hill NSW



Located in an established automotive dealership precinct, with bulky good retailers (such as Bunnings) nearby. The site consists of three dealerships for Nissan, Holden and Hyundai, each with a showroom, office, service centre and external display area.

Summary

Year built (or refurbished)	2012-2014
Ownership	100%
Total GLA (sqm)	12,419
WALE (by income)	8.1 years
Occupancy (by income)	100%
Automotive Holdings Group	12,419

Tenancy statistics

Major tenants (GLA sqm)

MAZDA SUTHERLAND

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)	11.2 years
Occupancy (by income)	100%
Automotive Holdings Group	3,772

MAZDA HILLCREST

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)	12.4 years
Occupancy (by income)	100%

Major tenants (GLA sqm)

Automotive Holdings Group	2,822
---------------------------	-------

CHARTER HALL DIRECT AUTOMOTIVE TRUST NO.2 (DAT2)

DAT2 invests in a portfolio of well located, quality properties leased to one of Australia's leading automotive retailers. DAT2 aims to provide investors with sustainable, tax-advantaged income and the potential for capital growth. The Trust is closed for new investment.

\$93.5

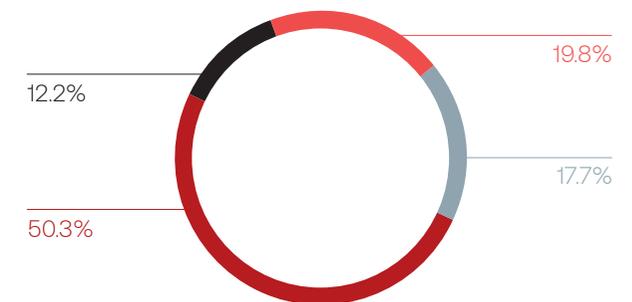
TOTAL VALUE
OF PORTFOLIO (A\$M)

6.24%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	DAT2 OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Liverpool Dealership, NSW	100	13.9	CPI + 0.5
Mount Gravatt Dealership, QLD	100	7.0	CPI + 0.5
South Morang Dealership, VIC	100	14.0	CPI + 0.5
Balcatta Dealership, WA	100	12.0	CPI + 0.5
TOTAL/WEIGHTED AVERAGE		10.1	CPI + 0.5

GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia

LIVERPOOL DEALERSHIP

375-377 Hume Highway, Liverpool NSW



Approximately 27km 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)	3,183
WALE (by income)	13.9 years
Occupancy (by income)	100%
Automotive Holdings Group (GLA sqm)	3,183

Tenancy statistics

Major tenants

MOUNT GRAVATT DEALERSHIPS

Logan Road, 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 10km south-east of the Brisbane CBD on the eastern and western sides of Logan Road, the properties are located in the Mount Gravatt automotive precinct.

Year built (or refurbished)	1990 (2005)
Ownership	100%
Total GLA (sqm)	13,033
WALE (by income)	7.0 years
Occupancy (by income)	100%
Automotive Holdings Group	13,033

SOUTH MORANG DEALERSHIP

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 27km 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)	3,469

Tenancy statistics

WALE (by income)	14.0 years
Occupancy (by income)	100%
Automotive Holdings Group (GLA sqm)	3,469

BALCATT A DEALERSHIP

441-445 Wanneroo 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 paved display areas.

Approximately 16km 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)	12.0 years
Occupancy (by income)	100%
Automotive Holdings Group (GLA sqm)	3,455





Optima Centre, WA

Diversified

 **130**
Number of Properties

 **5.9%**
Weighted Average
Capitalisation Rate
(WACR)

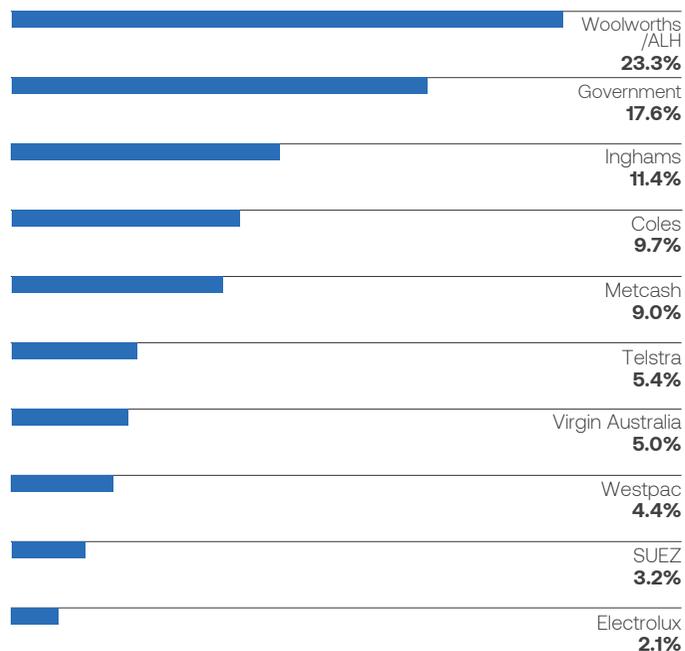
 **99.3%**
Occupancy

 **12.0 years**
Weighted Average
Lease Expiry
(WALE)

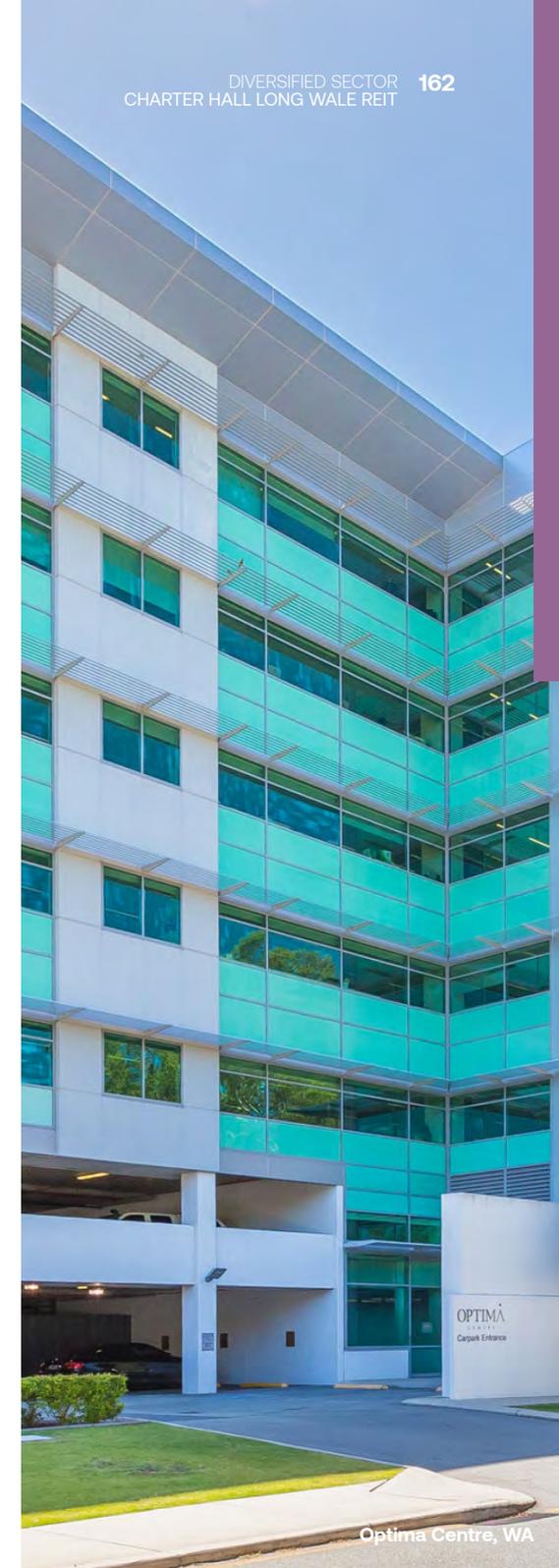
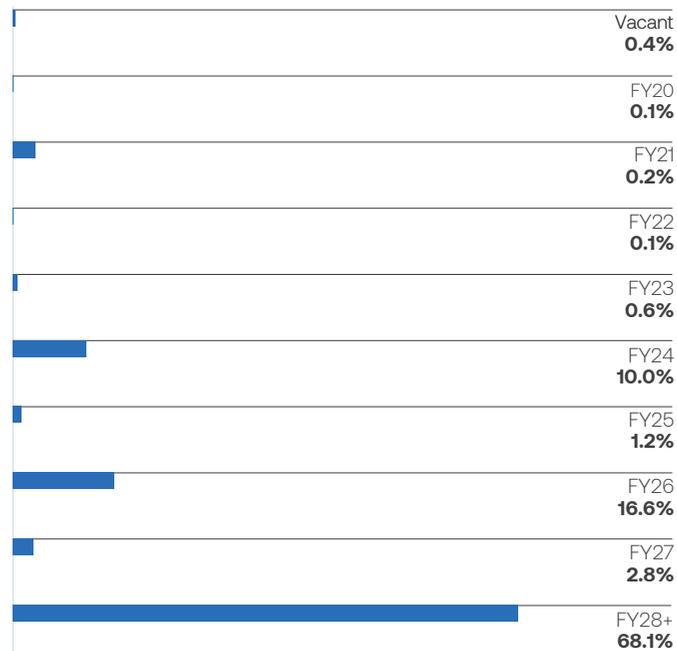
CHARTER HALL LONG WALE REIT (CLW)

CLW is an Australian Real Estate Investment Trust (REIT) investing in high quality real estate assets that are predominantly leased to corporate and government tenants on long term leases.

TOP 10 TENANTS BY NET INCOME



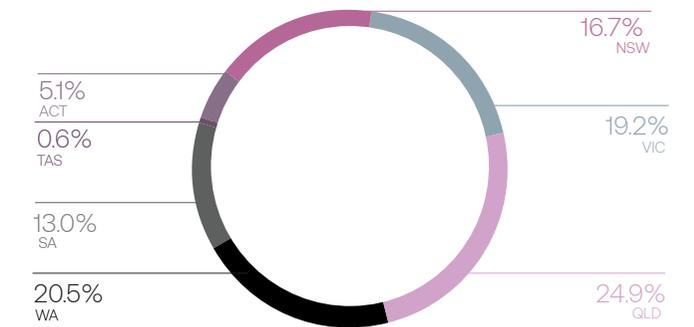
ANNUAL LEASE EXPIRY BY NET INCOME





Australia Post, Kingsgrove NSW

GEOGRAPHICAL DIVERSIFICATION
BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$2,133

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.95%

WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)

12.5^{YRS}

WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

2.8%

WEIGHTED AVERAGE
RENT REVIEWS (WARR)

	CLW OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
OFFICE			
Westpac 4-16 Montgomery Street Kogarah NSW	50.1	15.0	CPI
Australian Taxation Office 12-26 Franklin Street, Adelaide SA	50	7.9	3.7
40 Tank Street, Brisbane QLD	50	5.5	2.8
Capital Hill 83-85 George Street, Brisbane QLD	50	9.3	3.5
Optima Centre, 16 Parkland Road & 133 Hassler Road, Osborne Park WA	50	12.4	3.5
Telstra Canberra Head Office 16-18 Mort St, Canberra ACT	100	6.6	3.8
Virgin Australia Head Office 56 Edmondstone Road, Bowen Hills QLD	100	6.8	3.5
Thales Australian Head Office 7 Murray Rose Avenue, Sydney NSW	100	11.9	3.5
INDUSTRIAL			
Australia Post Australia Post Business Hub Kingsgrove NSW	100	7.0	3.5
Coates Hire 29-47 Mudgee Street Kingston QLD	100	13.7	4.0
National Archives 120 Miller Road, Chester Hill NSW	100	19.3	3.0
Brisbane City Council Bus Network Terminal, 40 Schneider Road Eagle Farm, QLD	50	19.2	2.5
SUEZ, Artarmon NSW	100	27.5	3.0
SUEZ, Davis Road Wetherill Park NSW	100	19.9	3.0
SUEZ, Newton Road Wetherill Park NSW	100	19.9	3.0

	CLW OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
INDUSTRIAL CONTINUED			
Electrolux 76-80 Howards Road Beverley SA	100	10.4	3.5
SUEZ, 28 Webya Street Lower Nudgee QLD	100	17.5	3.0
SUEZ, 38 Webya Street Lower Nudgee QLD	100	17.5	3.0
Truganina Distribution Facility 485 Dohertys Road Truganina VIC	50	13.0	3.5
Toll 13-20 Horsburgh Drive Altona North VIC	100	6.4	3.5
Dandenong Distribution Centre 225 Glasscocks Road Dandenong VIC	26	18.7	2.8
Woolworths Distribution Centre 364-426 Old Geelong Road Hoppers Crossing VIC ¹	100	6.5	3.0
Coles Distribution Centre Perth 136 Horrie Miller Drive Perth WA	49.9	8.9	2.8
Metcash Distribution Centre 218 Bannister Road Canning Vale WA	100	4.6	CPI
SUEZ, Dandenong South VIC	100	7.5	3.0
SUEZ, Bairnsdale VIC	100	1.5	3.0
SUEZ, Campbellfield VIC	100	1.5	3.0
SUEZ, Landsdale WA	100	12.5	3.0
SUEZ, South Boulder WA	100	12.5	3.0
SUEZ, Welshpool WA	100	12.5	3.0
AGRI-LOGISTICS			
Ingham's Portfolio, Australia-wide	100	24.2	2.5

1. WALE reflects lease extension announced on 12 August 2019.

PROPERTY PORTFOLIO

	OWNERSHIP (%)
RETAIL CONTINUED	
Boomerang Hotel, Lavington NSW	49.9
Greenhouse Tavern, Coffs Harbour NSW	49.9
Westtower Tavern, West Ballina NSW	49.9
Allenstown Hotel, Allenstown QLD	49.9
Brunswick Hotel, New Farm QLD	49.9
Buderim Tavern, Buderim QLD	49.9
Capalaba Tavern, Capabala QLD	49.9
Commercial Hotel, Nerang QLD	49.9
Dog and Parrot Hotel, Robina QLD	49.9
Federal Hotel, Toowoomba QLD	49.9
Glenmore Tavern, Rockhampton QLD	49.9
Harvey Road Tavern, Clinton QLD	49.9
Highfields Tavern, Highfields QLD	49.9
Hinterland Hotel Motel, Nerang QLD	49.9
Kawana Waters Hotel, Kawana Waters QLD	49.9
Old Sydney Hotel, Maryborough QLD	49.9
Parkwood Tavern, Parkwood QLD	49.9
Redbank Plains Tavern, Redbank Plains QLD	49.9
Royal Beenleigh Hotel, Beenleigh QLD	49.9
Russell Tavern, Dalby QLD	49.9
Villa Noosa Hotel, Noosaville QLD	49.9
Waterfront Hotel, Diddillibah QLD	49.9
Federal Hotel, Mt Gambier SA	49.9
Findon Hotel, Findon SA	49.9
Norwood Hotel, Norwood SA	49.9
Royal Oak, North Adelaide SA	49.9
Slug N Lettuce British Pub, Parafield Gardens SA	49.9
Victoria Hotel, O'Halloran Hill SA	49.9
Carlyle Hotel, Derwent Park TAS	49.9
Gateway Inn Hotel, Devonport TAS	49.9
Riverside Hotel Motel, Riverside TAS	49.9

	OWNERSHIP (%)
RETAIL CONTINUED	
Albion Charles Hotel, Northcote VIC	49.9
Balaclava Hotel, St Kilda East VIC	49.9
Bridge Inn Hotel, Mernda, VIC	49.9
Cherry Hill Tavern, Doncaster VIC	49.9
Coolaroo Hotel, Coolaroo VIC	49.9
Croxton Park Hotel, Thornbury VIC	49.9
Excelsior Hotel, Thomastown VIC	49.9
First & Last Hotel, Hadfield VIC	49.9
Glengala Hotel, Sunshine VIC	49.9
Manhattan Hotel, Ringwood VIC	49.9
Monash Hotel, Clayton VIC	49.9
Moreland Hotel, Brunswick VIC	49.9
Oakleigh Junction Hotel, Oakleigh VIC	49.9
Palace Hotel, Camberwell VIC	49.9
St Albans Hotel, St Albans VIC	49.9
Waltzing Matilda Hotel, Springvale VIC	49.9
Belmont Tavern, Cloverdale WA	49.9
Bull Creek Tavern, Bull Creek WA	49.9
Dunsborough Hotel, Dunsborough WA	49.9
Greenwood Hotel, Greenwood WA	49.9
Herdsmen Lake Tavern, Wembley WA	49.9
Highway Hotel, Bunbury WA	49.9
Hyde Park Hotel, West Perth WA	49.9
Lakers Tavern, Thornline WA	49.9
Peel Alehouse, Halls Head WA	49.9
Ship Inn, Busselton WA	49.9
Austral Hotel, QLD	49.9
Henley Beach Hotel, SA	49.9
Club Hotel, Waterford QLD	100
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 currently leased to Westpac Banking Corporation, which occupies 100% of the property on a long-term 20 year lease with approximately 18 years remaining.

The building underwent an extensive refurbishment in 2015, 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)	31,924
Typical floor plate (sqm)	3,321 - 7,877
Car spaces	597
WALE (by income)	15.0 years
Occupancy	100%
Major tenants NLA (sqm)	Westpac 31,354

Tenancy statistics

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 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.

Year built (or refurbished)	2012
Grade	A
Ownership	50%
Total NLA (sqm)	38,607
Typical floor plate (sqm)	1,770 - 2,450
Car spaces	114
WALE (by income)	7.9 years
Occupancy	100%
Australian Government	30,979

40 TANK STREET

Brisbane, QLD



40 Tank Street is a strategically located 10 story office building and car park located in the Brisbane CBD. The property was recently refurbished in 2014 and incorporated ground floor retail and foyer, five levels of car parking for 327 cars and five levels of office accommodation. The office component of the property is leased to the Queensland State Government and 300 car parking bays leased to Care Park, one of Australia's leading car park management groups

Summary

Year built (or refurbished)	2014
Grade	A
Ownership	50%
Total NLA (sqm)	6,218
Typical floor plate (sqm)	1,058
Car spaces	327
WALE (by income)	5.5 years
Occupancy	98%
Major tenants NLA (sqm)	State Government 5,905

Tenancy statistics

Major tenants NLA (sqm)

CAPITAL HILL

83-85 George Street, Brisbane QLD



85 George Street is a 17 level office building located in the Brisbane CBD. The property underwent a substantial refurbishment program in late 2018. The property is 100% leased to the Queensland State Government and is located in close proximity to a number of major infrastructure projects being developed or proposed in the Brisbane CBD.

Year built (or refurbished)	2019
Grade	A
Ownership	50%
Total NLA (sqm)	10,550
Typical floor plate (sqm)	580
Car spaces	105
WALE (by income)	9.3 years
Occupancy	100%
Major tenants NLA (sqm)	State Government 10,550

OPTIMA CENTRE

16 Parkland Road & 133 Hassler Road, Osborne Park WA



The asset features two modern A-Grade office buildings located in Osborne Park, 5 km from the Perth CBD. One building comprises 6 levels of office accommodation fully leased to the State Government on a long-term lease. The second building provides 3 levels of office accommodation leased to a number of private industry tenants.

Summary

Year built (or refurbished)	2010
Grade	A
Ownership	50%
Total NLA (sqm)	16,116
Typical floor plate (sqm)	2,500
Car spaces	499
WALE (by income)	12.4 years
Occupancy	92%
Major tenants NLA(sqm)	State Government 13,339

Tenancy statistics

TELSTRA CANBERRA HEAD OFFICE

16-18 Mort Street, Canberra ACT



16-18 Mort Street is an A-Grade office building strategically located in the heart of the Canberra CBD, with immediate access to retail amenity and in close proximity to light rail transport infrastructure.

The building underwent significant refurbishment in 2013 and features a 5-star NABERS Energy rating and 4.5 star NABERS Water rating. The property is predominantly leased to ASX-listed Telstra Corporation Limited (Telstra), a leading telecommunications provider and one of Australia's largest companies. Telstra occupies 100% of the office component of the building, in addition to three separate ground floor retail tenancies.

Year built (or refurbished)	2013
Grade	A
Ownership	100%
Total NLA (sqm)	14,155
Typical floor plate (sqm)	2,294
Car spaces	150
WALE (by income)	6.6 years
Occupancy	100%
Major tenants NLA(sqm)	Telstra 13,662

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, the company that owns and operates both Virgin Australia and TigerAir Australia flights including domestic, international short haul, international long haul and charter services.

Summary

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)	6.8 years
Occupancy	100%
Major tenants NLA (sqm)	Virgin Australia Holdings 12,427

THALES AUSTRALIAN HEAD OFFICE

7 Murray Rose Avenue, Sydney NSW



7 Murray Rose Avenue an A-Grade, five story office building well-located in the Sydney Olympic Park precinct opposite the Sydney Olympic Park train station. The Sydney Olympic Park precinct is expected to benefit from multiple transport infrastructure projects such as the Sydney Metro West, WestConnex, and Parramatta Light Rail, as well as the Sydney Olympic Park Master Plan 2030.

The property is predominantly leased to a subsidiary of Thales Group, a leading international aerospace, transport and defence contractor listed on the Euronext Paris.

Year built (or refurbished)	2012
Grade	A
Ownership	100%
Total NLA (sqm)	5,931
Typical floor plate (sqm)	1,045
Car spaces	53
WALE (by income)	11.9 years
Occupancy	95%
Major tenants NLA (sqm)	Thales Group 5,227

AUSTRALIA POST

Australia Post Business Hub, Kingsgrove NSW



Fully leased to Australia Post, this property is in the Kingsgrove industrial precinct, 13km south-west of the Sydney CBD and offers convenient access to the M5 Motorway, Sydney Airport and Port Botany.

With a modern office and warehouse facility of 6,729sqm, it's situated on a site of 1.4ha. Purpose built, the property also includes ground floor post bike storage, a post office, mail sorting area and rear warehousing together with first floor offices.

Summary		
	Year built (or refurbished)	2011
	Ownership	100%
	Total GLA (sqm)	6,729
Tenancy statistics		
	WALE (by income)	7.0 years
	Occupancy	100%
Major tenants GLA (sqm)	Australia Post	6,729

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 5.9ha located in the established industrial locality of Kingston, approximately 24km 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.

	Year built (or refurbished)	2012
	Ownership	100%
	Total GLA (sqm)	1,835
	WALE (by income)	13.7 years
	Occupancy	100%
	Coates Hire	1,835

NATIONAL ARCHIVES

120 Miller Road, Chester Hill NSW



120 Miller Road is located a purpose built archive storage facility comprising interconnected low clearance warehousing, offices, laboratories, and multi-level document storage in the suburb of Chester Hill. The improvements extend to a total lettable area of approximately 22,824sqm on a total site area of 2.64ha.

The site has vehicular access from Miller Road which provides direct connection to the Hume Highway 2km south of the site. The T3 Liverpool line (Sydney Trains Network) runs in an east-west direction approximately 500m south of the site.

Summary

Year built (or refurbished)	1999
Ownership	100%
Total GLA (sqm)	22,824
WALE (by income)	19.3 years
Occupancy	100%
Major tenants GLA (sqm)	Australian Government 22,824

Tenancy statistics

Major tenants GLA (sqm)

SUEZ

Artarmon NSW



Located in a tightly-held industrial precinct in Artarmon, the property benefits from easy access to the Pacific Highway and the Gorehill Freeway. The property is situated in a cul-de-sac among well established industrial properties and close to the North Sydney Private Hospital. The property is located 2km north of the Sydney CBD and 3km north of North Sydney.

The building provides a large central floor opening with four pits which permit gravity processing to various waste packers below and an overhead deodoriser.

Year built (or refurbished)	1995
Ownership	100%
Total GLA (sqm)	4,309
WALE (by income)	27.5 years
Occupancy	100%
Major tenants GLA (sqm)	SUEZ 4,309

SUEZ, DAVIS ROAD

Wetherill Park NSW



20 Davis Road is surrounded by traditional industrial developments of low to high clearance warehouses within Wetherill Park which is located approximately 30km west of the Sydney CBD and enjoys access to major Sydney arterial roads networks including the Prospect Highway, Cumberland Highway, the M4, M5 and M7 motorways.

The building has a two-storey office component at the front and a large open span waste processing area to the rear. The warehouse is accessed via multiple roller shutter doors and offers internal clearances ranging from 8.9m-9.2m.

A large awning provides all weather loading and additional undercover storage. The site offers full drive around capability providing excellent vehicle circulation.

Summary

Year built (or refurbished)	1993
Ownership	100%
Total GLA (sqm)	2,987
WALE (by income)	19.9 years
Occupancy	100%
Major tenants GLA (sqm)	SUEZ 2,987

Tenancy statistics

Major tenants GLA (sqm)

SUEZ, NEWTON ROAD

Wetherill Park NSW



201-205 Newton Road 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 within Wetherill Park which is located approximately 30km west of the Sydney CBD and enjoys excellent access to major Sydney arterial road networks including the Prospect Highway, Cumberland Highway, the M4, the M5 and M7 motorways.

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.

Year built (or refurbished)	1991
Ownership	100%
Total GLA (sqm)	2,487
WALE (by income)	19.9 years
Occupancy	100%
Major tenants GLA (sqm)	SUEZ 2,487

SUEZ

38 Webya Street, Lower Nudgee QLD



The property comprises a generic industrial warehouse asset with a site area of 7,479sqm and GLA of approximately 2,263sqm that operates as a waste services and transfer station.

This 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 location provides excellent access to all northern arterial routes including Gateway Motorway and is close to Brisbane Airport and Port of Brisbane.

Summary

Year built (or refurbished)	1980's
Ownership	100%
Total GLA (sqm)	2,263
WALE (by income)	17.5 years
Occupancy	100%
Major tenants GLA (sqm)	SUEZ 2,263

Tenancy statistics

Major tenants GLA (sqm)

SUEZ

28 Webya Street, Lower Nudgee QLD



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

This 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 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)	2012
Ownership	100%
Total GLA (sqm)	1,835
WALE (by income)	17.5 years
Occupancy	100%
Major tenants GLA (sqm)	SUEZ 1,835

ELECTROLUX

76–80 Howards Road, Beverley SA



Completed in 2012, the property was purpose built for Electrolux in an established industrial precinct. Situated on a site of 3.9ha in the suburb of Beverley, just 6km north-west of the Adelaide CBD, it has great access to major arterial roads and is in close proximity to the Adelaide Airport. A modern logistics facility with a high clearance warehouse, it has attached air-conditioned offices and a showroom with a combined Gross Lettable Area of 25,562sqm.

Summary

Year built (or refurbished)	2012
Ownership	100%
Total GLA (sqm)	25,562
WALE (by income)	10.4 years
Occupancy	100%
Major tenants GLA (sqm)	Electrolux 25,562

Tenancy statistics

Major tenants GLA (sqm)

BRISBANE CITY COUNCIL BUS NETWORK TERMINAL

40 Schneider Road, Eagle Farm QLD



40 Schneider Road is a highly strategic, prime industrial property located within the tightly held and land constrained core industrial Eagle Farm precinct, 6km north-east of the Brisbane CBD. Eagle Farm is located within the Australia TradeCoast region, the largest employment zone in Queensland outside the Brisbane CBD, with good connectivity to Brisbane Airport and the Port of Brisbane.

Year built (or refurbished)	2013
Ownership	50%
Total GLA (sqm)	6,543
WALE (by income)	19.2 years
Occupancy	100%
Major tenants GLA (sqm)	Brisbane City Council 6,543

TRUGANINA DISTRIBUTION FACILITY

485 Dohertys Road, Truganina VIC



A purpose built Coles distribution centre completed in 2012. The building provides 69,074sqm of GLA, of which 2,559sqm is ambient temperature controlled. Ancillary improvements include canopies of 10,217sqm, 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 10,000sqm of GLA on 1.6 hectares of land to the west of the existing improvements.

Truganina is situated approximately 20km 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
WALE (by income)	13.0 years
Occupancy	100%
Major tenants GLA (sqm)	Coles 69,074

Tenancy statistics

TOLL

7-20 Horsburgh Drive, Altona North VIC



This modern logistics facility was constructed in 2010, spans 6,310sqm and is situated on a site of 4.9ha. Located in Altona North, it's just 14km west of Melbourne's CBD featuring direct access to the West Gate Freeway and Melbourne Airport. The property also boasts an extensive auto storage hardstand area that occupies the majority of the site and consists of truck parking areas, car storage, and car parking.

Year built (or refurbished)	2010
Ownership	100%
Total GLA (sqm)	6,310
WALE (by income)	6.4 years
Occupancy	100%
Toll	6,310

DANDENONG DISTRIBUTION CENTRE

225 Glasscocks Road, Dandenong VIC



The Dandenong Distribution Centre is a modern industrial property custom built for Woolworths Limited and incorporates many elements of high-bay, fully automated warehousing with modern corporate offices and extensive hardstand areas.

The facility has a site area of 15.9ha and is situated in Dandenong South, just 35km south-east of the Melbourne CBD. It's also within three km of the Western Port Toll Road and Eastlink Motorway.

Summary

Year built (or refurbished)	2018
Ownership	26%
Total GLA (sqm)	69,217
WALE (by income)	18.7 years
Occupancy	100%
Major tenants GLA (sqm)	Woolworths 69,217

Tenancy statistics

Major tenants GLA (sqm)

WOOLWORTHS DISTRIBUTION CENTRE

364–426 Old Geelong Road, Hoppers Crossing VIC



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

Year built (or refurbished)	2010 (refurbishment)
Ownership	100%
Total GLA (sqm)	52,364
WALE (by income)	6.5 years
Occupancy	100%
Major tenants GLA (sqm)	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 40km 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)	7.5 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 2km south of the Bairnsdale town centre and 230km east of the Melbourne CBD. The premises are accessed via Bairnsdale Road which links to the Princess Highway approximately 1.5km to the east.

Year built (or refurbished)	1979
Ownership	100%
Total GLA (sqm)	387
WALE (by income)	1.5 years
Occupancy	100%
Major tenants GLA (sqm)	SUEZ 387

SUEZ

Campbellfield VIC



Located in Campbellfield approximately 25km 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 retail precinct which generally comprises a mixture of older style and modern warehouse properties.

Summary

Tenancy statistics

Major tenants GLA (sqm)

Year built (or refurbished)	1991
Ownership	100%
Total GLA (sqm)	1,537
WALE (by income)	1.5 years
Occupancy	100%
SUEZ	1,537

COLES DISTRIBUTION CENTRE PERTH

136 Horrie Miller Drive, Perth WA



The Coles Distribution Centre is a state-of-the-art logistics facility located on a 25ha site strategically situated within Perth Airport and only 10km east of the Perth CBD. This region is one of the major logistics hubs in Western Australia.

The property was purpose built for Coles and operates as a regional distribution centre for them servicing the whole of Western Australia from this location. With a GLA of 81,647sqm, it comprises a combination of ambient, temperature controlled and freezer facilities combined with an administration office and amenities.

Year built (or refurbished)	2008
Ownership	49.9%
Total GLA (sqm)	81,647
WALE (by income)	3.9 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 98,295sqm located within the land constrained core industrial precinct of Canning Vale approximately 14km 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 20.9ha with the ability to provide multi-tenant accommodation and possible future expansion.

Summary

Year built (or refurbished)	1990's
Ownership	100%
Total GLA (sqm)	98,295
WALE (by income)	4.6 years
Occupancy	100%
Major tenants GLA (sqm)	Metcash 98,295

Tenancy statistics

Major tenants GLA (sqm)

SUEZ

Landsdale WA



The property incorporates a waste processing, recycling, collection and storage facility with associated single level office building. The warehouse and workshop areas have reasonable to high clearance and are accessed by multiple roller doors.

Welshpool is known as the heart of Perth's industrial locations, being approximately 10km south-east of Perth CBD and having excellent access to major roads and highways including Welshpool Road, Orrong Road, Krewdale 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)	12.5 years
Occupancy	100%
SUEZ	2,598

SUEZ

South Boulder WA



The property is located approximately 5km from Kalgoorlie's town centre and 600km 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
WALE (by income)	12.5 years
Occupancy	100%
Major tenants GLA (sqm)	SUEZ 630

Tenancy statistics

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 10km 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 a modern, older style warehouses, distribution facilities and transport centres.

Year built (or refurbished)	1997
Ownership	100%
Total GLA (sqm)	3,460
WALE (by income)	12.5 years
Occupancy	100%
Major tenants GLA (sqm)	SUEZ 3,460

AGRI-LOGISTICS

Ingham's Portfolio



CLW's agri-logistics portfolio consists of 27 properties located across Australia. The properties, comprising hatcheries, feedmills and breeder farms, are strategic, long-term supply chain assets 100% leased to a subsidiary of ASX-listed Ingham's Group Limited under long-term, triple net leases.

Summary

Ownership 100%

Number of Properties 27

Total building area (sqm) 303,687

Tenancy statistics

WALE (by income) 24.2 years

Occupancy 100%

Major tenants GLA (sqm)

Ingham's 303,687



LONG WALE INVESTMENT PARTNERSHIP (LWIP)



The LWIP portfolio includes an interest in 59 retail assets. All assets are leased to ALH Group on triple net lease structures with all maintenance capital expenditure paid by the tenant.

Rent under the ALH Group leases is increased annually by reference to CPI. The ALH Group leases include a Dan Murphy's rent for 21 of the 59 properties in the retail Portfolio. The Dan Murphy's rent is comprised of base rent and turnover rent.

Summary

Ownership	49.9%
Number of properties	59
Total NLA (sqm)	169,771
WALE (by income)	15.1 years
Occupancy	100%
Major tenants	Woolworths / ALH

CLUB HOTEL Waterford QLD



The property comprises a tavern that incorporates a main bar, sports bar, dining area, function room and an outdoor terrace seating area. A standalone First Choice Liquor outlet is also located on the site and is included in the leased area.

The property is located 30km south of the Brisbane CBD, in the greater Logan area, which is one of the fastest growing urban growth corridors in southern Queensland. The area benefits from proximity to major demand drivers such as Griffin University Logan Campus (4.5km south) and Logan Hospital (3km south) along with new and existing residential development.

Year built (or refurbished)	2018 (refurbishment)
Ownership	100%
Total NLA (sqm)	1,163
WALE (by income)	13.5 years
Occupancy	100%
Major tenants	Coles / Liquorland

BUNNINGS

South Mackay QLD



The property comprises a full line freestanding Bunnings Warehouse facility arranged over a single trading level, which incorporates the main retail area, timber trade, indoor and outdoor nursery, DIY workshop, bagged goods area, amenities and a loading dock. In addition, the site includes convenient on grade car parking for 324 vehicles.

Located approximately 7km from the CBD, South Mackay predominantly features industrial warehousing and manufacturing, new residential subdivisions and key infrastructure including Mackay train station and Mackay airport.

Summary

Year built (or refurbished)	2014
Ownership	100%
Total NLA (sqm)	11,127
WALE (by income)	7.4 years
Occupancy	100%
Major tenants	Bunnings

DVP

Recently established diversified wholesale fund, seeded with office assets in the Brisbane CBD and industrial property in Victoria.

3.4 YRS

WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

3.9%

WEIGHTED AVERAGE
RENT REVIEWS (WARR)



Summary

	OFFICE		
	217 George Street	231 George Steet	60 Queen Street
Year built (or refurbished)	1970	1958	1987
Grade	B	B	B
Ownership	50.5%	50.5%	50.5%
Total NLA (sqm)	3,743	3,006	3,124
Typical floor plate (sqm)	350	343	798
WALE (by income)	2.6 years	1.9 years	2.9 years
Occupancy	87.4%	82.8%	93.0%

INDUSTRIAL

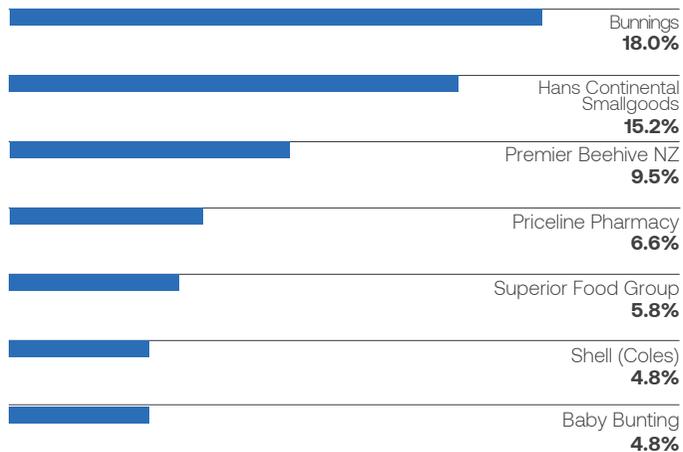
	Coburg Drive-in
Year built (or refurbished)	1965
Grade	-
Ownership	100%
Total NLA (sqm)	49,879
Typical floor plate (sqm)	-
WALE (by income)	9.4 years
Occupancy	100%



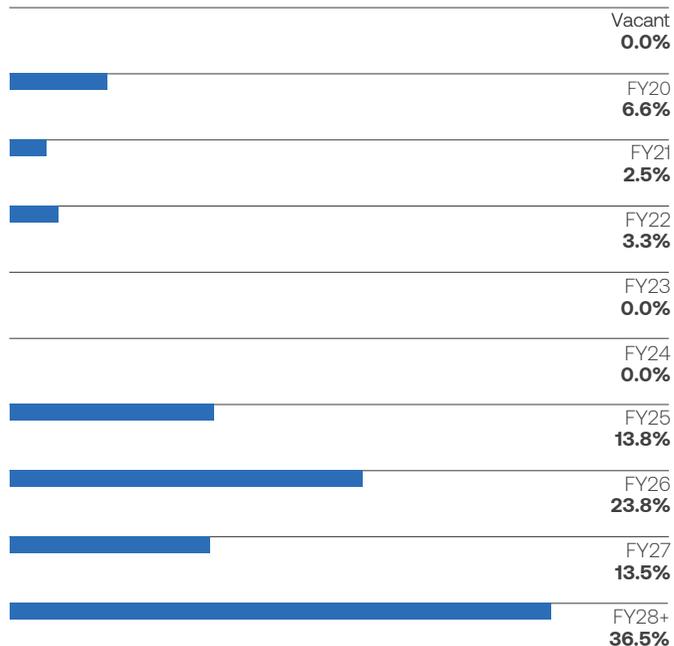
CHARTER HALL DIRECT DIVERSIFIED CONSUMER STAPLES FUND (DCSF)

DCSF is an unlisted property fund with a diversified and growing portfolio of commercial properties leased to distributors and producers of consumer staples goods.

TOP 7 TENANTS BY NET INCOME



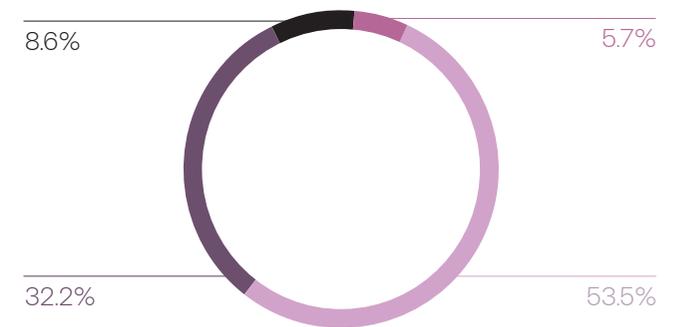
ANNUAL LEASE EXPIRY BY NET INCOME





Shell/ Coles Express Service Centre, North Ipswich QLD

GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



- New South Wales
- Queensland
- Tasmania
- New Zealand

PROPERTY PORTFOLIO

\$118.5

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.21%

WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)

7.2YRS

WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

3.3%

WEIGHTED AVERAGE
RENT REVIEWS (WARR)

	DCSF OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
INDUSTRIAL			
7 Burnet Road, Warnervale NSW	100	6.9	3.0
3 Production Street, Wacol QLD	100	10.9	CPI
375 Tremaine Avenue Palmerston North, NZ	100	10.0	5.0
RETAIL			
Derwent Park 10 Derwent Park Road, Derwent Park TA	100	8.0	3.0
Shell/ Coles Express Service Centre North Ipswich, QLD	100	7.7	CPI
Bunnings Warehouse, Burnie South TAS	100	7.0	3.0
Festival Towers 108 Albert Street, Brisbane QLD	100	3.7	4.0
3-5 Classic Way, Burleigh Waters QLD	100	5.6	4.0



Bunnings Warehouse, Burnie South TAS

7 BURNET ROAD

Warnervale NSW



The property features a temperature controlled cold storage facility complete with an ancillary office and amenities. Located within the industrial precinct of Warnervale on NSW's Central Coast, it's only 850m to the M1 Motorway. The warehouse is temperature-controlled allowing a range of temperatures from -18°C to 17°C and includes a comprehensive loading dock which is also temperature controlled (5°C) with an all-weather awning.

Summary

Year built (or refurbished)	2009
Ownership	100%
Total GLA (sqm)	2,451
WALE (by income)	6.9 years
Occupancy	100%
Major tenants GLA (sqm)	Superior Food Group 2,451

3 PRODUCTION STREET

Wacol QLD



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

Found in an established industrial area, 18km southwest of the Brisbane CBD, the property is situated in close proximity to the Ipswich Motorway, Centenary Highway and Logan Motorway.

Year built (or refurbished)	1988
Ownership	100%
Total GLA (sqm)	6,067
WALE (by income)	10.9 years
Occupancy	100%
Major tenants GLA (sqm)	Hans Continental Smallgoods 6,067

375 TREMAINE AVENUE

Palmerston North NZ



375 Tremaine Avenue is located with an established suburb of industrial premises. The site is approximately 3km northwest from the Palmerston North CBD and strategically located in the central lower North Island of New Zealand providing for good distribution proximity to the majority of the country. The premises comprise a substantially upgraded clear span freezer and chiller accommodation with enclosed loading and canopies.

Summary

Year built (or refurbished)	1973 (1999)
Ownership	100%
Total GLA (sqm)	6,391
WALE (by income)	10.0 years
Occupancy	100%
Major tenants GLA (sqm)	Premier Beehive NZ 6,391

Tenancy statistics

Major tenants GLA (sqm)

DERWENT PARK

10 Derwent Park Road, Derwent Park TAS



This property is located in the suburb of Derwent Park, approximately 5km north west of the Hobart CBD. Comprising a large format complex, together with a motor vehicle service centre to the rear, the property is anchored by major tenant Baby Bunting.

Year built (or refurbished)	1997 (2018)
Ownership	100%
Total GLA (sqm)	6,896
WALE (by income)	8.0 years
Occupancy	100%
Major tenants GLA (sqm)	Baby Bunting 1,727 Supercheap Auto 1,132

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, 40km west of Brisbane.

BUNNINGS WAREHOUSE

Burnie South TAS



The 14,451sqm Bunnings Warehouse is located in Burnie, 135km north-west of Launceston, Tasmania.

Summary

Year built (or refurbished)	2017
Ownership	100%
Total GLA (sqm)	286

Tenancy statistics

WALE (by income)	7.7 years
Occupancy	100%

Major tenants GLA (sqm)

Shell (Coles)	188
---------------	-----

Year built (or refurbished)	2014 (2016)
Ownership	100%
Total GLA (sqm)	14,451
WALE (by income)	7.0 years
Occupancy	100%
Bunnings Group Pty Ltd	14,451

FESTIVAL TOWERS

108 Albert St, Brisbane QLD



Surrounded by residential, office and hotel accommodation, the property is ideally positioned to enjoy the benefits of direct platform access to the future Albert Street Cross River Rail Station and projected population and worker growth in the Brisbane CBD.

The property is 100% occupied and the major tenants are Priceline, Grill'd Burgers, Starbucks and Nandos Chicken.

Summary

Year built (or refurbished)	2006
Ownership	100%
Total GLA (sqm)	1,033
WALE (by income)	3.7 years
Occupancy	100%
Major tenants GLA (sqm)	
Priceline Pharmacy	353
Nandos	166

3-5 CLASSIC WAY

Burleigh Waters QLD



The retail complex is located in Burleigh Waters, 80km south-east of the Brisbane CBD. The property comprises two free standing buildings, including a Red Rooster restaurant and a separate complex of five food restaurants. Located at the corner of Burleigh Connection Rd and Southport Burleigh Rd, it provides excellent accessibility by car and benefits from prominent exposure to passing traffic.

Year built (or refurbished)	1994 (2018)
Ownership	100%
Total GLA (sqm)	685
WALE (by income)	5.6 years
Occupancy	100%
Red Rooster	215

CHARTER HALL DIRECT ALTONA NORTH FUND

300-330 Millers Road, Altona North VIC



The Fund owns a large format retail centre at 330 Millers Rd, Altona North, Victoria (Millers Junction Home). Millers Junction Home has been leased to leading retailers including Bunnings, Officeworks and JB Hi-Fi Home.

Approximately 13km west of the Melbourne CBD, this property is located on the western side of Millers Road, between Cabot Drive and Ross Road, having high visibility and easily accessible from the surrounding area.

Summary

Year built (or refurbished)	2012
Ownership	100%
Total GLA (sqm)	22,016
WALE (by income)	5.9 years
Occupancy	100%
Bunnings	16,885
Officeworks	1,802

Tenancy statistics

Major tenants GLA (sqm)

CHARTER HALL DIRECT SOP OPPORTUNITY FUND

11 Murray Rose Ave, Sydney Olympic Park NSW



The recently completed property comprises 5 levels of office and ground floor retail located in the heart of Sydney Olympic Park. The property has been designed to achieve a minimum 5 star Green Star Rating and a 4.5 Star NABERS Energy Rating.

Approximately 16km west of the CBD, this property is located on the northern side of Murray Rose Avenue along the northern edge of the Sydney Olympic Park town centre.

Year built (or refurbished)	2018
Ownership	100%
Total GLA (sqm)	5,733
WALE (by income)	2.7 years
Occupancy	51.4%
JLT	588
Energiser	594

CHARTER HALL DIRECT GREEN SQUARE FUND

18 O’Riordan Street, Alexandria NSW



The hotel is 100 per cent leased to Veriu Hotels and Suites, with the lease set to commence in September 2019 following completion of the hotel.

Approximately, 5km from the Sydney CBD, the hotel is located at 18 O’Riordan Street, Alexandria, within the \$13 billion, 278ha Green Square Urban Regeneration Area. The hotel is strategically located approximately 100m from the Green Square Train Station and the Sydney Airport Domestic and International Terminals are two and three stops respectively to the south with Central Station, one stop to the north.

Summary

Year built (or refurbished)	2019
Ownership	100%
Number of rooms	144

Hotel Operator

Verice Hotel & Suites

CHARTER HALL DIRECT SYDNEY AIRPORT HOTEL FUND

22 Levey Street, Wollri Creek, NSW



The Fund owns the Novotel Sydney International Airport Hotel. Charter Hall recently completed an extensive refurbishment and repositioning of the hotel to enhance revenue and occupancy, and increase the value of the hotel.

The hotel is located at 22 Levey Street, Wollri Creek, a short distance from the Sydney International Airport, and one of only three hotels in the International Airport precinct.

Year built (or refurbished)	1979 (2019)
Ownership	100%
Number of rooms	271

Novotel (Accor)



Only About Children, Balwyn North VIC

Social Infrastructure

 **422**
Number of Properties

 **6.2%**
Weighted Average
Capitalisation Rate
(WACR)

 **100%**
Occupancy

 **9.9 years**
Weighted Average
Lease Expiry
(WALE)

CHARTER HALL EDUCATION TRUST (CQE)

CQE is the largest Australian ASX listed real estate investment trust (A-REIT) that invests in social infrastructure properties.

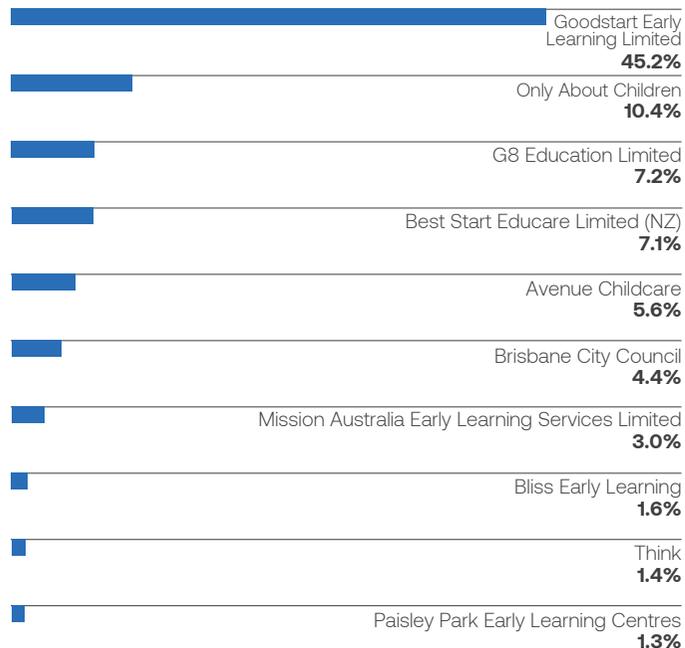
1,152.1\$M¹
TOTAL VALUE OF
PROPERTIES

9.9YRS
WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

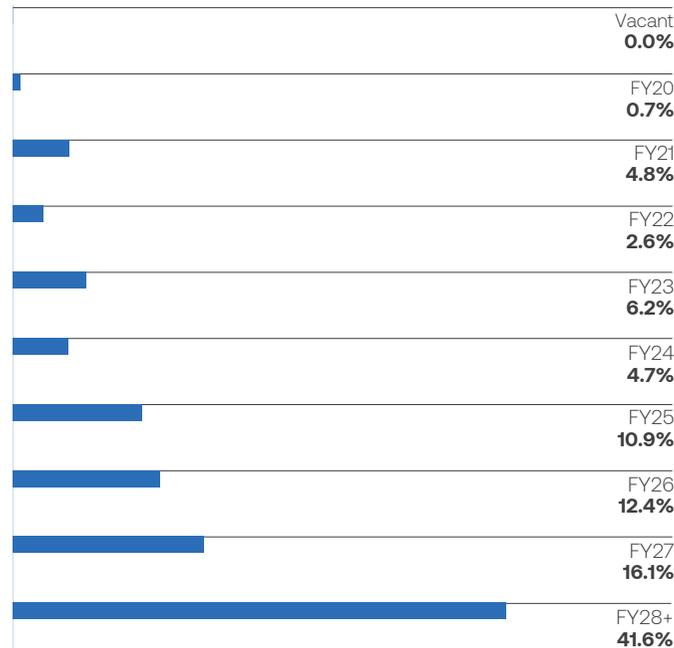
6.2%
WEIGHTED AVERAGE
CAPITALISATION RATE (WACR)

100%
OCCUPANCY

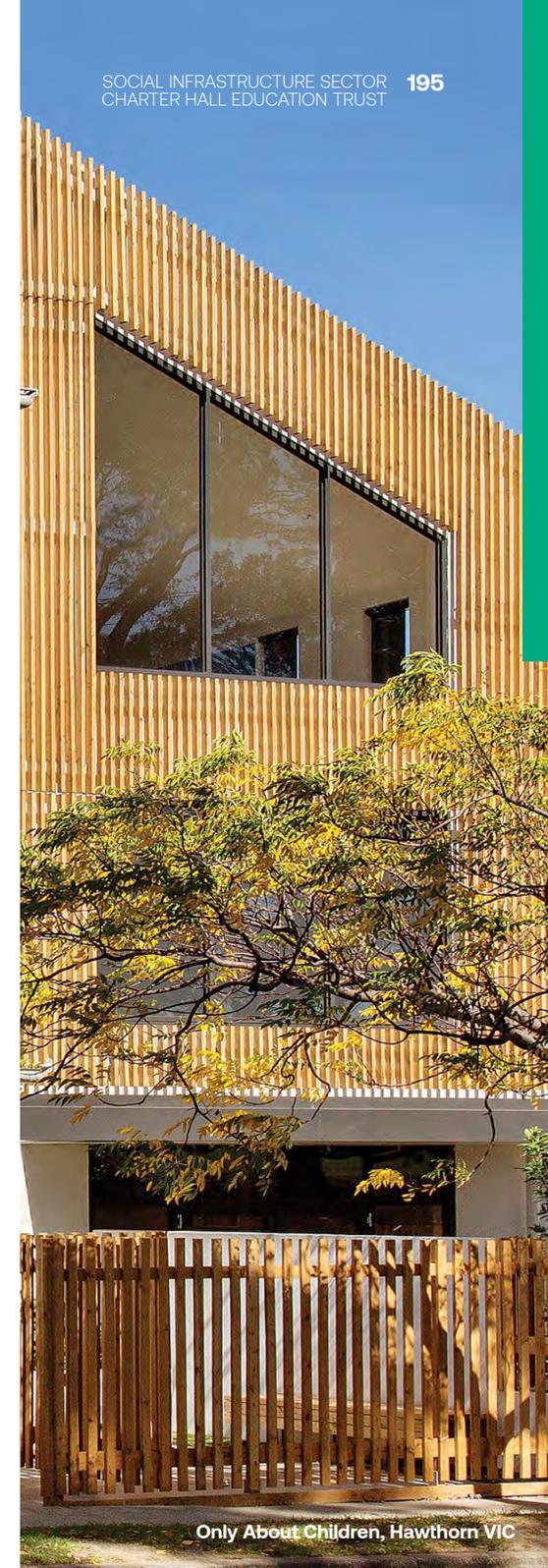
TOP 10 TENANTS BY NET INCOME



ANNUAL LEASE EXPIRY BY NET INCOME



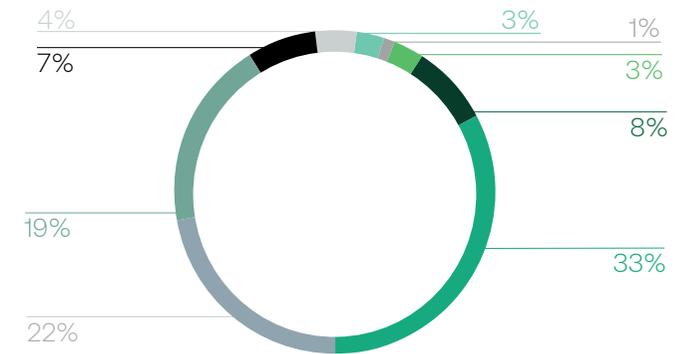
1. Includes 50% interest in Brisbane City Council Bus Network Terminal with a value of \$51.25m.





Only About Children, Hawthorn VIC

GEOGRAPHICAL DIVERSIFICATION
BY CURRENT VALUE



- Queensland
- Victoria
- New South Wales / Australian Capital Territory
- New Zealand
- South Australia
- Western Australia
- Tasmania / Northern Territory
- Leasehold
- Development



SUMMARY

	NO. OF PROPERTIES	VALUE (\$M)	% OF ASSETS	WACR (%)
QLD ¹	125	379.4	32.9	6.1
VIC	66	252.0	21.9	5.6
NSW / ACT	78	218.1	18.9	5.8
New Zealand	48	77.2	6.7	6.0
SA	21	52.9	4.6	6.6
WA	17	42.3	3.7	6.6
TAS / NT	4	9.0	0.8	6.2
TOTAL	359	1,030.9	89.5	6.0
Leasehold	33	31.4	2.7	13.2
Development	30	89.8	7.8	-
TOTAL	422	1,152.1	100	6.2

QUEENSLAND PROPERTY PORTFOLIO

Summary

Number of properties ¹	125
Ownership ¹	100%
Total Land Area (ha)	40.9

Portfolio statistics

WALE (by income)	9.5 years
WARR (by income)	2.2%
WACR	6.1%
Total Value (\$m) ²	379.4

1. Includes 50% interest in Brisbane City Council Bus Network Terminal with a value of \$51.25m.
2. Excludes leasehold properties and properties in development.



Kennedy Terrace, Paddington QLD

QUEENSLAND PROPERTY PORTFOLIO

379.4\$M
TOTAL VALUE

9.5YRS
WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

6.1%
WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	OWNERSHIP (%)
Agnew Terrace, Norman Park QLD	100
Alexander Drive, Nerang QLD	100
Almara Street, Capalaba QLD	100
Ashmole Road, Redcliffe QLD	100
Bayswater Road, Mount Louisa QLD	100
Beak Street, Gladstone QLD	100
Benfer Road, Victoria Point QLD	100
Benamina Street, Cairns QLD	100
Birdwood Road, Tarragindi QLD	100
Boat Harbour Drive, Pialba QLD	100
Bognor Street, Tingalpa QLD	100
Boyanda Street, Wishart QLD	100
Brazier Drive, Annandale QLD	100
Brenton Circuit, Deeragun QLD	100
Bridge Street, Toowoomba QLD	100
Bridge Street, Toowoomba QLD	100
Bridgnorth Street, Carindale QLD	100
Brisbane Street, Beaudesert QLD	100
Brookes Street, Fortitude Valley QLD	100
Burnda Street, Kirwan QLD	100
Burrendah Road, Jindalee QLD	100
Burrendah Road, Jindalee QLD	100
Callum Street, Mooroolbool QLD	100

	OWNERSHIP (%)
Cardigan Street, Granville QLD	100
Centennial Way, Forest Lake QLD	100
Chatswood Road, Daisy Hill QLD	100
Chatswood Road, Kimberley Park QLD	100
City View Terrace, Nambour QLD	100
Clay Street, West Ipswich QLD	100
Clearvista Crescent, Mount Pleasant QLD	100
Coachwood Drive, Jimboomba QLD	100
College Street, Mango Hill QLD	100
Community Place, Springfield QLD	100
Condamine Street, Dalby QLD	100
Crawford Road, Wynnum West QLD	100
Crest Road, Park Ridge QLD	100
Davillea Court, Fernvale QLD	100
Deebing Creek Road, Yamanto QLD	100
Doolan Street, Nambour QLD	100
Duffield Road, Kallangur QLD	100
Duffield Road, Kallangur QLD	100
Eaglesfield Street, Beaudesert QLD	100
Elmwood Drive, Bray Park QLD	100
Forest Lake Blvd, Forest Lake QLD	100
Fulcher Road, Red Hill QLD	100
Gladswood Drive, Highfields QLD	100

QUEENSLAND PROPERTY PORTFOLIO

379.4\$M
TOTAL VALUE

9.5YRS
WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

6.1%
WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	OWNERSHIP (%)
Golf Links Drive, Kirwan QLD	100
Graham Road, Morayfield QLD	100
Greenup Street, Capalaba QLD	100
Hamilton Road, Wavell Heights QLD	100
Hawthorne Road, Hawthorne QLD	100
Healy Street, Toowoomba QLD	100
Heilbronn Road, Gympie QLD	100
Helensvale Road, Helensvale QLD	100
Hope Street, Laidley QLD	100
Ivy Street, Kingaroy QLD	100
James Muscat Drive, Mackay QLD	100
Johnston Road, Mossman QLD	100
Junction Road, Morningside QLD	100
Kennedy Terrace, Paddington QLD	100
Kropp Road, Woodford QLD	100
Lakeland Boulevard, Townsville QLD	100
Landis Street, McDowall QLD	100
Lister Avenue, Sunnybank QLD	100
Lovell Street, Roma QLD	100
Mannington Road, Acacia Ridge QLD	100
Manra Way, Pacific Pines, Gaven QLD	100
Manson Road, Hendra QLD	100
Maundrell Terrace, Aspley QLD	100
McCaskill Road, Pullenvale QLD	100

	OWNERSHIP (%)
Middle Road, Boronia Heights QLD	100
Mildura Drive, Helensvale QLD	100
Miller Street, Urangan QLD	100
Mirambeena Drive, Pimpama QLD	100
Monterey Keys Drive, Monterey Keys QLD	100
Mowbray Terrace, Brisbane East QLD	100
Musgrave Road, Coopers Plains QLD	100
Nangara Street, Shailer Park QLD	100
Napier Road, Eumundi QLD	100
North Road, Brighton QLD	100
Old Ipswich Road, Riverview QLD	100
Oldfield St, Toowoomba QLD	100
Olsen Avenue, Labrador QLD	100
Orara Avenue, Bribie Island QLD	100
Osprey Drive, Thornlands QLD	100
Pascoe Road, Ormeau QLD	100
Poinsettia Street, Richlands, Inala QLD	100
Point Cartwright Drive, Buddina QLD	100
Preston Road, Manly West QLD	100
Princeton Street, Kenmore QLD	100
Raceview Street, Raceview QLD	100
Railway Street, Gatton QLD	100
Redgum Drive, Regents Park QLD	100
Rivermount Drive, Yatala QLD	100

QUEENSLAND PROPERTY PORTFOLIO

379.4\$M
TOTAL VALUE

9.5YRS
WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

6.1%
WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	OWNERSHIP (%)		OWNERSHIP (%)
Riverside Boulevard, Douglas QLD	100	Wheeler Crescent, Currumbin Waters QLD	100
Roseneath Drive, Parkinson QLD	100	Williams Street, Redcliffe QLD	100
Sahara Road, Glass House Moutains QLD	100	Witton Road, Indooroopilly QLD	100
Santa Isobel Boulevard, Gaven QLD	100	Woodward Ave, Yarrabilba QLD	100
Schneider Road, Eagle Farm QLD	50	Woogaroo Street, Goodna QLD	100
Shakespeare Street, East Mackay QLD	100	Woongool Road, Maryborough QLD	100
Sheaves Road, Dakabin QLD	100	Zahel Street, Carina QLD	100
Sheridan Street, Cairns North QLD	100	Zillmere Road, Aspley QLD	100
Short Street, Nerang East QLD	100		
Silvabank Drive, Burleigh QLD	100		
Somerset Drive, Mudgeeraba QLD	100		
Stuart Drive, Townsville QLD	100		
Sturt Street, Molendinar QLD	100		
Sutton Street, Blackbutt QLD	100		
Tallebudgera Creek Road, Burleigh Heads QLD	100		
Tallebudgera Creek Road, Burleigh Heads QLD	100		
Taylor Street, Childers QLD	100		
Third Avenue, Marsden QLD	100		
Tooley Street, Maryborough QLD	100		
Trout Street, Ashgrove QLD	100		
Turquoise Cres, Springfield Lakes QLD	100		
Walkers Drive, Maleny QLD	100		
Warwick Road, Churchill QLD	100		

VICTORIA PROPERTY PORTFOLIO

Summary

Number of properties ¹	66
Ownership	100%
Total Land Area (ha)	17.3

Portfolio statistics

WALE (by income)	10.8 years
WARR (by income)	2.2%
WACR	5.6%
Total Value (\$m) ¹	252.0

1. Excludes leasehold properties and properties in development.

VICTORIA PROPERTY PORTFOLIO

252.0\$M
TOTAL VALUE

10.8YRS
WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

5.6%
WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	OWNERSHIP (%)
Banyule Road, Rosanna VIC	100
Barkers Road, Hawthorn VIC	100
Barkly Street, Sunbury VIC	100
Barwon Heads Road, Armstrong Creek VIC	100
Bellarine Highway, Newcomb VIC	100
Beveridge Street, Swan Hill VIC	100
Bourchier Street, Shepparton VIC	100
Brookfield Blvd, Mickleham VIC	100
Cheviot Ave, Berwick VIC	100
Church Street, Cowes VIC	100
Clover Street, Lara VIC	100
Cuthberts Road, Alfredton VIC	100
Deloraine Drive, Hoppers Crossing VIC	100
Dorchester Street, Craigieburn VIC	100
Drummond Street, Warrnambool West VIC	100
Eastbourne Road, Rosebud VIC	100
Fraser Place, Forest Hill VIC	100
Grey Street, Traralgon VIC	100
Greythorn Road, Balwyn North VIC	100
Hanna Drive, Endeavour Hills VIC	100
Harris Street, Lynbrook VIC	100
Herald Street, Cheltenham VIC	100
Higett Road, Highett VIC	100
High St, Prahran VIC	100

	OWNERSHIP (%)
Inkerman Street, Maryborough VIC	100
James Cook Drive, Melton West VIC	100
John Street, Eltham VIC	100
Kennedy Street, Keilor VIC	100
Kooyong Road, Armadale VIC	100
Lemongrass Circuit, Point Cook VIC	100
Liquidamber Street, Doveton VIC	100
Main Road, Lower Plenty VIC	100
Main Street, Bairnsdale VIC	100
Marriott Boulevard, Lyndhurst VIC	100
McGlynn Avenue, South Morang VIC	100
McGrath Road, Wyndham Vale VIC	100
Melaluka Road, Leopold VIC	100
Moore Street, Wangaratta VIC	100
Morris Road, Hoppers Crossing VIC	100
Mountain Highway, Wantirna VIC	100
Napier Street, White Hills VIC	100
Paradise Way, South Morang VIC	100
Park Lane, Traralgon VIC	100
Pioneer Road, Grovedale VIC	100
Point Cook Road, Point Cook VIC	100
Princes Highway, Eumemmerring VIC	100
Ray Street, Castlemaine VIC	100
Reeve Street, Sale VIC	100

VICTORIA PROPERTY PORTFOLIO

252.0\$M
TOTAL VALUE

10.8YRS
WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

5.6%
WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

OWNERSHIP (%)

Duncans Road, Werribee VIC	100
Road, Werribee VIC	100
Rosanna Road, Heidelberg VIC	100
Saxton Street, Numurkah VIC	100
Sayers Road, Williams Landing VIC	100
Somerville Street, Bendigo VIC	100
Sommeville Drive, Roxburgh Park VIC	100
South Road, Brighton East VIC	100
Springvale Road, Springvale South VIC	100
Symonds Street, Golden Square, Bendigo VIC	100
Toorak Road, Camberwell VIC	100
Victoria Road, Northcote VIC	100
Viewbank Court, Epping VIC	100
Vine Street, Braybrook VIC	100
Wallace Road, Wantirna VIC	100
Westbury Street, St Kilda East VIC	100
Wheatley Road, McKinnon VIC	100
Williams Road, Wangaratta VIC	100
Wood Street, Woodend VIC	100

NEW SOUTH WALES & AUSTRALIAN CAPITAL TERRITORY PROPERTY PORTFOLIO

Summary

Number of properties ¹	78
Ownership	100%
Total Land Area (ha)	16.5

Portfolio statistics

WALE (by income)	10.1 years
WARR (by income)	2.4%
WACR	5.8%
Total Value (\$m) ¹	218.1

1. Excludes leasehold properties and properties in development.

NEW SOUTH WALES & AUSTRALIAN CAPITAL TERRITORY PROPERTY PORTFOLIO

218.1\$M
TOTAL VALUE

10.1YRS
WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

5.8%
WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	OWNERSHIP (%)
Aberdare Road, Cessnock NSW	100
Albert Street, Orange NSW	100
Archibald Place, Heatherbrae NSW	100
Arthur Street, Grafton NSW	100
Avoca Drive, Green Point NSW	100
Avocet Drive, Wagga Wagga NSW	100
Baird Drive, Dubbo NSW	100
Bali Drive, Quakers Hill NSW	100
Ballina Road, Goonellabah NSW	100
Benjamin Lee Drive, Raymond Terrace NSW	100
Bloomfield Street, Gunnedah NSW	100
Boorowa Street, Young NSW	100
Brentwood Street, Muswellbrook NSW	100
Brisbane Street, Tamworth NSW	100
Broadmeadow Road, Broadmeadow NSW	100
Cabramatta Road, Mosman NSW	100
Calala Lane, Calala NSW	100
Clarke Road, Anna Bay NSW	100
Clifton Boulevard, Griffith NSW	100
Colorado Drive, Blue Haven NSW	100
Copperfield Drive, Ambarvale NSW	100
Crago Street, Yass NSW	100
Duke Street, Grafton NSW	100

	OWNERSHIP (%)
Dunmore Street, Wentworthville NSW	100
East Terrace, Bankstown NSW	100
Faithfull Street, Goulburn NSW	100
Farr Place, Isaacs ACT	100
Feathertop Circuit, Thurgoona NSW	100
Frenchs Forest Road, Seaforth NSW	100
George Street, Junee NSW	100
Gribble Street, Gungahlin ACT	100
Hansens Road, Tumbi Umbi NSW	100
Harbord Street, Bonnells Bay NSW	100
High Street, Parkes NSW	100
Hill Street, Orange NSW	100
Hill Street, Warriewood NSW	100
Hillcrest Avenue, South Nowra NSW	100
Hogbin Drive, Toormina NSW	100
Holorn Circuit, Gledswood Hills NSW	100
Hutchison Circuit, Queanbeyan NSW	100
Isabella Road, North Parramatta NSW	100
Jubilee Road, Elermore Vale NSW	100
Kabbera Boulevard, Kelso NSW	100
Kemp Street, West Kempsey NSW	100
Ken Tubman Drive, Maitland NSW	100
Kylie Place, Dapto NSW	100

NEW SOUTH WALES & AUSTRALIAN CAPITAL TERRITORY PROPERTY PORTFOLIO

218.1\$M

TOTAL VALUE

10.1YRS

WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

5.8%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	OWNERSHIP (%)
Lambton Road, New Lambton NSW	100
Largs Avenue, Largs NSW	100
Martin Street, Moama NSW	100
Maryland Drive, Maryland NSW	100
Midgley Street, Corrimal NSW	100
Mittagang Road, Cooma NSW	100
Monica Avenue, Hassall Grove NSW	100
Morgan Street, Wagga Wagga NSW	100
Moverly Road, South Coogee NSW	100
Norfolk Street, Ashtonfield NSW	100
Parraween Street, Cremorne NSW	100
Pemberton Street, West Albury NSW	100
Pendle Way, Pendle Hill NSW	100
Pentecost Ave, Turramurra NSW	100
Phillips Crescent, Mangerton NSW	100
Planthurst Road, Carlton NSW	100
Quisenberry Drive, Lake Munmorah NSW	100
Rawson Street, Kurri Kurri NSW	100
Richardson Street, Merrylands NSW	100
Rooty Hill Road North, Plumpton NSW	100
Sandalwood Avenue, Thornton NSW	100
Seymour Street, Orange NSW	100

	OWNERSHIP (%)
Shoal Bay Road, Nelson Bay NSW	100
Smithfield Road, Prairiewood NSW	100
Stanthorpe Drive, Kanahooka NSW	100
Station Street, Fairfield Heights NSW	100
Sylvan Avenue, Medowie NSW	100
Tennent Road, Mount Hutton NSW	100
Trafalgar Avenue, Woy Woy NSW	100
Tralee Avenue, Killarney Heights NSW	100
Vales Road, Mannering Park NSW	100
Woniora Road, South Hurstville NSW	100

NEW ZEALAND PROPERTY PORTFOLIO

Summary

Number of properties	48
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Total Land Area (ha)	9.2
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Portfolio statistics

WALE (by income)	7.0 years
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WARR (by income)	2.6%
------------------	------

WACR	6.0%
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Total Value (\$m)	77.2
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77.2\$M
TOTAL VALUE

7.0YRS
WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

6.0%
WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

OWNERSHIP (%)

Appleby Road, Albany, Auckland NZ	100
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Aquarius Drive, Kawaha Point, Rotorua NZ	100
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Arawhata Road, Paraparaumu NZ	100
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Blighs Road, Papanui, Christchurch NZ	100
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Blighs Road, Papanui, Christchurch NZ	100
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Botany Road, Botany Downs, Auckland NZ	100
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Brooklyn Road, Claudelands, Hamilton NZ	100
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Cardiff Avenue, Somerfield, Christchurch NZ	100
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Carthew Terrace, Foxton Beach NZ	100
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Dilworth Avenue, Remuera, Auckland NZ	100
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Fearnley Grove, Albany, Auckland NZ	100
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Frederick Street, Mahora, Hastings NZ	100
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Hagley Avenue, Christchurch Central NZ	100
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Harrison Street, Allenton, Ashburton NZ	100
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Hei Hei Road, Christchurch NZ	100
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Herewini Street, Victoria, Rotorua NZ	100
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OWNERSHIP (%)

Kelvin Street, Invercargill NZ	100
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Kennedy Road, Greenmeadows, Napier NZ	100
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Kinsella Crescent, Christchurch NZ	100
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Lilian Street, Whangarei NZ	100
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Maich Road, Manurewa, Auckland NZ	100
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Maich Road, Manurewa, Auckland NZ	100
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Manuka Road, Glenfield, Auckland NZ	100
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Mustang Avenue, Wigram, Christchurch NZ	100
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Nottingham Avenue, Halswell, Christchurch NZ	100
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Park Road, Bay of Plenty NZ	100
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Park Road, Hokowhitu, Palmerston North NZ	100
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Peachgrove Road, Hamilton NZ	100
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Percival Street, Rangiora, North Canterbury NZ	100
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Pipiwai Road & Cnr Great North Road, Whangarei NZ	100
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Primrose Street, Hamilton NZ	100
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Puketaha Road, Puketaha, Hamilton NZ	100
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NEW ZEALAND PROPERTY PORTFOLIO

77.2\$M

TOTAL VALUE

7.0YRS

WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

6.0%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

OWNERSHIP (%)

Queen Road, Tauranga NZ	100
Redwood Avenue, Tawa, Wellington NZ	100
Ridge Road, Howick, Auckland NZ	100
Russell Road, Manurewa, Auckland NZ	100
Russell Road, Manurewa, Auckland NZ	100
Salisbury Street, Christchurch Central NZ	100
Siedeberg Drive, Dannemora, Auckland NZ	100
Sunset Road, Mangakakahi, Rotorua NZ	100
Tait Drive, Greenmeadows, Napier NZ	100
Te Aute Road, Havelock North, Hastings NZ	100
Tomoana Road, Saint Leonards, Hastings NZ	100
Tomoana Road, Saint Leonards, Hastings NZ	100
Wainui Street, Riccarton, Christchurch NZ	100
Wales Street, Rangiora, North Canterbury NZ	100
Williams Street, Kaiapoi, North Canterbury NZ	100
Winiata Terrace, Papakura, Auckland NZ	100

SOUTH AUSTRALIA PROPERTY PORTFOLIO

Summary

Number of properties ¹	21
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Total Land Area (ha)	9.3
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Portfolio statistics

WALE (by income)	11.9 years
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WARR (by income)	1.7%
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WACR	6.6%
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Total Value (\$m) ¹	52.9
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52.9\$M
TOTAL VALUE

11.9YRS
WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

6.6%
WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

OWNERSHIP (%)

Argent Road, Penfield SA	100
Beerworth Avenue, Whyalla SA	100
Byron Bay Drive, Paralowie SA	100
Churchill Road, Kilburn SA	100
Cowan Street, Angle Park SA	100
Elder Drive, Mawson Lakes SA	100
Grasswren Way, Mawson Lakes SA	100
Gray Street, Norwood SA	100
Henderson Avenue, Pooraka SA	100
Hutt Close, Sheidow Park SA	100
Lindisfarne Road, Huntfield Heights SA	100
Lovelock Drive, Noarlunga SA	100
Main Road, Belair SA	100
Morphett Road, Oaklands Park SA	100
Onkaparinga Valley Road, Oakbank SA	100

OWNERSHIP (%)

Portrush Road, Linden Park SA	100
Queens Avenue, Mount Gambier SA	100
Springbank Boulevard, Burton SA	100
Tapleys Hill Road, Royal Park SA	100
Vine Street, Nuriootpa SA	100
Windebanks Road, Aberfoyle Park SA	100

1. Excludes leasehold properties and properties in development.

WESTERN AUSTRALIA PROPERTY PORTFOLIO

Summary

Number of properties ¹	17
Total Land Area (ha)	3.8
WALE (by income)	8.4 years
WARR (by income)	2.1%
WACR	6.6%
Total Value (\$m) ¹	42.3

Portfolio statistics

42.3\$M
TOTAL VALUE

8.4YRS
WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

6.6%
WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

OWNERSHIP (%)

Alexander Road, Belmont WA	100
Allington Avenue, Ballajura WA	100
Campbell Road, Canning Vale WA	100
Eighty Road, Baldivis WA	100
Eighty Road, Baldivis Grove WA	100
Gatacre Drive, Somerville WA	100
Joindre Way, Success WA	100
Kingsley Drive, Kingsley WA	100
Minilya Loop, Warnbro WA	100
Monaghan Close, Baldivis WA	100
Okehampton Road, Warnbro WA	100
Paris Road, Australind WA	100
Railway Parade, Queens Park WA	100
Rutland Avenue, Carlisle WA	100
Sterling Street, Nedlands WA	100
The Gateway, Edgewater WA	100
Warner Road, Parmelia WA	100

¹. Excludes leasehold properties and properties in development.

TASMANIA & NORTHERN TERRITORY PROPERTY PORTFOLIO

Summary

Number of properties ¹	4
Total Land Area (ha)	1.2

Portfolio statistics

WALE (by income)	5.7 years
WARR (by income)	1.6%
WACR	6.2%
Total Value (\$m) ¹	9.0

9.0\$M

TOTAL VALUE

5.7YRS

WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

6.2%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

OWNERSHIP (%)

Bishop Street, Stuart Park, Darwin NT	100
Main Road, Glenorchy TAS	100
Murray Street, Hobart TAS	100
Wishart Road, Durack NT	100

¹ Excludes leasehold properties and properties in development.

LEASEHOLD PROPERTY PORTFOLIO

Summary

Number of properties	33
WALE (by income)	15.3 years
WARR (by income)	2.6%
WACR	13.2%
Total Value (\$m)	31.4

Portfolio statistics

31.4\$M
TOTAL VALUE

15.3YRS
WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

13.2%
WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

OWNERSHIP (%)

Armour Avenue, Kellyville Ridge NSW	100
Bakers Lane, Erskine Park NSW	100
Balgowlah Road, Fairlight NSW	100
Craigmore Drive, Kellyville NSW	100
Felton Street, Gateshead NSW	100
Forman Avenue, Glenwood NSW	100
Horningsea Park Drive, Horningsea Park NSW	100
Ironbank Ridge Road, Kellyville NSW	100
Lake Albert Road, Kooringal NSW	100
Mataram Road, Woongarra NSW	100
Molong Road, Orange NSW	100
Oakland Street, Glendale NSW	100
Redden Drive, Tallowood NSW	100
Stradbroke Avenue, Shellharbour NSW	100
Cameron Street, Nundah QLD	100
Duke Street, Gympie QLD	100
George St, Bundaberg West QLD	100

OWNERSHIP (%)

Ormskirk Street, Algester QLD	100
Seventeen Mile Rocks Road, Seventeen Mile Rocks QLD	100
Wynnum Road, Morningside QLD	100
Church Street, Epping VIC	100
Gowrie Park Drive, Melbourne Airport VIC	100
O'Shannessy Street, Pakenham VIC	100
Pound Road, Narre Warren South VIC	100
Vale Street, Sebastopol VIC	100
Waurrvale Drive, Belmont VIC	100
Bower Road, Semaphore SA	100
Brighton Road, Brighton SA	100
Coromandel Parade, Blackwood SA	100
Eighth Avenue, Woodville Gardens SA	100
Everleigh Road, Elizabeth Vale SA	100
Roopena Street, Ingle Farm SA	100
Surrey Farm Drive, Golden Grove SA	100

DEVELOPMENT PROPERTY PORTFOLIO

Summary

Number of properties	30
Total Value (\$m) ¹	89.8
Average yield on cost	6.9%
Forecast valuation on completion (\$m) ²	190.2

89.8\$M

TOTAL VALUE

6.9%

AVERAGE YIELD ON
COST

190.2²\$M

FORECAST VALUATION
ON COMPLETION

OWNERSHIP (%)

Milton Circuit, Oran Park NSW	100
Rye Avenue, Bexley NSW	100
Boundary Road, Bardon QLD	100
Cliveden Ave, Corinda QLD	100
Permain Street, Middle Park QLD	100
Albert Street, Reservoir VIC	100
Belmore Road, Mont Albert VIC	100
Brighton Rd, Elwood VIC	100
Burke Road, Deepdene VIC	100
Elgar Road, Box Hill North VIC	100
Elizabeth Street, Coburg North VIC	100
Fullwood Parade, Doncaster East VIC	100
Hawthory Road, Kilsyth VIC	100
High Street, Doncaster VIC	100
Hobbs Road, Wynbrook VIC	100

OWNERSHIP (%)

Humphries Road, Frankston South VIC	100
Manningham Road, Templestowe Lower VIC	100
McKinnon Road, East Bentleigh VIC	100
Mitcham Road, Vermont VIC	100
Murrumbeena Road, Murrumbeena VIC	100
North Road, Reservoir VIC	100
Park Lane, Mount Waverley VIC	100
Parker Street, Templestowe VIC	100
Tait Street, Bonshaw VIC	100
The Fairway, Bonbeach VIC	100
Tinks Road, Narre Warren VIC	100
Henley Beach Road, Fulham SA	100
South Road, Black Forest SA	100
David Street, Kensington WA	100
Newton Street, Bayswater WA	100

1. Includes 1 site contracted for sale.

2. Includes 2 sites pending settlement and excludes 1 site contracted for sale.

CHARTER HALL CIB FUND (CIB)

CIB is a wholesale unlisted unit trust with a portfolio comprising of police stations and law court complexes.

139.2\$M

TOTAL VALUE

7.7YRS

WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

6.0%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

3.4%

WEIGHTED AVERAGE
RENT REVIEWS (WARR)

100%

OCCUPANCY

SUMMARY

Number of Properties	11
CQE Ownership	15%

Craigieburn Police Station, VIC

Dandenong Law Court, VIC

Dandenong Police Station, VIC

Frankston Law Court, VIC

Frankston Police Station, VIC

Keilor Downs Police Station, VIC

Melton Police Station, VIC

Mill Park Police Station, VIC

Moorabbin Police Station, VIC

Narre Warren Police Station, VIC

Wangaratta Police Station, VIC



Frankston Police Station, VIC

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333 George Street, Sydney NSW	11	Citigroup Centre, 2 Park Street, Sydney NSW	27	61 Mary Street, Brisbane, QLD	45
231 Elizabeth Street, Sydney NSW	12	2 Market Street, Sydney NSW	28	VICTORIA	
2 Market Street, Sydney NSW	12	65 Berry Street, North Sydney, NSW	30	Coles HQ, 800 Toorak Road, Hawthorn East VIC	42
1 Shelley Street, Sydney NSW	13	VICTORIA		1 Nicholson Street, Melbourne VIC	43
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12 Shelley Street, Sydney NSW	14	171 Collins Street, Melbourne VIC	29	WESTERN AUSTRALIA	
Western Sydney University, 169 Macquarie Street, Parramatta NSW	14	150 Lonsdale Street, Melbourne, VIC	30	181 St Georges Terrace, Perth WA	44
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		68 Pitt Street, Sydney NSW	40	737 Bourke Street, Melbourne, VIC	56
		10 Shelly Street, Sydney, NSW	41	WESTERN AUSTRALIA	
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Forman Avenue, Glenwood NSW	214

Horningsea Park Drive, Horningsea Park NSW	214
Ironbank Ridge Road, Kellyville NSW	214
Lake Albert Road, Koorringal NSW	214
Mataram Road, Woongarra NSW	214
Molong Road, Orange NSW	214
Oakland Street, Glendale NSW	214
Redden Drive, Tallowood NSW	214
Stradbroke Avenue, Shellharbour NSW	214
Cameron Street, Nundah QLD	214
Duke Street, Gympie QLD	214
George St, Bundaberg West QLD	214
Ormskirk Street, Algester QLD	214
Seventeen Mile Rocks Road, Seventeen Mile Rocks QLD	214
Wynnum Road, Morningside QLD	214
Milton Circuit, Oran Park NSW	214
Rye Avenue, Bexley NSW	214
Boundary Road, Bardon QLD	214
Cliveden Ave, Corinda QLD	214
Permain Street, Middle Park QLD	214
Albert Street, Reservoir VIC	214
Belmore Road, Mont Albert VIC	214
Brighton Rd, Elwood VIC	214
Burke Road, Deepdene VIC	214
Elgar Road, Box Hill North VIC	214
Elizabeth Street, Coburg North VIC	214
Fullwood Parade, Doncaster East VIC	214
Hawthory Road, Kilsyth VIC	214
High Street, Doncaster VIC	214
Hobbs Road, Wynbrook VIC	214
Humphries Road, Frankston South VIC	214
Manningham Road, Templestowe Lower VIC	214
McKinnon Road, East Bentleigh VIC	214
Mitcham Road, Vermont VIC	214
Murrumbeena Road, Murrumbeena VIC	214
North Road, Reservoir VIC	214
Park Lane, Mount Waverley VIC	214
Parker Street, Templestowe VIC	214
Tait Street, Bonshaw VIC	214
The Fairway, Bonbeach VIC	214
Tinks Road, Narre Warren VIC	214
Henley Beach Road, Fulham SA	214
South Road, Black Forest SA	214
David Street, Kensington WA	214

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Keilor Downs Police Station, VIC	215
Melton Police Station, VIC	215
Mill Park Police Station, VIC	215
Moorabbin Police Station, VIC	215
Narre Warren Police Station, VIC	215
Wangaratta Police Station, VIC	215

FURTHER INFORMATION

ENQUIRIES

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