

ASX Release

Expanding relationships with NNN tenants

16 July 2020

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Charter Hall Long WALE REIT (ASX: CLW) today announces two new acquisitions, sourced off market through existing tenant relationships.

CLW is pleased to announce the acquisition and settlement of the ALH Group (**ALH**) leased Indooroopilly Hotel, Brisbane for \$13.2 million¹ reflecting a capitalisation rate of 5.50%. The hotel was acquired in CLW's Long WALE Investment Partnership (LWIP) joint venture. This Partnership now comprises a national portfolio of 60 properties which are leased to ALH on a triple net lease (**NNN**) basis with a portfolio weighted average lease expiry of 14.1 years as at 30 June 2020. 49 properties in the LWIP portfolio have either a Dan Murphys or BWS component to them. Upon settlement of the Indooroopilly Hotel, ALH entered into a new 15 year, NNN lease at this property.

CLW has also further extended its relationship with SUEZ by expanding its portfolio of NNN industrial properties leased to SUEZ.

CLW is pleased to announce the acquisition and settlement of a waste transfer facility in North Ryde, Sydney for \$15 million reflecting a capitalisation rate of 5.0%. The property was acquired from SUEZ on a sale and leaseback basis, with a new 20 year, NNN lease from settlement.

In addition, CLW recently completed a 2,100sqm warehouse expansion at the existing CLW SUEZ leased property in Welshpool, Perth for a cost of \$2 million. Upon completion of construction, the lease term remaining of the new warehouse and the existing facility has been reset from 11.5 years to 15 years and the rent for this property has been increased to reflect the cost of the expansion.

With these acquisitions, NNN leases now account for 46% of CLW's net passing income.

Fund Manager of CLW, Avi Anger commented "an important attribute of CLW is the active asset management of the portfolio and the strong relationship we maintain with the tenants across our portfolio. We are pleased to extend our relationship with two important CLW tenants, ALH Group and SUEZ, as a result of these recent long WALE acquisitions and the SUEZ warehouse expansion."

Announcement authorised by the Chair

Charter Hall Long WALE REIT (ASX: CLW)

Charter Hall Long WALE REIT is an Australian Real Estate Investment Trust (REIT) listed on the ASX and investing in high quality Australasian real estate assets that are predominantly leased to corporate and government tenants on long term leases. Charter Hall Long WALE REIT is managed by Charter Hall Group (ASX:CHC). With over 29 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, Charter Hall Group as Manager of CLW has carefully curated a \$40 billion diverse portfolio of over 1100 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 \$7.3 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.

¹ Reflecting a 100% ownership interest. CLW's 49.9% interest is \$6.6 million

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