



## Announcement Summary

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**Entity name**

CHARTER HALL LONG WALE REIT

**Announcement Type**

New announcement

**Date of this announcement**

Wednesday December 9, 2020

**The Proposed issue is:**

A placement or other type of issue

**Total number of +securities proposed to be issued for a placement or other type of issue**

<b>ASX +security code</b>	<b>+Security description</b>	<b>Maximum Number of +securities to be issued</b>
CLW	FULLY PAID UNITS STAPLED SECURITIES	53,763,441

**Proposed +issue date**

Tuesday December 15, 2020

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

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**1.1 Name of +Entity**

CHARTER HALL LONG WALE REIT

We (the entity named above) give ASX the following information about a proposed issue of +securities and, if ASX agrees to +quote any of the +securities (including any rights) on a +deferred settlement basis, we agree to the matters set out in Appendix 3B of the ASX Listing Rules.

**1.2 Registered Number Type**

ARSN

**Registration Number**

144613641

**1.3 ASX issuer code**

CLW

**1.4 The announcement is**

New announcement

**1.5 Date of this announcement**

Wednesday December 9, 2020

**1.6 The Proposed issue is:**

A placement or other type of issue



Part 7 - Details of proposed placement or other issue

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Part 7A - Conditions

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**7A.1 - Are any of the following approvals required for the placement or other type of issue?**

- +Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity

No

Part 7B - Issue details

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**Is the proposed security a 'New class' (+securities in a class that is not yet quoted or recorded by ASX) or an 'Existing class' (additional securities in a class that is already quoted or recorded by ASX)?**

Existing class

**Will the proposed issue of this +security include an offer of attaching +securities?**

No

Details of +securities proposed to be issued

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**ASX +security code and description**

CLW : FULLY PAID UNITS STAPLED SECURITIES

**Number of +securities proposed to be issued**

53,763,441

**Offer price details**

**Are the +securities proposed to be issued being issued for a cash consideration?**

Yes

**In what currency is the cash consideration being paid?**

AUD - Australian Dollar

**What is the issue price per +security?**

AUD 4.65000

**Will these +securities rank equally in all respects from their issue date with the existing issued +securities in that class?**

Yes



Part 7C - Timetable

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**7C.1 Proposed +issue date**

Tuesday December 15, 2020

Part 7D - Listing Rule requirements

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**7D.1 Has the entity obtained, or is it obtaining, +security holder approval for the entire issue under listing rule 7.1?**

No

**7D.1b Are any of the +securities proposed to be issued without +security holder approval using the entity's 15% placement capacity under listing rule 7.1?**

Yes

**7D.1b ( i ) How many +securities are proposed to be issued without security holder approval using the entity's 15% placement capacity under listing rule 7.1?**

53,763,441

**7D.1c Are any of the +securities proposed to be issued without +security holder approval using the entity's additional 10% placement capacity under listing rule 7.1A (if applicable)?**

No

**7D.2 Is a party referred to in listing rule 10.11 participating in the proposed issue?**

No

**7D.3 Will any of the +securities to be issued be +restricted securities for the purposes of the listing rules?**

No

**7D.4 Will any of the +securities to be issued be subject to +voluntary escrow?**

No

Part 7E - Fees and expenses

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**7E.1 Will there be a lead manager or broker to the proposed issue?**

Yes

**7E.1a Who is the lead manager/broker?**

J.P. Morgan Securities Australia Limited (JPM), Morgan Stanley Australia Securities Limited (Morgan Stanley), and UBS AG, Australia Branch (UBS) are the joint lead managers and underwriters to the Placement (Joint Lead Managers or Underwriters)



**7E.1b What fee, commission or other consideration is payable to them for acting as lead manager/broker?**

CLW has agreed to pay 0.4% of the proceeds of the Placement to the Joint Lead Managers as a management fee

**7E.2 Is the proposed issue to be underwritten?**

Yes

**7E.2a Who are the underwriter(s)?**

As set out above, JPM, Morgan Stanley and UBS are the Underwriters to the Placement

**7E.2b What is the extent of the underwriting (ie the amount or proportion of the proposed issue that is underwritten)?**

The Placement is fully underwritten by the Underwriters

**7E.2c What fee, commission or other consideration is payable to them for acting as underwriter(s)?**

CLW has agreed to pay 1.6% of the proceeds of the Placement to the Underwriters as an underwriting fee

**7E.2d Please provide a summary of the significant events that could lead to the underwriting being terminated.**

Please refer to Appendix D of the Investor Presentation released to the market on Wednesday, 9 December 2020

**7E.3 Is a party referred to in listing rule 10.11 underwriting or sub-underwriting the proposed issue?**

No

**7E.4 Details of any other material fees or costs to be incurred by the entity in connection with the proposed issue**

N/A

Part 7F - Further Information

**7F.01 The purpose(s) for which the entity is issuing the securities**

Please refer to slide 5 of the Investor Presentation released to the market on Wednesday, 9 December 2020

**7F.1 Will the entity be changing its dividend/distribution policy if the proposed issue proceeds?**

No

**7F.2 Any other information the entity wishes to provide about the proposed issue**

N/A