

## ASX Release

# Macquarie Park Lease Agreement

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Charter Hall Long WALE REIT (ASX: CLW) (**CLW** or the **REIT**) is pleased to announce that a lease has been signed with NSW Government for 8,600sqm NLA of office accommodation at The Glasshouse, 45-61 Waterloo Road, Macquarie Park, Sydney<sup>1</sup>.

At the time of acquisition in November 2019, the property was under construction with 70% (by net income) pre-committed to NSW Government on a 12-year lease. This new lease over levels 7 and 8 of the building will be co-terminus with the existing NSW Government lease.

The property reached practical completion in March 2020.

The deal announced today results in 100% of the office component of the building now being leased to NSW Government for a remaining lease term of 10.8 years.

CLW Fund Manager, Avi Anger commented: "This lease agreement significantly improves the income security and lease expiry profile of The Glasshouse, which now has a WALE in excess of 10 years. The building is projected to achieve a 5 star NABERS rating and 5 Star Green Star Design and As Built ratings. This lease transaction also increases the proportion of income from government tenants in the CLW portfolio to 16% (by net income)."

*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, Charter Hall Group is 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, industrial & logistics, retail and social infrastructure.

Operating with prudence, we've carefully curated a \$46.4 billion diverse portfolio of 1,395 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 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.

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<sup>1</sup> CLW owns a 50% interest in the property