



Announcement Summary

Entity name

CHARTER HALL LONG WALE REIT

Announcement Type

New announcement

Date of this announcement

Tuesday May 18, 2021

The Proposed issue is:

An accelerated offer

Total number of +securities proposed to be issued for an accelerated offer

ASX +security code	+Security description	Maximum Number of +securities to be issued
CLW	FULLY PAID UNITS STAPLED SECURITIES	53,785,081

Trading resumes on an ex-entitlement basis (ex date)

Wednesday May 19, 2021

+Record date

Thursday May 20, 2021

Offer closing date for retail +security holders

Wednesday June 2, 2021

Issue date for retail +security holders

Wednesday June 9, 2021

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

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

Tuesday May 18, 2021

1.6 The Proposed issue is:

An accelerated offer

1.6b The proposed accelerated offer is

Accelerated non-renounceable entitlement offer (commonly known as a JUMBO or ANREO)



Part 3 - Details of proposed entitlement offer issue

Part 3A - Conditions

3A.1 - Are any of the following approvals required for the entitlement offer to be unconditional?

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

No

Part 3B - Offer details

Class or classes of +securities that will participate in the proposed issue and class or classes of +securities proposed to be issued

ASX +security code and description

CLW : FULLY PAID UNITS STAPLED SECURITIES

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

If the entity has quoted company options, do the terms entitle option holders to participate on exercise?

No

Details of +securities proposed to be issued

ASX +security code and description

CLW : FULLY PAID UNITS STAPLED SECURITIES

ISIN Code (if Issuer is a foreign company and +securities are non CDIs)

ISIN Code for the entitlement or right to participate in the offer (if Issuer is foreign company and +securities are non CDIs)

Offer ratio (ratio to existing holdings at which the proposed +securities will be issued)

Has the offer ratio been determined?

Yes



The quantity of additional +securities to be issued	For a given quantity of +securities held
100	1,068

What will be done with fractional entitlements?	Maximum number of +securities proposed to be issued (subject to rounding)
Fractions rounded up to the next whole number	53,785,081

Offer price details for retail security holders

Has the offer price for the retail offer been determined?

Yes

In what currency will the offer be made?	What is the offer price per +security for the retail offer?
AUD - Australian Dollar	AUD 4.65000

Offer price details for institutional security holders

Has the offer price for the institutional offer been determined?

Yes

In what currency will the offer be made?	What is the offer price per +security for the institutional offer?
AUD - Australian Dollar	AUD 4.65000

Oversubscription & Scale back details

Will individual +security holders be permitted to apply for more than their entitlement (i.e. to over-subscribe)?

Yes

Describe the limits on over-subscription

Eligible securityholders may also apply for additional Securities in excess of their entitlement of up to 50% of their entitlement. Any additional Securities will only be allocated to eligible securityholders if and to the extent that CLW so determines, in its absolute discretion, having regard to circumstances as at the time of the close of the entitlement offer.

Will a scale back be applied if the offer is over-subscribed?

Yes

Describe the scale back arrangements

CLW can scale-back applications for additional Securities (in whole or part) at its absolute discretion if a securityholder applies for additional Securities.

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

Yes



Part 3D - Timetable

3D.1a First day of trading halt

Tuesday May 18, 2021

3D.1b Announcement date of accelerated offer

Tuesday May 18, 2021

3D.2 Trading resumes on an ex-entitlement basis (ex date)

Wednesday May 19, 2021

3D.5 Date offer will be made to eligible institutional +security holders

Tuesday May 18, 2021

3D.6 Application closing date for institutional +security holders

Tuesday May 18, 2021

3D.8 Announcement of results of institutional offer

(The announcement should be made before the resumption of trading following the trading halt)

Wednesday May 19, 2021

3D.9 +Record date

Thursday May 20, 2021

3D.10a Settlement date of new +securities issued under institutional entitlement offer

Wednesday June 2, 2021

3D.10b +Issue date for institutional +security holders

Friday May 28, 2021

3D.10c Normal trading of new +securities issued under institutional entitlement offer

Monday May 31, 2021

3D.11 Date on which offer documents will be sent to retail +security holders entitled to participate in the +pro rata issue

Monday May 24, 2021

3D.12 Offer closing date for retail +security holders

Wednesday June 2, 2021

3D.13 Last day to extend retail offer close date

Friday May 28, 2021



3D.16 Entity announces results of retail offer, including the number and percentage of +securities taken up by existing retail +security holders.

Friday June 4, 2021

3D.19 +Issue date for retail +security holders

Wednesday June 9, 2021

Part 3E - Fees and expenses

3E.1 Will there be a lead manager or broker to the proposed offer?

Yes

3E.1a Who is the lead manager/broker?

Morgan Stanley Australia Securities Limited (ABN 55 078 652 276)
Citigroup Global Markets Australia Pty Limited (ABN 64 003 114 832)

3E.1b What fee, commission or other consideration is payable to them for acting as lead manager/broker?

CLW has agreed to pay the Underwriters an offer management fee of 0.30% of the Institutional Offer proceeds (ex. GST) and the Retail Offer proceeds (ex. GST)

3E.2 Is the proposed offer to be underwritten?

Yes

3E.2a Who are the underwriter(s)?

Morgan Stanley Australia Securities Limited (ABN 55 078 652 276)
Citigroup Global Markets Australia Pty Limited (ABN 64 003 114 832)

3E.2b What is the extent of the underwriting (ie the amount or proportion of the offer that is underwritten)?

Fully underwritten

3E.2c What fees, commissions or other consideration are payable to them for acting as underwriter(s)?

CLW has agreed to pay the Underwriters an underwriting fee of 1.20% of the Institutional Offer proceeds (ex. GST) and the Retail Offer proceeds (ex. GST).

3E.2d Please provide a summary of the significant events that could lead to the underwriting being terminated

Please refer to the summary of the terms of the Underwriting Agreement as provided in the Investor Presentation (pg. 35) lodged with ASX on 18 May 2021.

3E.2e Is a party referred to in listing rule 10.11 underwriting or sub-underwriting the proposed offer?

No

3E.3 Will brokers who lodge acceptances or renunciations on behalf of eligible +security holders be paid a handling fee or commission?

No



3E.4 Details of any other material fees or costs to be incurred by the entity in connection with the proposed offer

N/A

Part 3F - Further Information

3F.1 The purpose(s) for which the entity intends to use the cash raised by the proposed issue

Please refer to the descriptions of the property acquisitions as provided in the Investor Presentation (pg. 5 and pg. 7-11) lodged with ASX on 18 May 2021.

3F.2 Will holdings on different registers or subregisters be aggregated for the purposes of determining entitlements to the issue?

No

3F.3 Will the entity be changing its dividend/distribution policy if the proposed issue is successful?

No

3F.4 Countries in which the entity has +security holders who will not be eligible to participate in the proposed issue

Japan, Malaysia, Luxembourg, Germany, France, Thailand, Canada, Ireland, Papua New Guinea, South Africa, Netherlands, Norway and Korea

3F.5 Will the offer be made to eligible beneficiaries on whose behalf eligible nominees or custodians hold existing +securities

Yes

3F.5a Please provide further details of the offer to eligible beneficiaries

Nominees with registered addresses in the eligible jurisdictions, irrespective of whether they participate under the Offer, may also be able to participate in the Offer in respect of some or all of the beneficiaries on whose behalf they hold securities, provided that the applicable beneficiary would satisfy the criteria for an eligible retail securityholder as provided in the retail offer booklet.

3F.6 URL on the entity's website where investors can download information about the proposed issue

<https://www.charterhall.com.au/investments/funds/clw>

3F.7 Any other information the entity wishes to provide about the proposed issue

N/A

3F.8 Will the offer of rights under the rights issue be made under a disclosure document or product disclosure statement under Chapter 6D or Part 7.9 of the Corporations Act (as applicable)?

No