

ASX Release

June 2022 Valuation Update and June Quarter Distribution

27 June 2022

Charter Hall WALE Limited
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Charter Hall Long WALE REIT (CLW) today announces the results of June portfolio valuations.

CLW had 529 properties, or 90% of the portfolio by gross asset value independently valued as at 30 June 2022.

The valuations resulted in a \$137.7 million, or 2.0% uplift on prior book values. The overall portfolio value has increased from \$7.0bn to \$7.1bn and the portfolio average cap rate has compressed 3bps from 4.38% to 4.35%.

The unaudited impact of the valuations announced today represents an estimated increase in the NTA per security from \$5.89 as at 31 December 2021 to \$6.08¹, reflecting a \$0.19 or 3.2% increase.

June Quarter Distribution

CLW also declares the distribution for the quarter ending 30 June 2022 of 7.63 cents per security.

The distribution reinvestment plan will not be active for this period.

CLW will report the REIT's Financial Year 2022 Results on 9 August 2022.

¹ Subject to audit and finalisation of statutory accounts. Excludes movement in working capital and derivatives.

Announcement Authorised by the Board

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 30 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, Industrial & Logistics, Retail and Social Infrastructure.

Operating with prudence, we've curated a diverse \$61.3 billion property portfolio of 1,516 high quality properties. With partnership at the heart of our approach, we're creating places that help grow communities, turning them into the best they can be and unlocking hidden value. Taking a long-term view, our \$13.2 billion development pipeline delivers sustainable, technologically enabled projects for our customers.

Charter Hall has also extended its Fund Management capability into another asset class with the 50% acquisition of the \$18.2 billion listed equities Fund Manager Paradise Investment Management (PIM), which invests on behalf of wholesale and retail investors across domestic and global listed equities.

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.

For further enquiries, please contact

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