



**2023**

**DEVELOPMENT  
SHOWCASE**

Charter Hall  
Group





## Acknowledgement of Country

Charter Hall is proud to work with our customers and communities to invest in, develop and manage properties on land across Australia. We pay our respects to the Traditional Owners, their Elders past, present and emerging and recognise their continuing culture and contribution to this country.



**David Harrison**  
Managing Director  
& Group CEO



**Richard Stacker**  
Industrial &  
Logistics CEO



**Andrew Simons**  
Head of Development  
– Industrial &  
Logistics



**Carmel Hourigan**  
Office CEO



**Mark Stante**  
Head of Development  
– Office

# Agenda

1. Charter Hall Development Framework
2. Industrial & Logistics Platform
3. Industrial & Logistics Development Strategy; Opportunities; Case Studies
4. Industrial & Logistics Q&A
5. Office Platform
6. Office Development Strategy; Opportunities; Case Studies
7. Office Q&A
8. Closing comments

Cover image: Artist's impression - Ascent on Bourke, Alexandria, Sydney NSW

Left image: 555 Collins Street, Melbourne Vic



# Charter Hall Development Framework

David Harrison, Managing Director &  
Group CEO

Image: Coles, Horsley Drive Business Park, Wetherill Park  
Sydney NSW

## Development within the \$72bn Charter Hall strategic framework



### Access

- Attracting capital through access to a development pipeline of stock not available on-market
- Newer assets with less obsolescence risk
- Development gains retained within funds leading to better returns



### Deploy

- Benefits of cross-sector tenant customer relationships
- Deal sourcing and execution teams that provide off-market opportunities
- Pipeline of future opportunities for on-going deployment of capital



### Manage

- Inhouse development capabilities securing opportunities and managing process
- De-risked projects secured through tenant pre-commitments
- Tier 1 Builders that deliver against fixed-price contracts



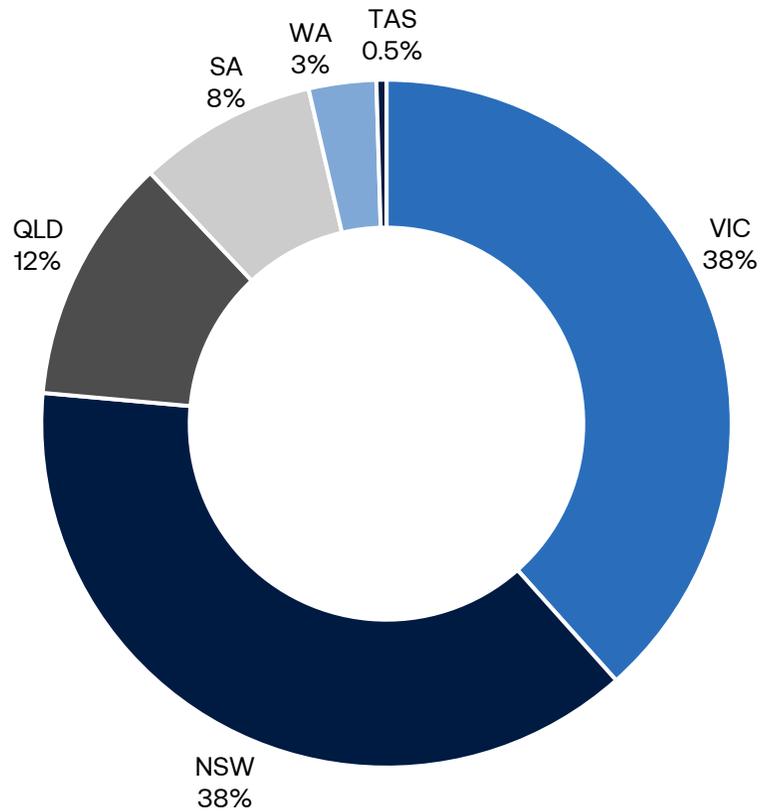
### Invest

- Investment in people and capability to provide development opportunities
- Co-investment partner sharing in development gains
- Securing and warehousing opportunities that sit outside fund mandates

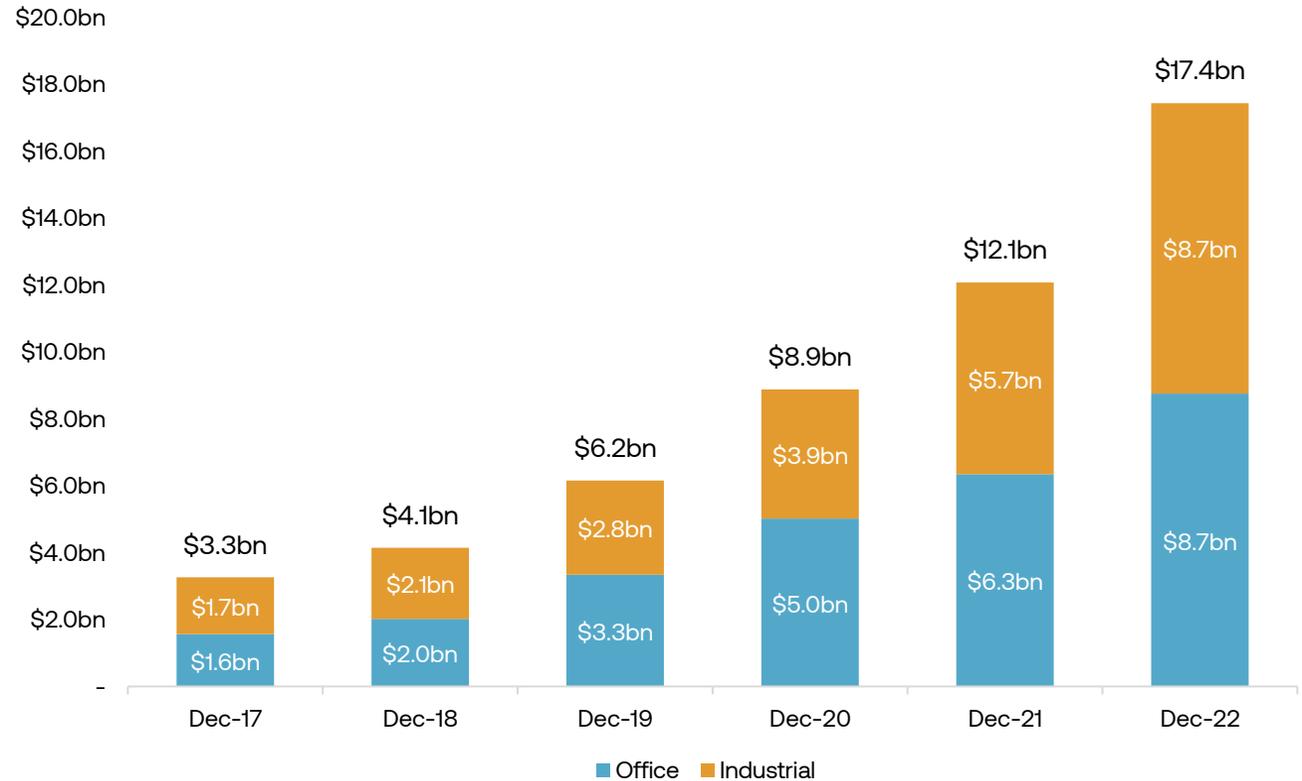
# Developments Completed FY17 to 1H FY23

NSW and VIC account for 76% of developments during the period

Developments by state completed during FY17 to 1H FY23



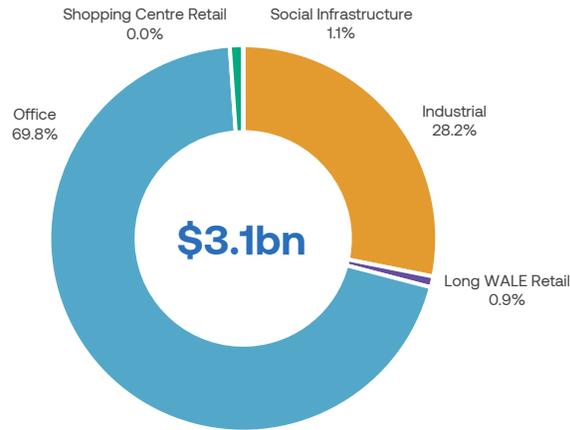
Development Contribution to FUM FY17 to 1H FY23



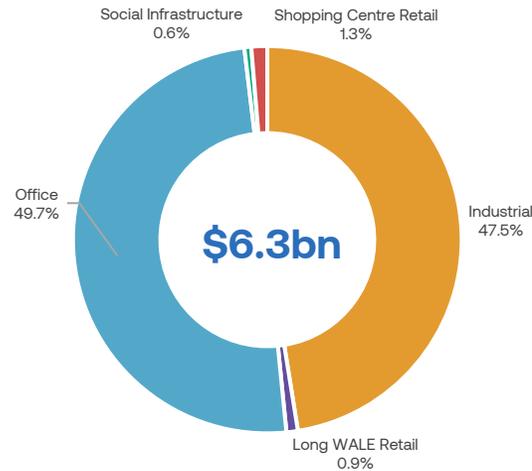
# Development – committed and uncommitted

- \$6.3bn of committed development represents projects that have been pre-leased and construction commenced
- \$7.3bn of uncommitted represents captive opportunities that provide a pathway to further committed developments

**Total completion value**



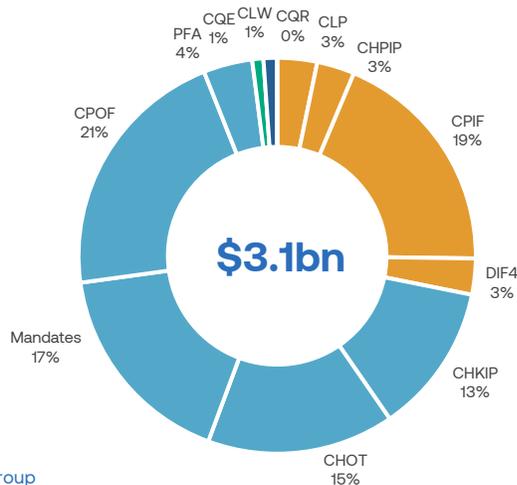
**Total committed pipeline**



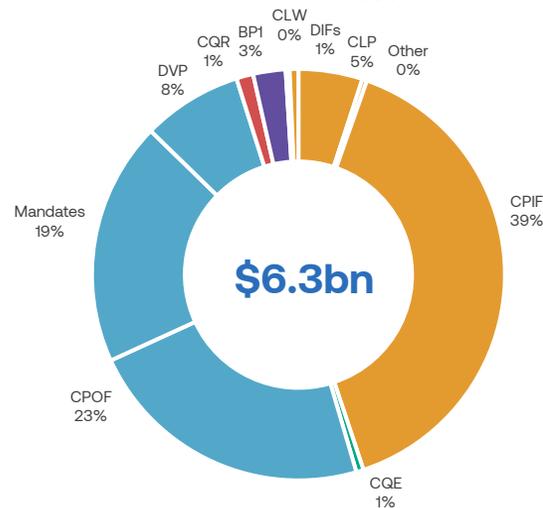
**Total uncommitted pipeline**



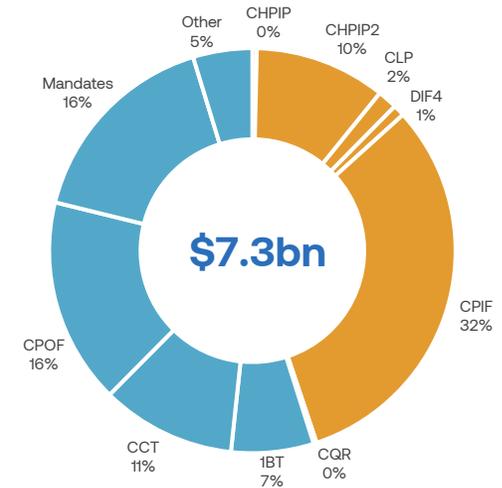
**\$3.1bn**



**\$6.3bn**



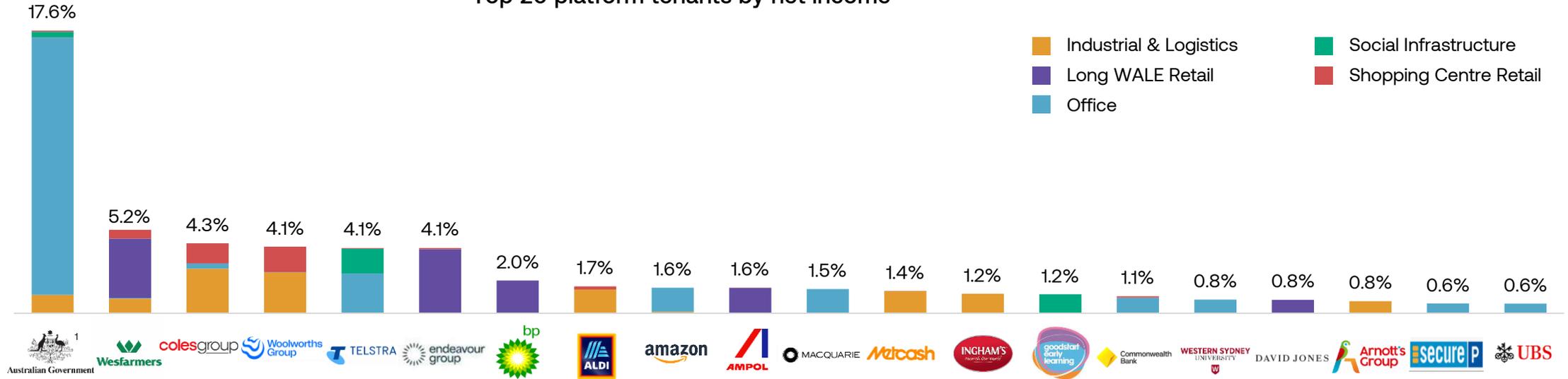
**\$7.3bn**



# The Charter Hall competitive advantage

Cross-sector tenant relationships drive development opportunities

Top 20 platform tenants by net income



Net Rent (%)

	Australian Government	Wesfarmers	colesgroup	Woolworths Group	TELSTRA	endeavour group	bp	ALDI	amazon	AMPOL	MACQUARIE	Mizcash	INGHAM'S	goodstart early learning	Commonwealth Bank	WESTERN SYDNEY UNIVERSITY	DAVID JONES	Arnott's Group	Secure P	UBS
<b>Industrial &amp; Logistics</b>	6.5%	17.4%	64.0%	61.6%	0.1%	-	-	88.2%	6.4%	-	-	99.8%	100.0%	-	-	-	-	100.0%	-	-
<b>Long WALE Retail</b>	-	71.2%	-	0.5%	-	98.3%	100.0%	-	-	100.0%	-	-	-	-	-	-	100.0%	-	-	-
<b>Office</b>	90.9%	0.8%	7.4%	-	61.0%	-	-	-	93.6%	-	100.0%	-	-	-	92.3%	100.0%	-	-	100.0%	100.0%
<b>Social Infrastructure</b>	2.1%	-	-	-	37.5%	-	-	-	-	-	-	-	-	100.0%	-	-	-	-	-	-
<b>Shopping Centre Retail</b>	0.4%	10.6%	28.7%	37.9%	1.3%	1.7%	-	11.8%	-	-	-	0.2%	-	-	7.7%	-	-	-	-	-
<b>Total</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

1. Includes federal, state and local governments.  
 Note: All figures as at 31 December 2022.



# Industrial & Logistics Platform

Richard Stacker, Industrial & Logistics CEO

Image: Bridgestone, MidWest Logistics Hub, Truganina Vic

# Charter Hall Industrial & Logistics Platform

 FUM  
**\$24.5bn**

 Properties  
**307**

 Occupancy  
**99.5%**

 WALE  
**10.3yrs**

 Net Lettable Area  
**7.1m sqm**

 Tenants  
**306**

 Development book  
**\$6.3bn**

 CHC investment  
**\$0.5bn**



Flagstone Logistics Estate, North Maclean QLD

Note: FUM and Development book as at 15 June 2023, all other figures as at 31 December 2022.

# Industrial & Logistics Capability and Team

## Large national team with extensive capabilities and track-record

- **90+ team of Industrial specialists**

Expertise across transactions, development, asset, management, property management, supply chain / automation and sustainability.

Driven customer focused culture with a focus on team diversity, professional development and innovation.

- **Development capability**

Team of 24 specialists providing develop to core assets on behalf of our Industrial Funds.

Successfully delivered \$5.0bn of development project completions to date, with a further \$6.3bn of both committed and uncommitted projects in the pipeline.

- **Track-record of transacting**

154 acquisitions worth \$10.8bn and 47 divestments worth \$2.5bn undertaken over the past 6 years. 59% completed off market and 30% were sale and leaseback with corporates choosing Charter Hall as their landlord.



# Industrial & Logistics Market – Structural trends driving medium to long-term demand resilience

## Continued structural drivers of demand



Technology & Automation



Growth in online retailing



Onshoring and restructuring of supply chains



Prioritisation on ESG & decarbonisation mandates

Major tenants that Charter Hall is partnering with to deliver new automated facilities.

### Consumer Staples



coles

### Logistics



### Transport



### Pharma



## Population growth continues to surprise on the upside

Overall growth is reaching levels not seen since FY09, net-overseas migration is increasing at the fastest level on record.

This will drive ongoing growth in Industrial & Logistics requirements.

5 year forecast



2 million



6 million sqm

## Forecast e-commerce growth

Australia in the early stages of e-commerce growth.

Online penetration rate is forecast to increase from ~14% to 23% by 2027. Total online retail spending is forecast to increase from \$53bn (Dec-22) to 95bn (Dec-27).

5 year forecast



\$95bn by 2027

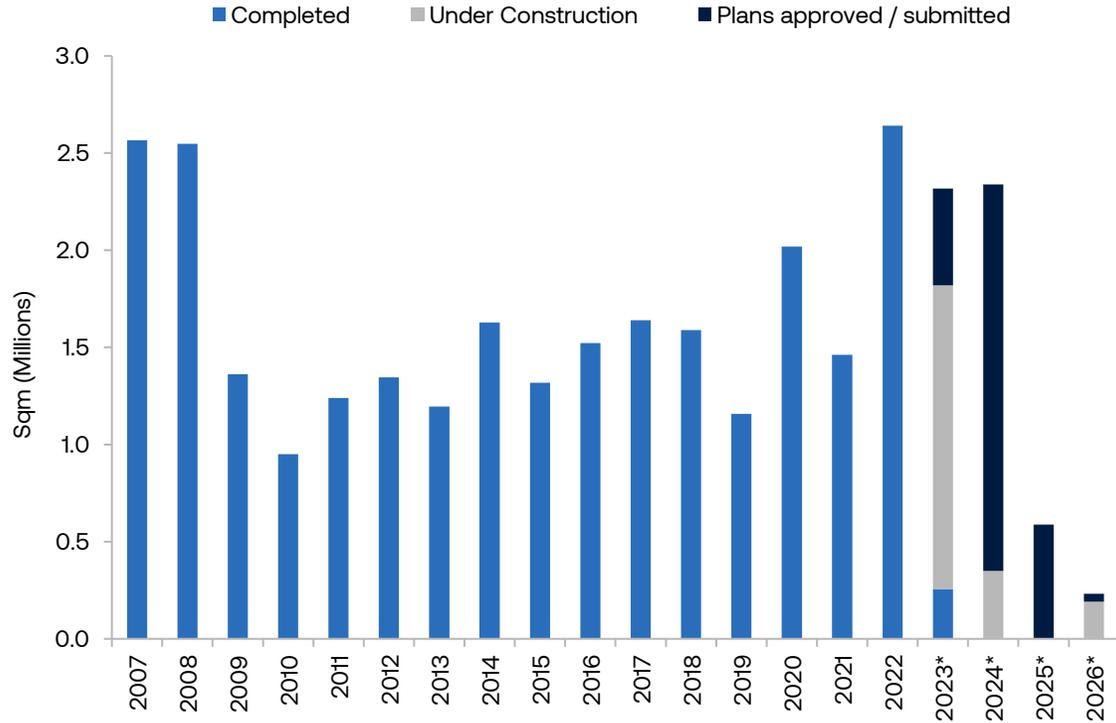


4 million sqm

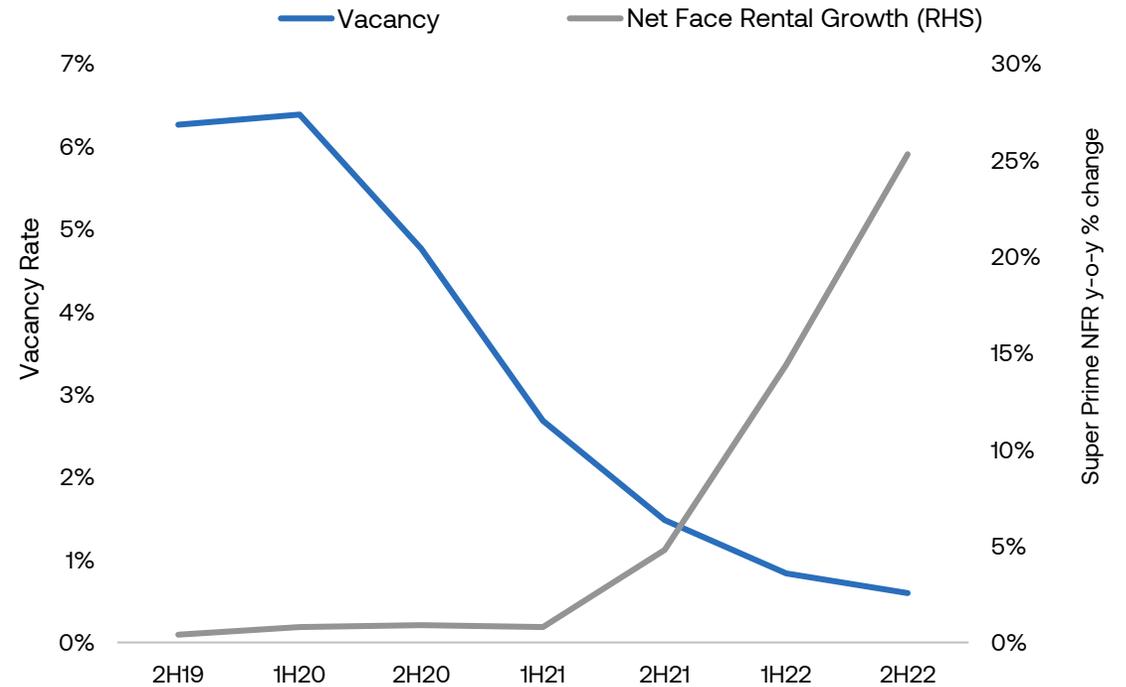
# Limited availability of development stock

Vacancy levels to be below equilibrium levels over near-term – 4 million sqm of vacant space needed to get back to market equilibrium (4%)

## Australian Industrial Supply



## Vacancy Rate and Net Face Rental Growth



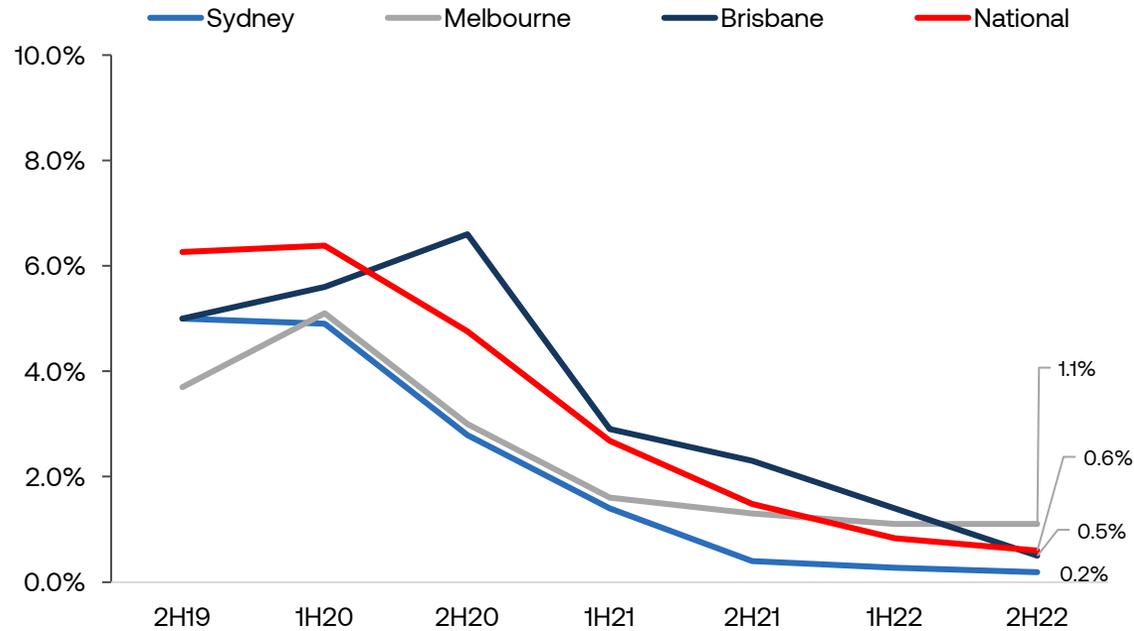
Supply levels have increased, but not at a sufficient level to materially increase vacancy rates. Above trend rental growth anticipated over near-term.

Source: CBRE, JLL, Charter Hall Research. As at 1Q23.

# Industrial & Logistics Market – Supply imbalance anticipated to continue and will drive rental growth and underpin asset valuations

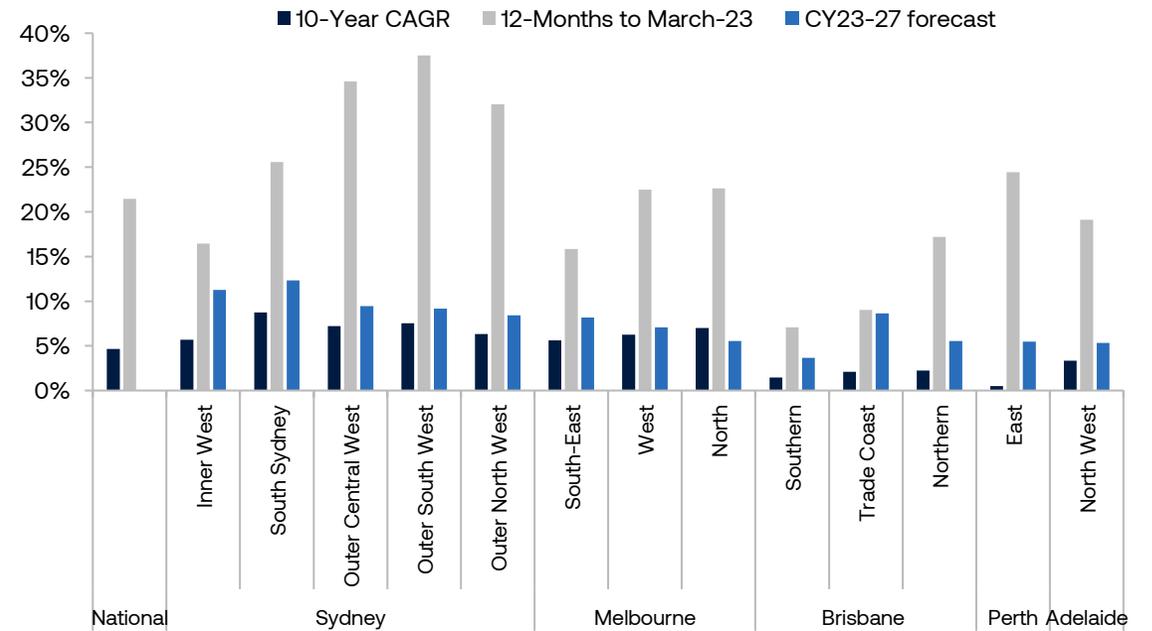
## National vacancy levels

Significant demand has driven vacancy levels down to record levels



## Rents increasing at historically high levels – Prime annual rental growth (%)

Supply and demand imbalance resulting in significant and prolonged rental growth across all markets



Conditions still supportive of tighter vacancies and above-trend rental growth.

Significant pipeline of occupier demand, higher construction costs, delays to supporting infrastructure continue the place upward pressure on economic rents.

Source: CBRE (2H22), JLL, Charter Hall Research. At 1Q23.

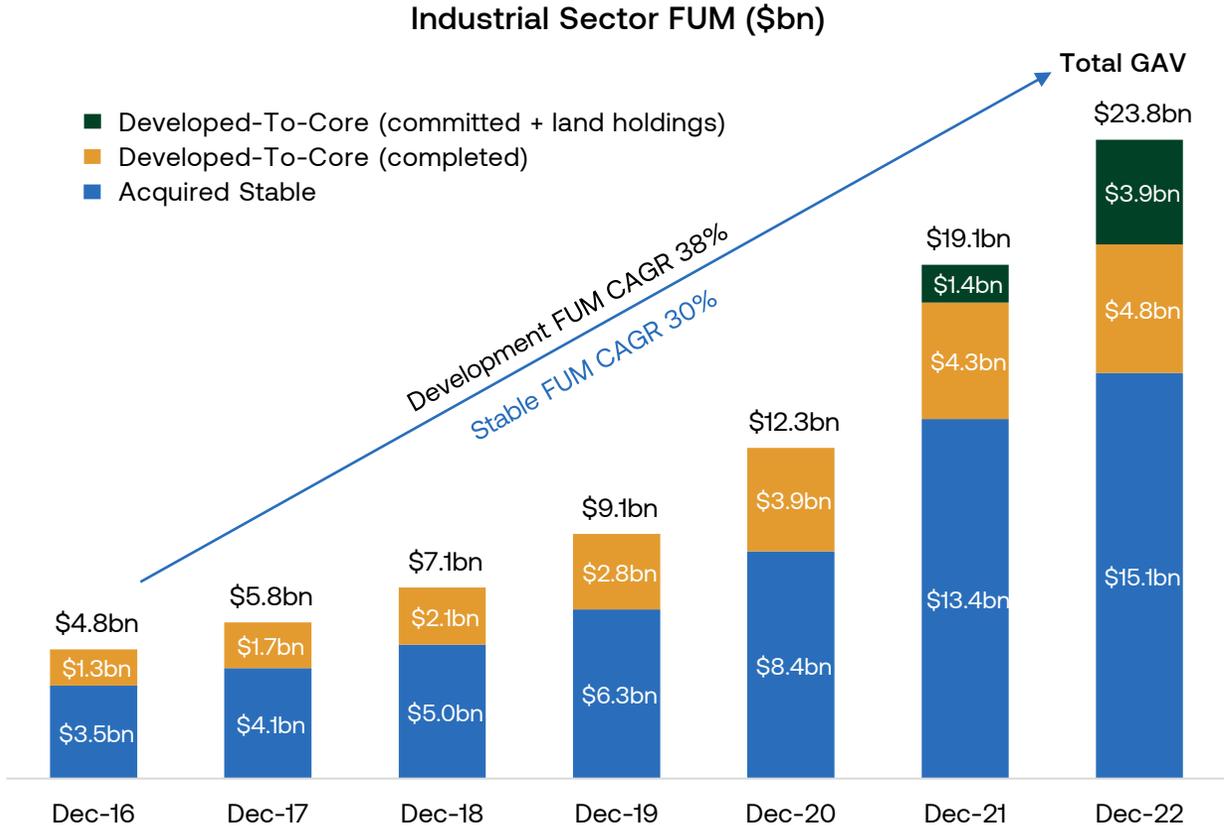


# Industrial & Logistics Development Strategy; Opportunities; Case Studies

Andrew Simons, Head of Development – Industrial & Logistics

Image: MidWest Logistics Hub, Truganina Vic

# Development contribution to FUM growth



MidWest Logistics Hub, Melbourne Vic



Wetherill Park Distribution Centre, Sydney NSW

# Development Pipeline

**\$6.3bn Pipeline**

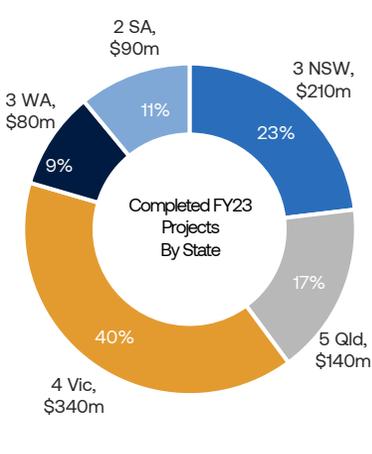
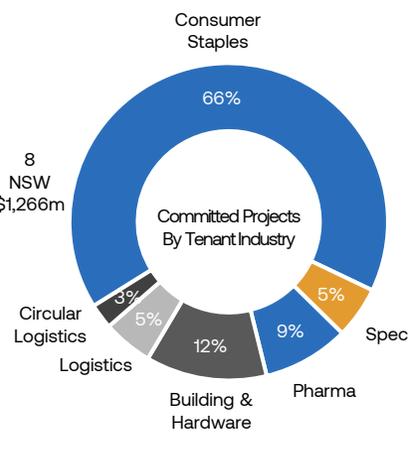
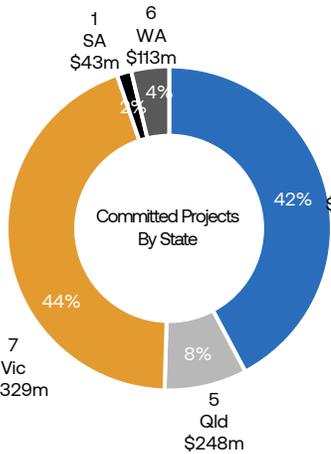
**Committed  
\$3.0bn**

**Uncommitted  
\$3.3bn**

## Committed Developments Summary

## Completions

<b>\$3.0bn GAV</b>	<b>25 Active Projects</b> <i>18 in construction</i>	<b>~700k sqm GLA</b> <i>138ha site area</i>	<b>FY23 \$0.9bn Completed GAV</b>
<b>15 yrs WALE</b> <i>6 – 20 year range</i>	<b>93% released</b>	<b>218ha Residual Land</b> <i>23 land parcels</i>	<b>FY23 17 Completed Projects</b>



Motorway Industrial Park, Berrinba Qld (CEVA & API)



Light Horse Logistics Hub, Eastern Creek NSW

# Industry Penetration: Strategic Access to Existing & New Customers

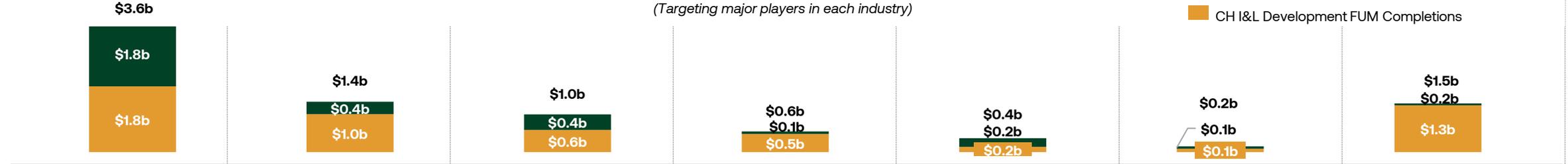
Collaborative relationships with tenant customers is central to Charter Hall's growth strategy

Consumer Staples	Logistics	Building / Hardware	Transport	Pharma & Life Science	Circular Logistics	Discretionary Retail/ Other/Land
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## Charter Hall Industrial Development Industry Penetration

(Targeting major players in each industry)

■ CH I&L Development FUM Committed Pipeline  
■ CH I&L Development FUM Completions



## Development Success – Tenant Customer Completions

(\$4.8bn development completions)

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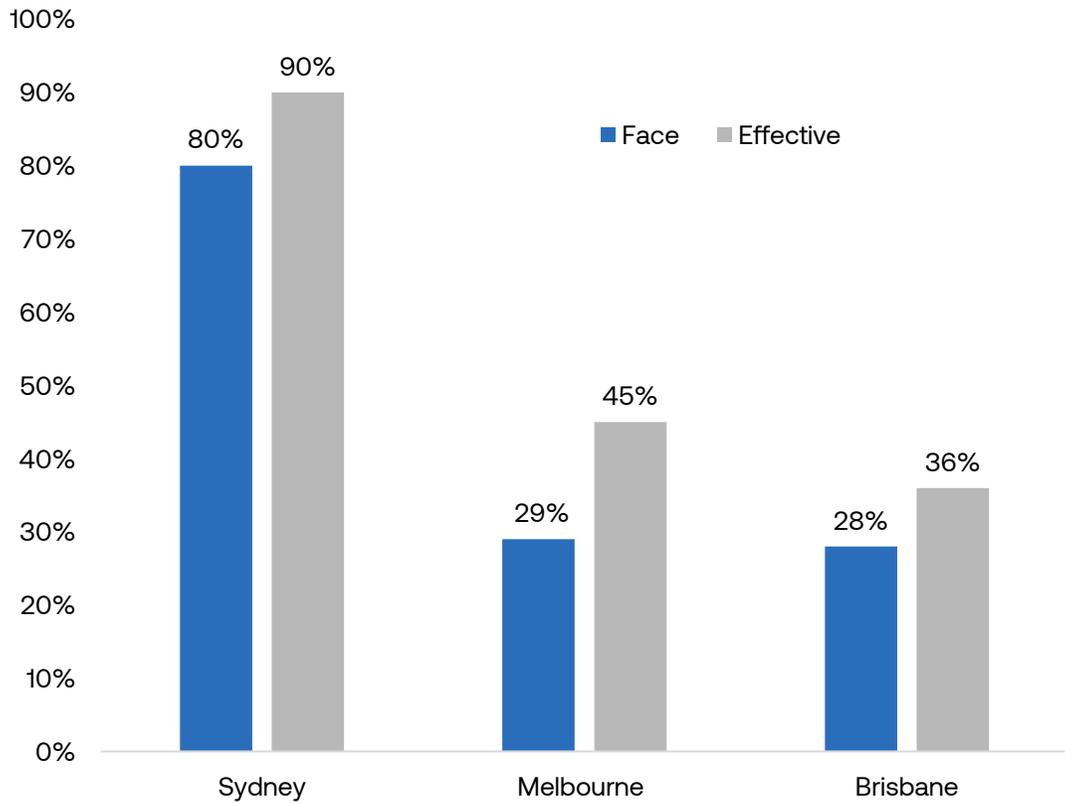
## Committed Development Pipeline Customers

(Expanding existing landlord relationships from Charter Hall Group as well as new customers)

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## Developments benefitting from surge in market rent

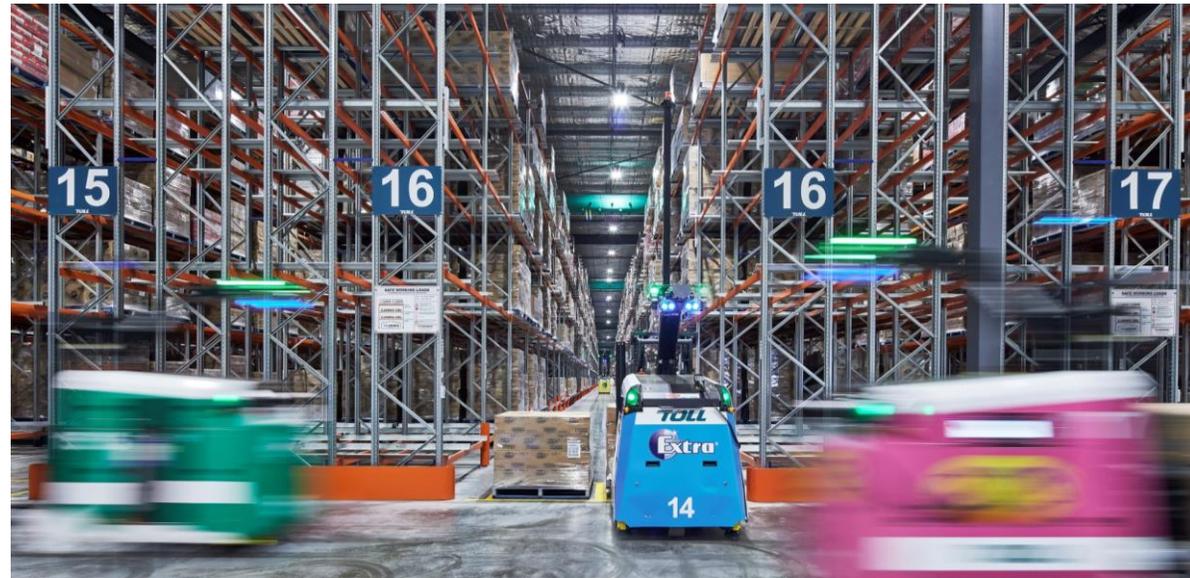
Face & Effective rental premium (project underwrite v rents achieved)



Source: Charter Hall Research. At 1Q23.  
Charter Hall Group  
2023 Development Showcase



Munro Footwear, MidWest Logistics Hub, Truganina Vic



Toll - Mars, MidWest Logistics Hub, Truganina Vic

## MidWest Logistics Hub, Truganina Vic

Delivering next generation  
warehouses with  
advanced automation  
solutions

Demand driven by tenant  
customer requirements to  
automate in new facilities



# Develop to core industrial projects

Charter Hall has successfully delivered \$4.8bn of new projects for our Industrial Funds since 2016

## Horsley Drive Business Park, Sydney NSW



Site area	14.2ha
GLA	76,200 sqm
GAV on completion	\$350m
Committed	100%
Completed (by GLA)	76%
Estate WALE	12.7 years

Major tenant(s)



## MidWest Logistics Hub, West Melbourne Vic



Site area	60ha
GLA	245,000 sqm
GAV on completion	\$720m
Committed	97%
Completed (by GLA)	97%
Estate WALE	11.1 years

Major tenant(s)



## Motorway Industrial Park, Brisbane Qld



Site area	23ha
GLA	116,000 sqm
GAV on completion	\$315m
Committed	100%
Completed (by GLA)	60%
Estate WALE	11.5 years

Major tenant(s)



# Light Horse Logistics Hub, Eastern Creek NSW

35 Ha of prime Industrial land at the junction of the M7 & M4 Motorways

Excellent connectivity with ability to service the needs of 4 million people with an hour's drive.

90% of the 180,000sqm estate is committed to the likes of Woolworths, Hello Fresh and other major global retailers.



# ESG Highlights

## Targets

Environment	Social	Governance
<ul style="list-style-type: none"> <li>- Maintain Net Zero emissions powered by 100% renewables</li> <li>- 95% diversion of construction waste by FY25</li> <li>- 5 Star Green Star Design &amp; As-Built rating for all new developments</li> </ul>	<ul style="list-style-type: none"> <li>- Measure and report spend with First Nations businesses</li> <li>- Deliver 10 employment outcomes per year for vulnerable youth</li> <li>- Continue contributions to Pledge 1%</li> </ul>	<ul style="list-style-type: none"> <li>- Continue to improve GRESB ratings</li> <li>- Contribute to the development of the Community Partnership Framework and Social Impact Tool</li> </ul>

For Charter Hall, community and social inclusion involves supporting and making a positive contribution in the communities in which we operate. Our partners include:






## Environmental Achievements



**Net Zero**  
Scope 1 & 2 achieved



**30MW**  
Solar has been installed to date across the national portfolio



**71%**  
Assets nationally have LED lighting installed within their facilities



**236**  
Power meters installed across the national portfolio



**261**  
Water meters installed across the national portfolio



Wetherill Park Distribution Centre, NSW

# Flagstone Logistics Estate, North Maclean Qld

Queensland's first industrial estate to be powered by 100% renewable energy

Hyper Scale 100 Ha Estate, with Excellent Connectivity and ability to accommodate up to 100,000sqm requirements



# High Underlying Land Value Providing Redevelopment Alpha

The Industrial portfolio benefits from a substantial embedded underlying land value, providing significant upside for future redevelopments

## Achieved example

### Wetherill Park Distribution Centre, NSW



	Before (Apr-15)	After (Dec-22)
GAV	\$33m	\$152m
WALE	3.3 years	7.3 years

### Woodpark Logistics Estate, NSW



	Before (June-18)	After (Dec-22)
GAV	\$23m	\$103m
WALE	0.7 years	7.8 years

## Current & Future Potential Repositioning

### Minto Logistics Hub, NSW



GAV	\$210m	GAV Potential	\$400m+
Site Area	21 Ha	GLA Potential	105,000m <sup>2</sup>
Site Cover	15%	Current Land Value	100%

### Auburn Redyard, NSW



GAV	\$90m	GAV Potential	\$500m+
Site Area	5 Ha	GLA Potential	75,000m <sup>2</sup>
Site Cover	30%	Current Land Value	100%

### Fitzgerald Rd Distribution Centre, Vic



GAV	\$167m	GAV Potential	\$350m+
Site Area	31 Ha	GLA Potential	160,000m <sup>2</sup>
Site Cover	30%	Current Land Value	100%

### Yennora Distribution Facility, NSW



GAV	\$155m	GAV Potential	\$350m+
Site Area	14 Ha	GLA Potential	70,000m <sup>2</sup>
Site Cover	38%	Current Land Value	100%

## Ascent on Bourke, Alexandria NSW

Multi-level warehousing in  
a highly sought after inner  
Sydney last-mile location

Ascent on Bourke is  
Charter Hall's first multi-  
level project – 80%  
committed to Schindler  
Lifts & Coles





# Industrial Q&A

Image: Ascent on Bourke, Alexandria, Sydney NSW



# Office Platform

Carmel Hourigan, Office CEO

Image: 360 Queen Street, Brisbane Qld

## Charter Hall Office Capability

National integrated office investment management platform dedicated to creating high performing workspaces

 FUM  
**\$29.6bn**

 Properties  
**97**

 Occupancy  
**96.2%**

 WALE  
**5.9yrs**

 Cap rate  
**5.0%**

 CHC investment  
**\$1.4bn**



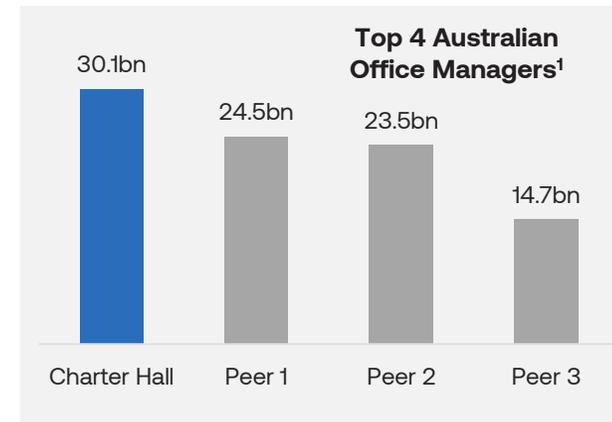
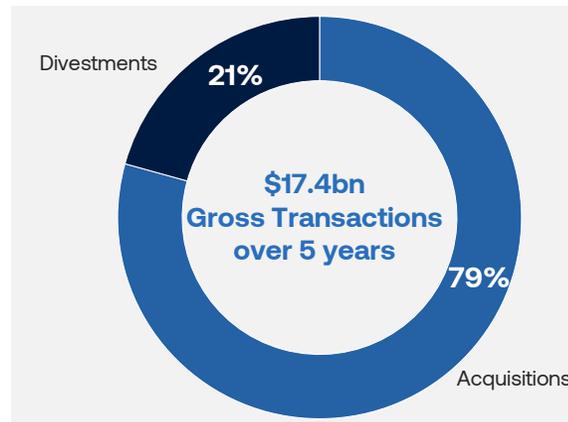
555 Collins Street, Melbourne Vic

Note: FUM and cap rate as at 15 June 2023, all other figures as at 31 December 2022.

# Office Capability and Team

## Large national team with extensive capabilities and track-record

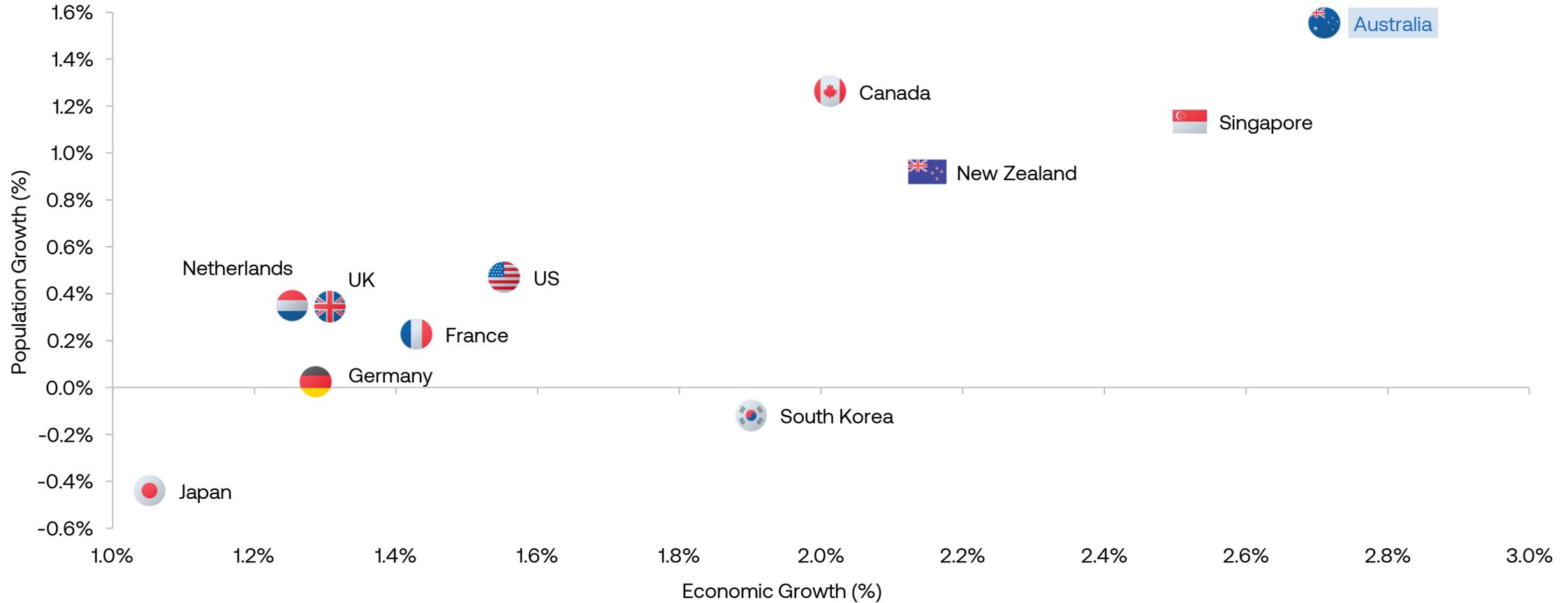
- 140+ team of Commercial specialists**  
 Expertise across transactions, development, asset management, property management, capital works, marketing & customer experience and sustainability.  
 Driven customer focused culture with a focus on team diversity, professional development and innovation.
- Leading investment manager**  
 \$29.6bn office portfolio comprising 97 assets spread over 2.1m sqm of NLA.
- Track-record of transacting**  
 109 acquisitions worth \$13.8bn and 34 divestments worth \$3.6bn undertaken over the past 5 years.
- Office partner of choice**  
 Market leading Net Promoter Score (Likelihood of recommending Charter Hall) as measured by Ipsos survey in November 2022.



1. Based on publicly disclosed information as at 31 December 2022.

# Australian office market is well positioned with strong population growth and positive return to work trends

Economic and Population Projected Growth (CAGR), 2023-2027



Source: Oxford Economics (June-23), Charter Hall Research.

# Return to the office is gaining momentum with increased occupancy

## 3 Days

## 4 Days

## 5 Days

2023

AT&T July, pwc July, DELL May, Commonwealth Bank May, IBM May, Transurban May, BHP May, Woodside Energy May, Meta March, Snapchat February, Starbucks January, amazon January

BlackRock May, NETFLIX April, salesforce February, Disney+ January

J.P.Morgan All managing directors and 50% of staff in May, nab Senior members in May, Goldman Sachs March

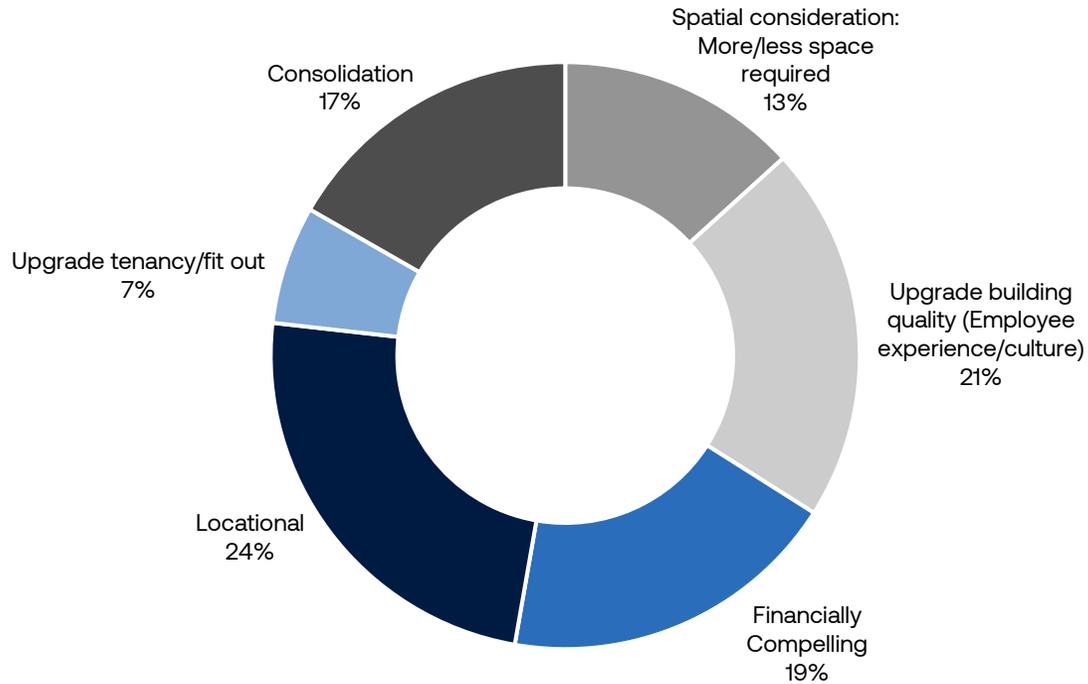
2022

ANZ November, Nike May, BANK OF AMERICA October, COMCAST September, Apple August, Google April, Uber April, Microsoft February

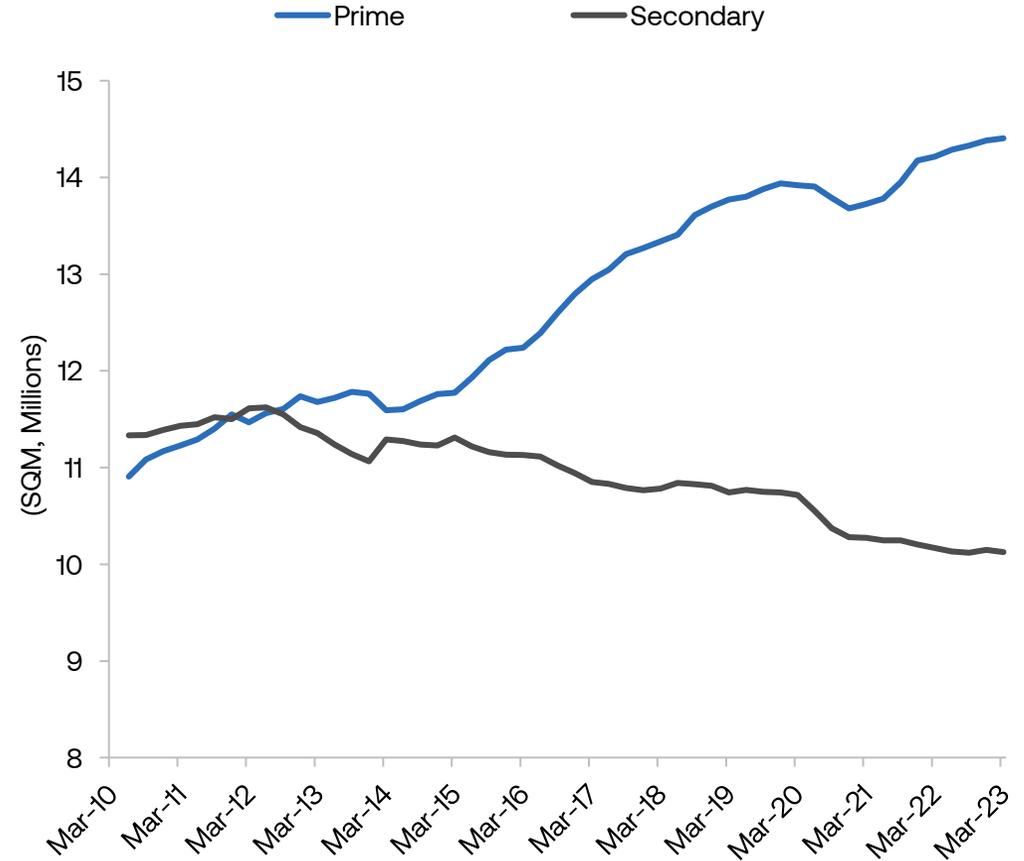
Morgan Stanley December, Twitter November, HCA Healthcare May, ExxonMobil March

# Demand is centred on high quality office space that offers ESG, amenity and experience for employees

Occupier reason for moving into Charter Hall Asset (by NLA)



National office occupied stock, by grade

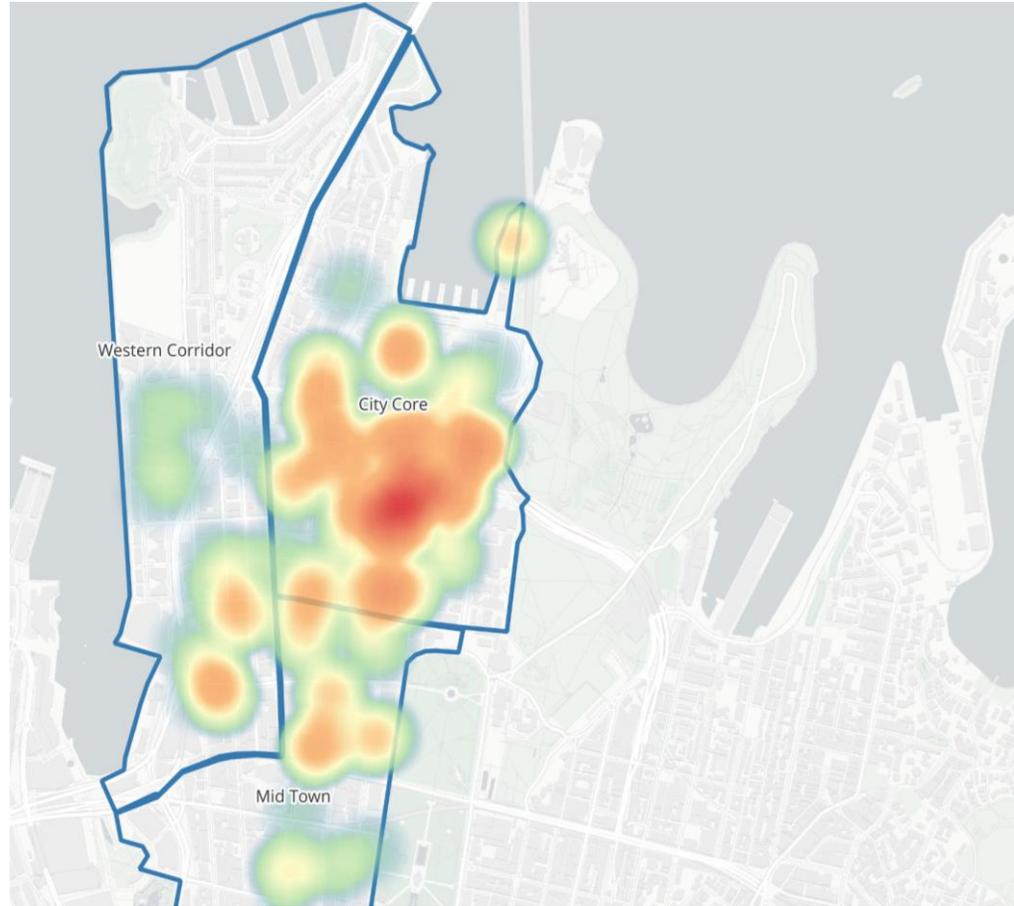


Source: JLL, Charter Hall Research, 1Q23.  
 Charter Hall Group  
 2023 Development Showcase

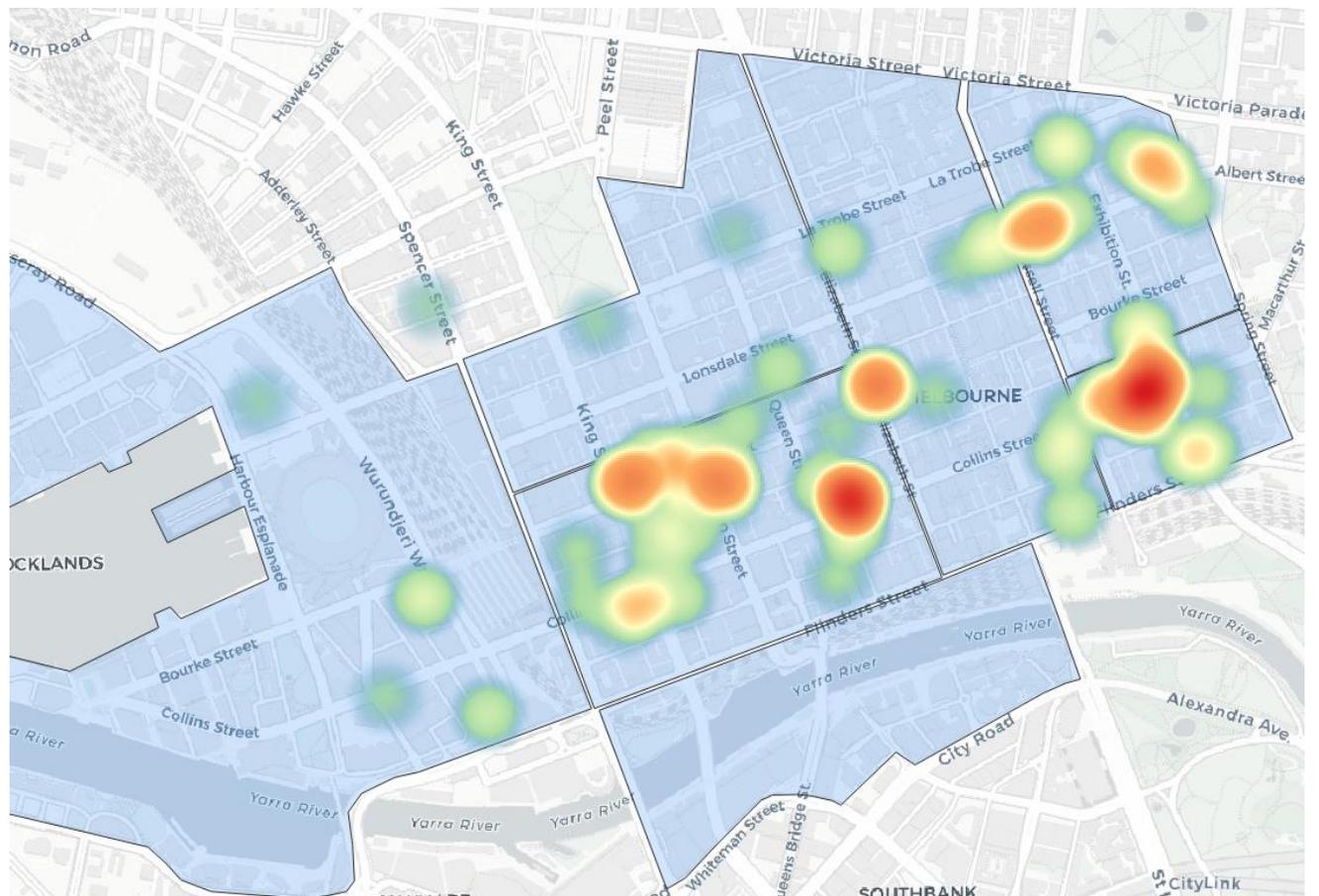
# Occupier preference for core CBD locations and precincts adding to sub market bifurcation

Leasing activity since 2021

## Sydney - Gross Face Rental Rates

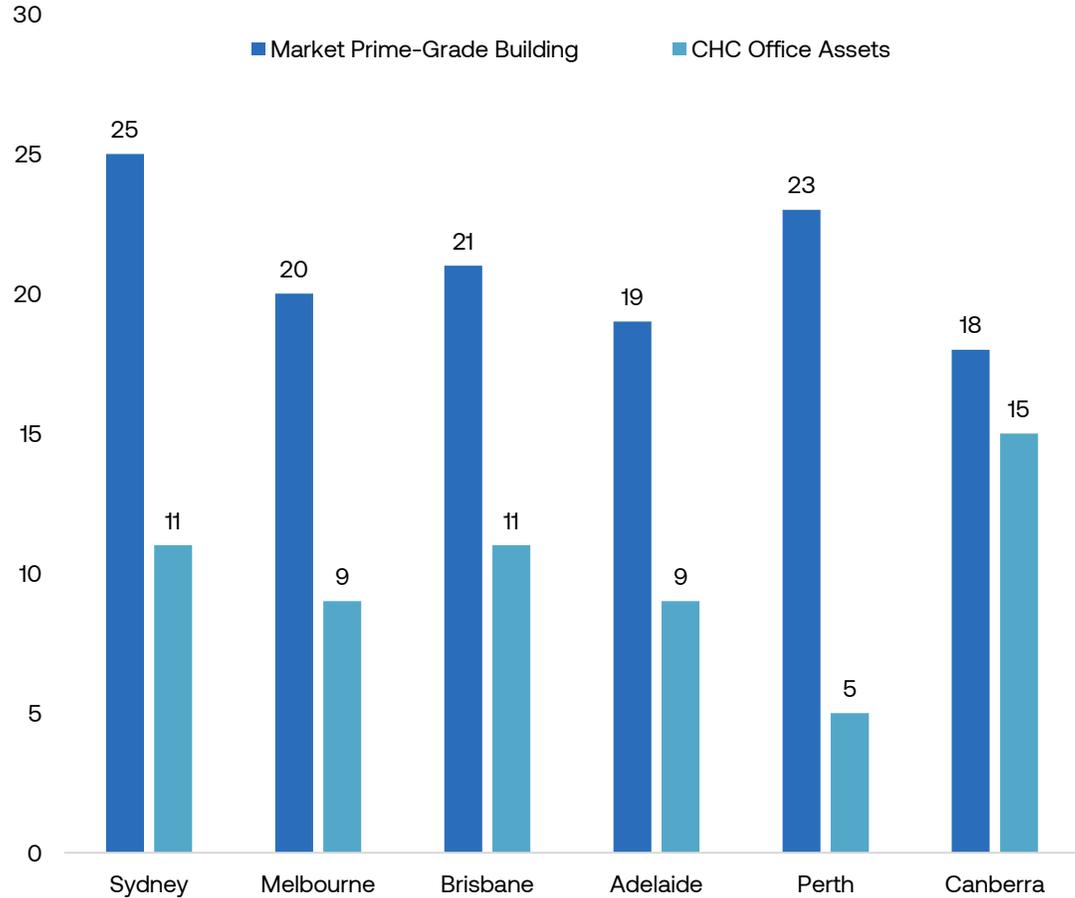


## Melbourne - Net Face Rental Rates

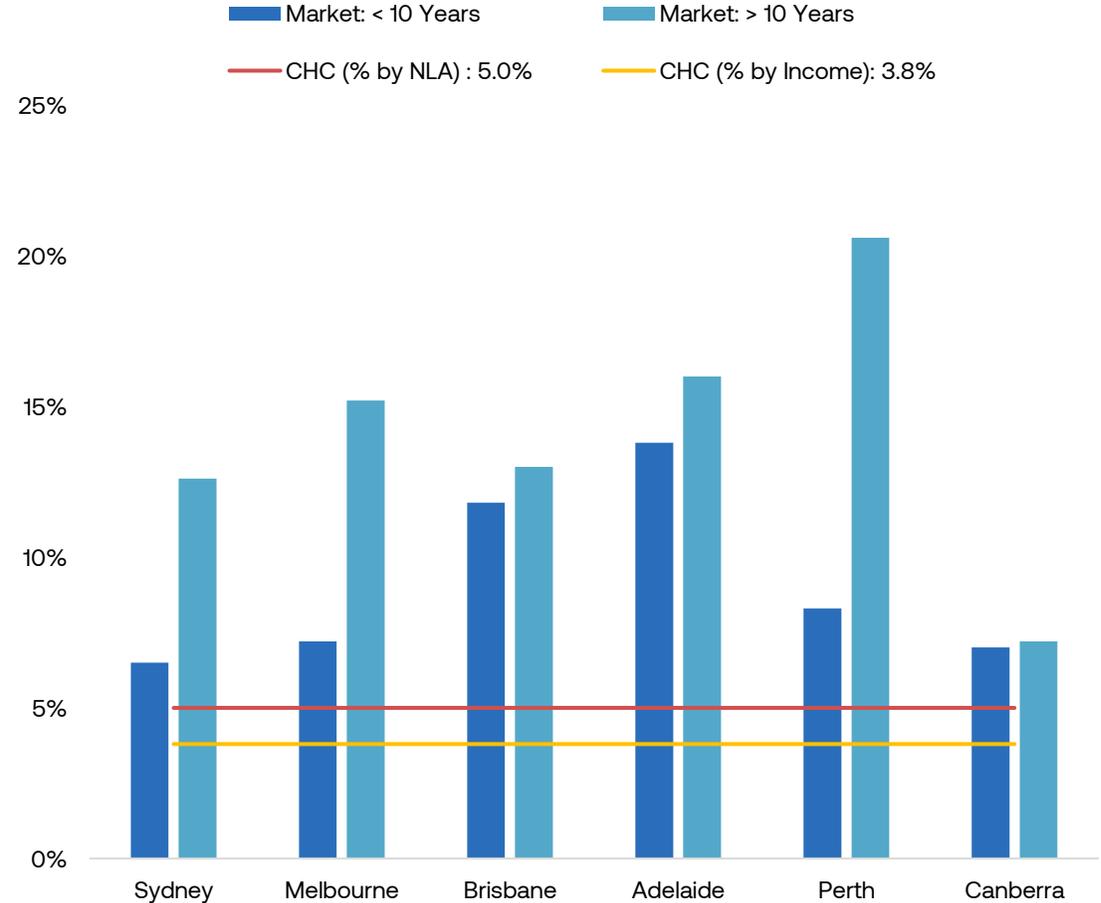


# Increased obsolescence and structural vacancy developing in secondary assets

Average Office Building Age (years)



Direct Vacancy Rate of CBD Office Buildings (by age)



Source: JLL, Charter Hall Research, 1Q23.

## Gross leasing activity increasing and high-quality stock capturing disproportionate share of demand

### 179 leasing deals totalling 315,694 sqm of NLA

	FY23 Q3	FY22
<b>Retention rate</b>	89%	78%
<b>Leasing Deals</b>	<b>179 deals 315,694 sqm</b>	283 deals 310,000 sqm

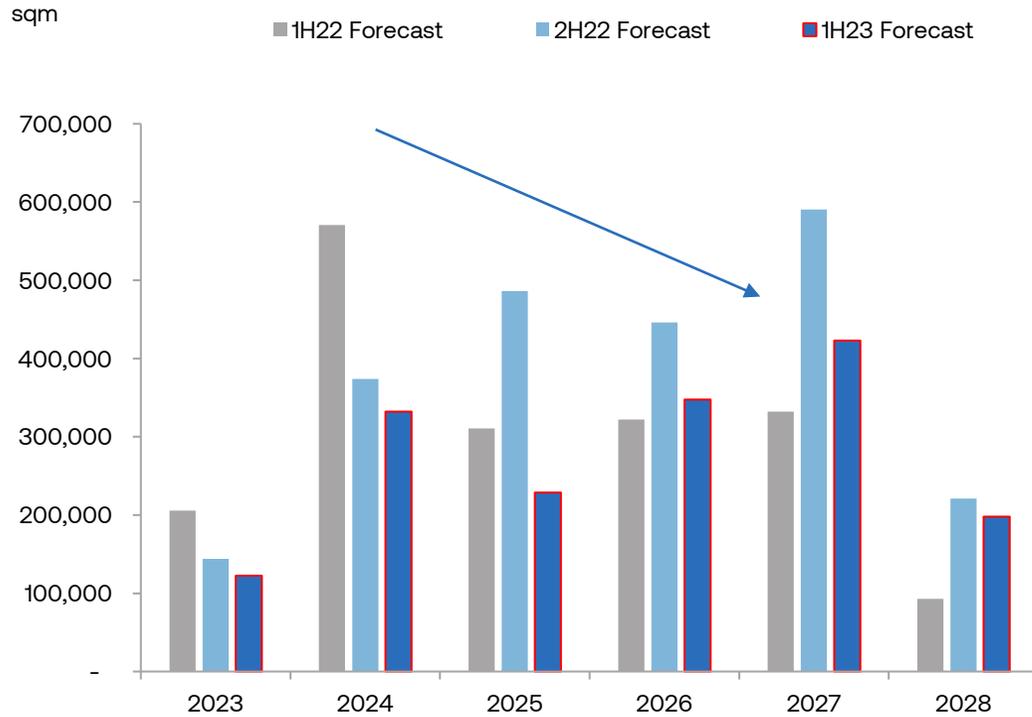
### By Deal Type

	Deals	Avg Deal Size
<b>Renewals</b>	<b>67%</b> 213,028 sqm	2,316 sqm
<b>New Leasing</b>	<b>24%</b> 76,275 sqm	1,004 sqm
<b>Developments</b>	<b>8%</b> 26,391 sqm	2,399 sqm

Source: Charter Hall platform lease data Q1-Q3 FY23.

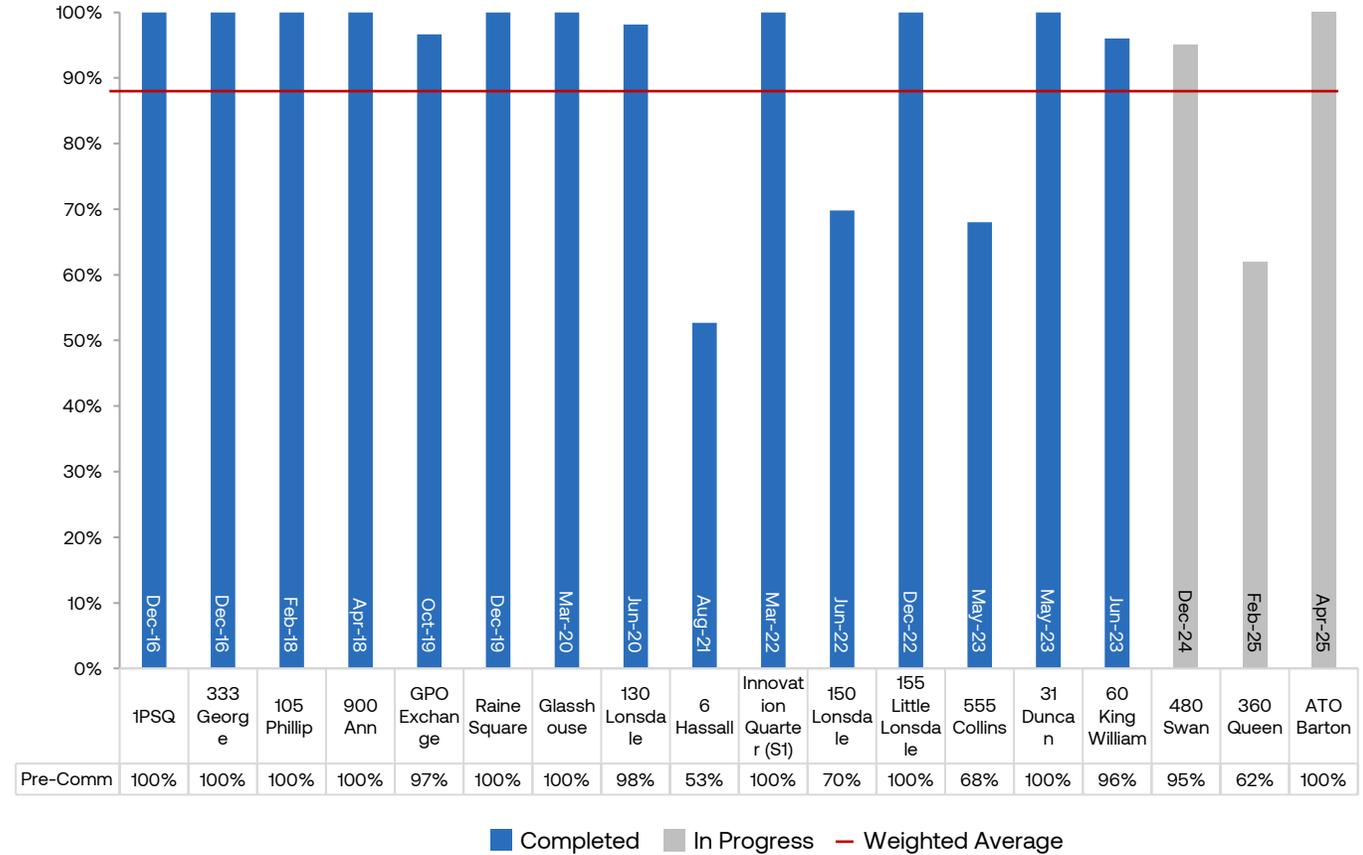
# Charter Hall pre-commitment rates remain high whilst forecast new supply being pushed out nationally

## Sydney CBD, Melbourne CBD & Brisbane CBD total



Sydney, Melbourne and Brisbane CY24-CY27 forecast pipeline reduced by 565,000 sqm in 1H23

## Charter Hall track record of development pre-commitments



Source: Charter Hall Research. At 1Q23.



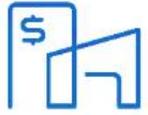
# Office Development Strategy; Opportunities; Case Studies

Mark Stante, Head of Development – Office

Image: 130 Lonsdale Street, Melbourne Vic

## Office Development as a value-add driver

Identify, secure, convert and deliver core product for our Office Funds



Add value to existing portfolio and assess potential value-add for acquisition due diligence



Originate on and off market development site acquisitions



Create repeat leasing with existing tenant customers



Originate and deliver scale Higher Education and Life Science projects



Oversee project delivery for third party developments acquired by Charter Hall managed Funds

Image: Artist's impression, 360 Queen Street, Brisbane Qld



# Office Development contribution to FUM

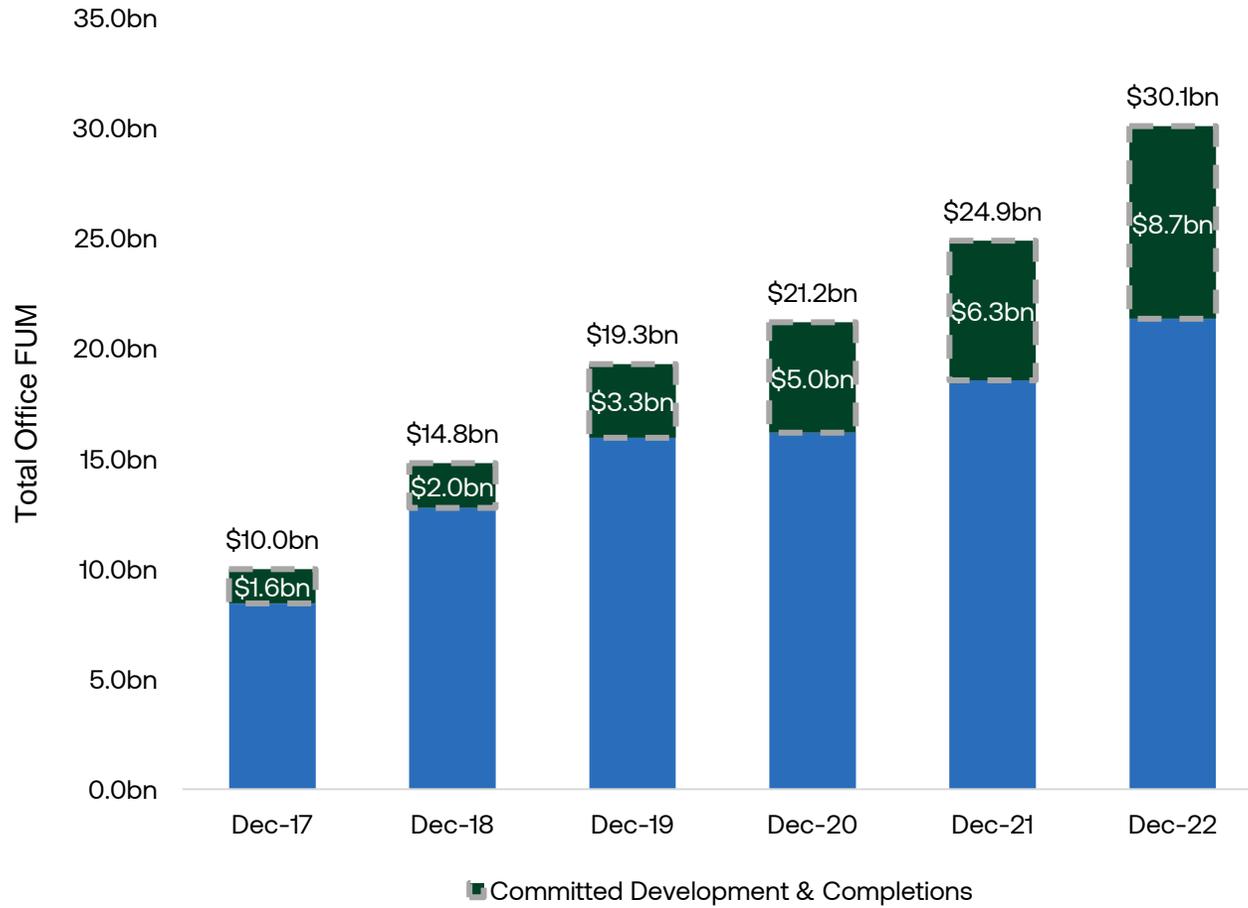
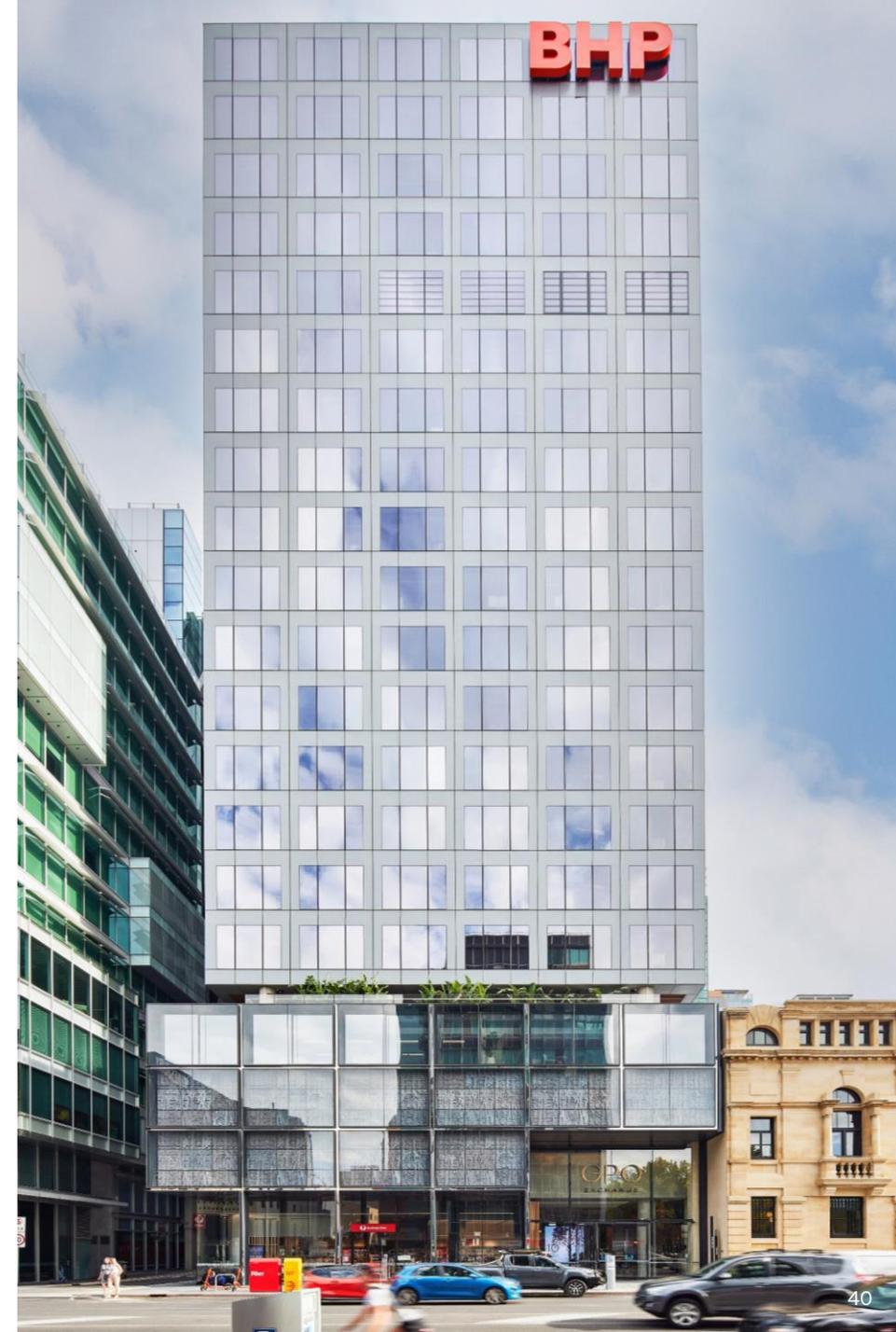
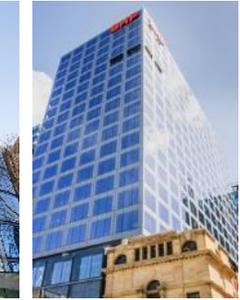


Image: GPO Exchange, Adelaide SA



# A track record of delivery

We have successfully delivered 20+ high quality office, higher education and mixed-use precincts nationally



<b>Asset</b>	<b>150 Lonsdale St</b>	<b>6 Hassall St</b>	<b>Innovation Quarter (S1)</b>	<b>Mater Hospital</b>	<b>Glasshouse</b>	<b>130 Lonsdale St</b>	<b>GPO Exchange</b>
<b>Year</b>	2022	2021	2021	2021	2020	2020	2020
<b>Market</b>	Melbourne CBD	Parramatta CBD	Westmead SYD	Newstead QLD	Macquarie Park, Sydney	Melbourne CBD	Adelaide CBD
<b>sqm</b>	28,500	28,800	11,900	8,000	35,000	59,800	26,000
<b>Major tenants</b>	TWU Super, Programmed Group	WSU	WSU, Telstra Health, CSIRO	Mater Hospital	Property NSW	Telstra Super, Cbus Super, Aus Super, AFCA	BHP, SA Attorney General's Dept



<b>Asset</b>	<b>Raine Square</b>	<b>105 Phillip St</b>	<b>900 Ann St</b>	<b>1 Parramatta Square</b>	<b>333 George St</b>	<b>570 Bourke St</b>	<b>171 Collins St</b>
<b>Year</b>	2018	2018	2018	2016	2016	2015	2013
<b>Market</b>	Perth CBD	Parramatta CBD	Brisbane CBD	Parramatta CBD	Sydney CBD	Melbourne CBD	Melbourne CBD
<b>sqm</b>	43,500	25,000	19,000	26,500	14,500	50,700	33,000
<b>Major tenants</b>	Rebel Sport, Coles, Palace Cinemas	NSW Department of Education	Aurizon, Anglican Church	Western Sydney University, PwC, Water NSW	Clyde & Co, WeWork, Grimshaw	Aware Super, Commonwealth Gov, Stantec, Legal Aid	BHP, Evans and Partners, McGrath Nicoll

# Charter Hall Office Development Capability

Proven ability to enhance fund performance through creation of high quality workplaces

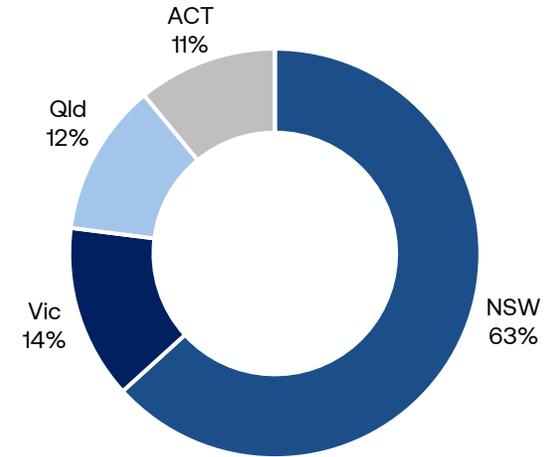
## Office Development overview



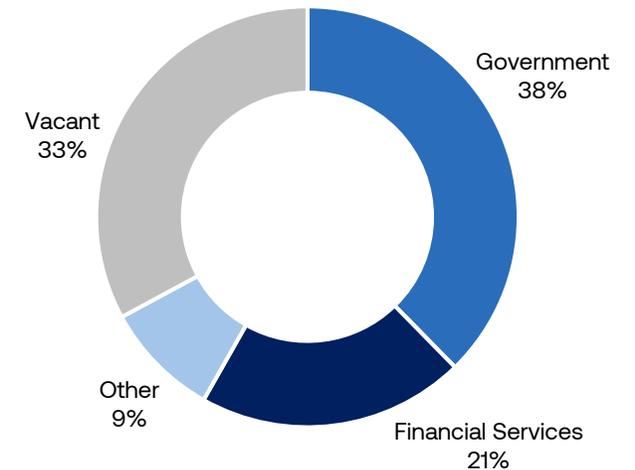
## Creating high performance workspaces of the future

 <b>Leading Design</b>	 <b>Technology Enabled</b>	 <b>Retail Amenity</b>	 <b>Sustainability</b>	 <b>Connected Spaces</b>	 <b>Community Focus</b>
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## Committed Projects By Location



## Committed Projects by Industry



# \$2.2bn Completed Development Projects

4 projects comprising 133,100sqm successfully completed in FY23

155 Little Lonsdale Street, Melbourne Vic



31 Duncan Street, Fortitude Valley Qld



555 Collins Street (North Tower), Melbourne Vic



60 King William Street, Adelaide SA



NLA	23,000 sqm	23,600 sqm	47,500 sqm	39,000 sqm
Val. on completion	~\$473m	~\$380m	~\$819m	~\$495m
Pre-committed	~100%	~91%	~68%	~96%
WALE (Committed)	29.5 yrs	9.1 yrs	9.1 yrs	9.9 yrs
Tenants		 	  	  

# \$3.1bn Committed Development Pipeline

Focus on de-risking projects via strong tenant pre-commitments and successful partnerships with top tier builders

480 Swan Street,  
Richmond Vic



PC Late CY23

360 Queen Street,  
Brisbane Qld



PC 1H CY25

ATO Barton,  
Canberra ACT



PC 1H CY25

Chifley (South Tower),  
Sydney NSW



PC 1H CY27

NLA	32,000 sqm	45,000 sqm	33,000 sqm	~51,500 sqm
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Pre-committed	~95%	~62%	~100%	~30%
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WALE (Committed)	9.7 yrs	11.0 yrs	15.0 yrs	11.3 yrs
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Tenants



# Embracing the future of work

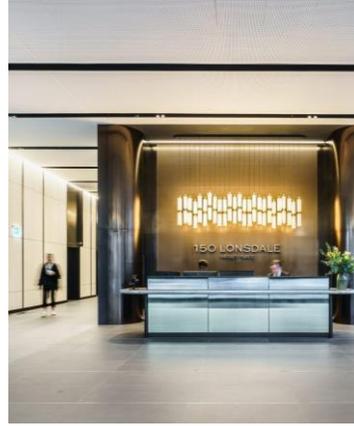
Premium workplace amenity, services and community experience is resulting in higher occupancy and tenant engagement on new office developments.

These features are driving a 'flight to quality' and increased utilisation, engagement and productivity outcomes.



## Flexible spaces & business hubs

Flexible bookable spaces that facilitate collaboration and innovation.



## Lobby lounge, Concierge & arrival experience

We take inspiration from the world's leading hotels to make people's workday more personal, enjoyable and convenient.



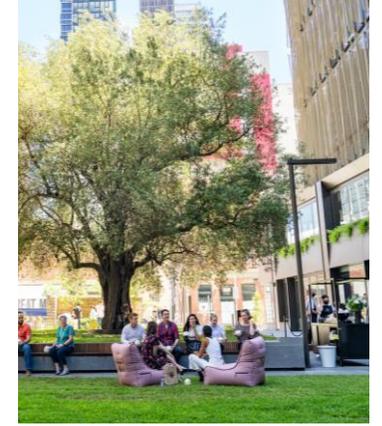
## End of Trip & Wellness

Our approach to wellbeing is based around three dimensions: environmental, social & mental and physical health.



## Sustainability

Helping our customers achieve their environmental and social sustainability goals.



## Outdoor spaces & activations

From casual open outdoor areas for an informal gathering to welcoming spaces integrated with nature.



# Flex & wellness

555 Collins Street, Melbourne

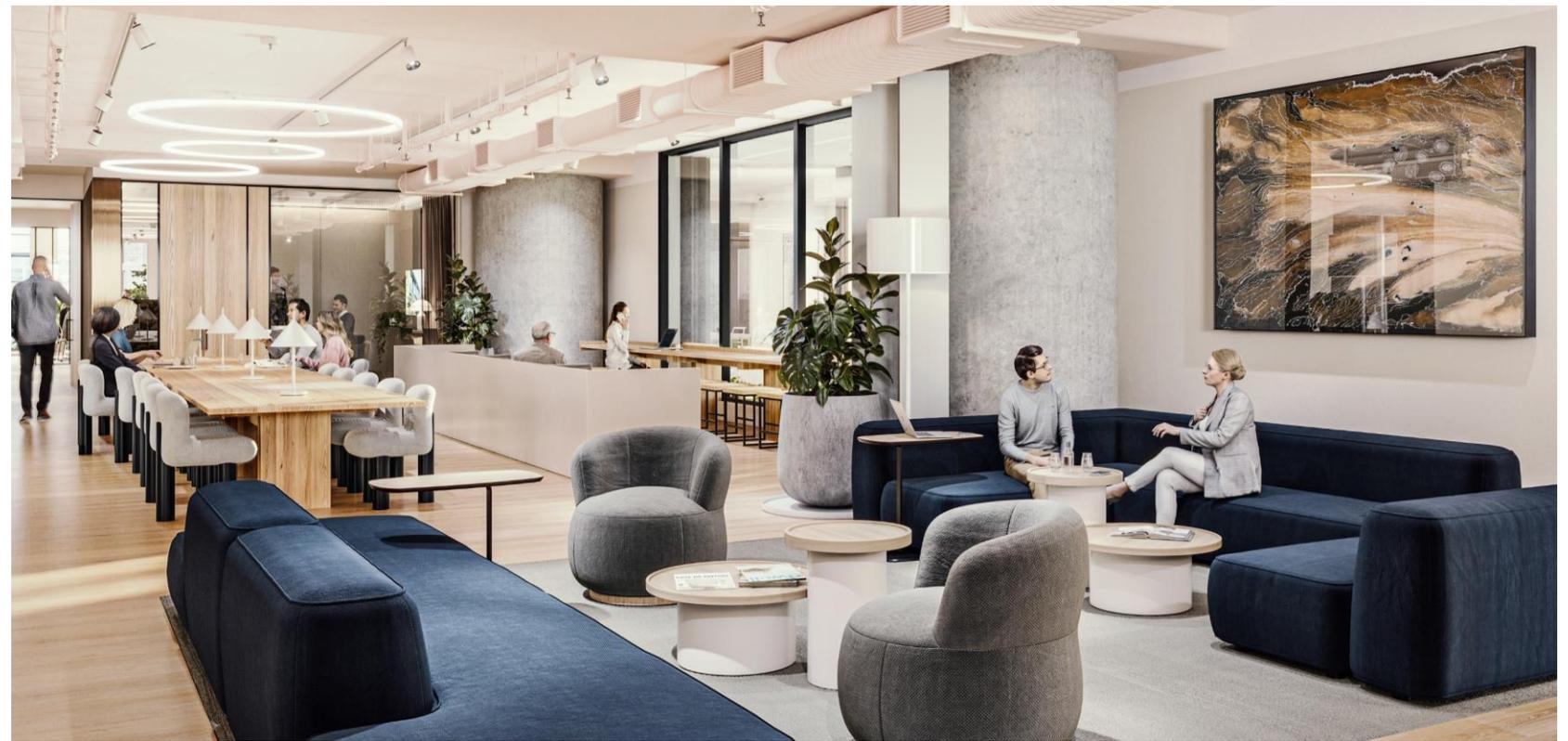
**An environment designed for health, wellness and engagement**

Over 3,000sqm of dedicated to wellness, flexible workspaces and community amenity.

Dedicated business hub and flexible workspace across two levels

Premium wellness centre and end-of-trip facilities.

**Key tenants**



# 555 Collins Street, Melbourne Vic





# Lobby & retail experience

60 King William Street,  
Adelaide

South Australia's largest and most sophisticated new office development

Adelaide's first sky lobby with integrated concierge, café and flexible workspace facilities. 1,600sqm of retail amenity including services, cafes and restaurants.

## Key tenants





# Sustainability

## 480 Swan Street, Richmond

### Climate Active Carbon Neutral

- Construction and in Operation
- All Electric Plant
- 6 Star Greenstar & Platinum Well rating

### Sustainable finance

Green development loan in partnership with CBA.

### Local Community

Contributing 14% of the total developable land to the Burnley precinct public domain.

### STREAT & ReLove

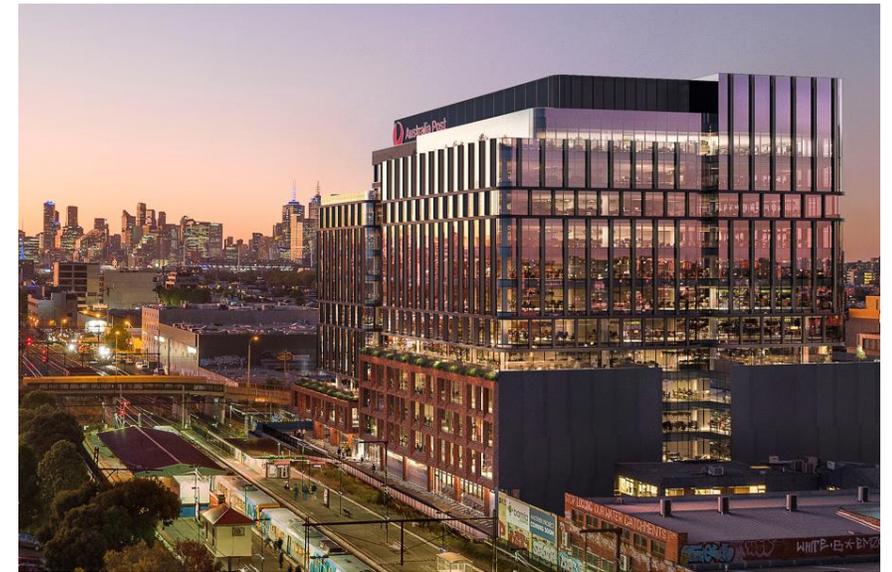
~150sqm café provided to STREAT, a social enterprise providing pathways for disadvantaged youths through training and skills building in hospitality.

Help to re-home 19 families rebuilding their lives from domestic violence situations via ReLove.

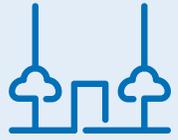
### Key tenants



Charter Hall x Built ReLove furniture repurposing



Charter Hall x STREAT social enterprise, 480 Swan St, Richmond



# Outdoor & mixed mode spaces

## 360 Queen Street, Brisbane

### Integrated workspace & landscape

Pocket parks and wintergardens are key features in line with Brisbane City Council's 'Buildings that Breathe' vision.

360 Queen Street leverages Brisbane's subtropical climate to promote natural, fresh and healthy workplace environments.

### Key tenants



HERBERT  
SMITH  
FREEHILLS



# 360 Queen Street, Brisbane Qld





# Public realm & community engagement

## Wesley Place, Melbourne

### Melbourne Knowledge Week

Held in partnership with City of Melbourne, celebrating Melbourne’s rich potential for innovation by showcasing innovative ideas.

### Melbourne Fashion Festival

Wesley Place’s public realm was transformed into a kaleidoscope of colour for the opening of Melbourne Fashion Week.

### Summer Series

An onsite program of talented musicians, pop-up retailers, activities and F&B to engage with workers and the surrounding community.

### Key tenants

**Vanguard**



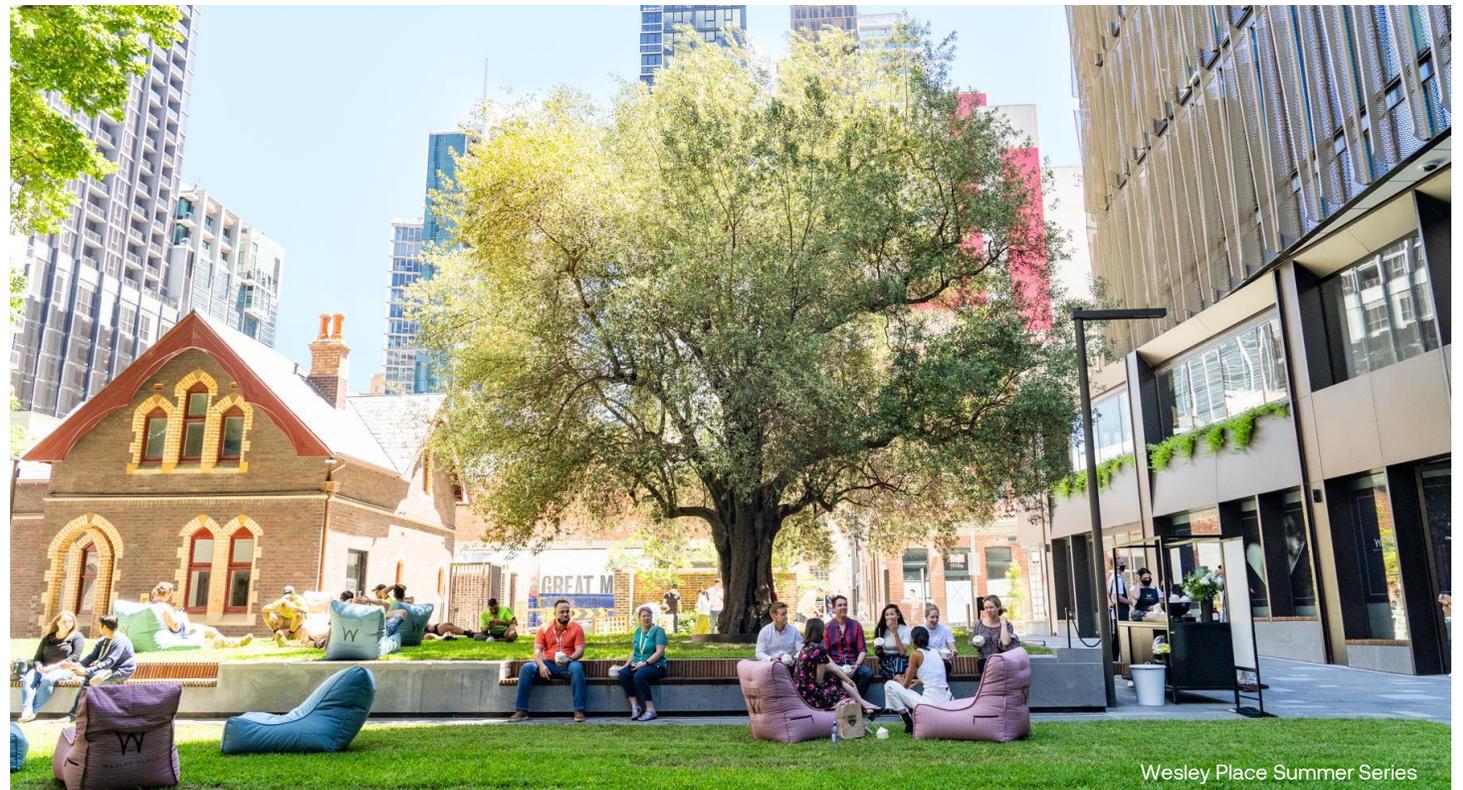
Charter Hall Group  
2023 Development Showcase



Melbourne Knowledge Week



Melbourne Fashion Week



Wesley Place Summer Series



# Australia's Ultimate Business Address

## Chifley South, Sydney

### Precinct

Last scale development opportunity on the north-eastern skyline. Combined precinct of ~110,000sqm NLA with Chifley North.

New activated lobby, business lounge, auditorium and wellness facilities. Revitalised retail and public domain.

### Sustainability

All electric and carbon neutral enabled precinct.

### Workplace

Mixed mode spaces on all floors and terraces throughout.

### Key tenants



Sky Terraces



Chifley Square



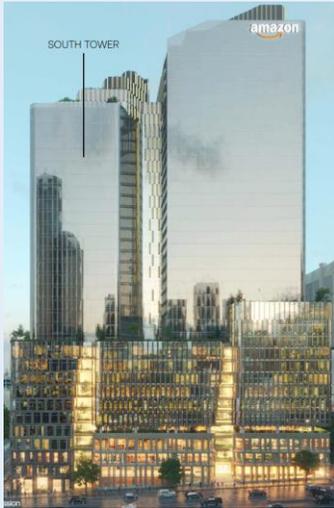
Retail Arcade with Atrium



Mixed-Mode (Naturally Ventilated) spaces

# Development Pipeline

Captive high quality develop to core opportunities



<b>Asset</b>	<b>555 Collins Street South</b>
Year	2028
Market	Melbourne CBD
sqm	35,000
Structure	Precinct opportunity with income
Status	Approved



<b>Asset</b>	<b>Innovation Quarter Stg2 + Stg 3</b>
Year	2024
Market	Westmead
sqm	31,000
Structure	Structured acquisition
Status	Approved



<b>Asset</b>	<b>343 Albert Street</b>
Year	2028
Market	Brisbane CBD
sqm	50,000
Structure	Site with income
Status	Approved



<b>Asset</b>	<b>383 Kent Street</b>
Year	2028
Market	Sydney CBD
sqm	60,000
Structure	Precinct with Market St
Status	Master planning



<b>Asset</b>	<b>60 Queen Street</b>
Year	2026
Market	Brisbane CBD
sqm	27,000
Structure	Precinct with Brisbane Square
Status	Approved



# Office Q&A

Image: 60 King William Street, Adelaide SA



# Closing comments

David Harrison, Managing Director &  
Group CEO

Image: Innovation Quarter, Westmead, Sydney NSW

## Further information

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Presentation authorised by the Chair and Managing Director and Group CEO

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