

ASX Release

Charter Hall Social Infrastructure REIT – Fund Update

7 June 2021

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Charter Hall Social Infrastructure Limited as Responsible Entity of the Charter Hall Social Infrastructure REIT (ASX: CQE) (**CQE** or the **REIT**) is pleased to provide Unitholders with an update regarding CQE's recent activities.

Settlement of Mater Headquarters and Training Facilities

Further to the announcement made on 9 October 2020, CQE has settled the acquisition of the Mater Misericordiae Limited (Mater) corporate headquarters and training facilities located in Newstead, approximately 2.6 kilometres north-east of the Brisbane CBD. The purchase price of \$122.5 million reflects a passing yield of 4.84%, underpinned by a new 10-year lease to Mater and fixed annual rental increases of 3.0%.

CQE acquired the property in a sale and leaseback transaction with the Mater, Queensland's largest Catholic, not-for-profit health provider, with net assets of over \$1 billion.

Capital Management

In June 2021, CQE increased its debt facilities to \$600 million with the additional \$100 million being provided by a new financier, further diversifying CQE's funding sources. This will provide CQE with investment capacity of approximately \$210 million after settlement of the Mater acquisition and adjusting for committed acquisitions and divestments.

CQE also extended existing facilities resulting in no debt maturing until May 2024 and a weighted average debt maturity of 4.1 years.

Announcement authorised by the Board

Charter Hall Social Infrastructure REIT (ASX: CQE)

Charter Hall Social Infrastructure REIT is the largest Australian ASX-listed real estate investment trust (A-REIT) that invests in social infrastructure properties.

Charter Hall Social Infrastructure REIT is managed by Charter Hall Group (ASX:CHC). With over 30 years' experience in property investment and funds management, Charter Hall Group is one of Australia's leading fully integrated property groups. Charter Hall Group use property expertise to access, deploy, manage and invest equity across our core sectors - office, industrial & logistics, retail and social infrastructure.

Operating with prudence, Charter Hall Group 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, Charter Hall Group combine insight and inventiveness to unlock hidden value. Taking a long-term view, Charter Hall Group's \$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 are powered by the drive to go further.

For further enquiries, please contact

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