

ASX Release

CQE acquires \$40 million of education and healthcare properties

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Charter Hall Social Infrastructure REIT (ASX:CQE) today announces the acquisition of a 50% interest in two newly constructed properties, being a TAFE campus and a specialist emergency medical facility (Properties) located in Robina, Queensland for \$40 million which reflects a passing yield of 4.4%. The Properties have been acquired in conjunction with the Charter Hall Direct Long WALE Fund which acquired the other 50% interest.

The Properties are situated in the heart of Robina's growing corporate, medical and educational precinct, being 80 metres from Robina's train and bus interchange and 300 metres from the Robina public and private hospitals.

The Properties are underpinned by long term leases to TAFE Queensland (a State-Government owned not for profit vocational education provider) and Wise Medical. Both properties have 10-year lease terms with average fixed annual rental increases of 3.2%. Settlement is expected to occur in September 2022.

This transaction was completed with the developer, Alceon Qld. Alceon and Charter Hall will continue to work together on the delivery of additional social infrastructure properties. The transaction was undertaken off-market.

Leading the way as a sustainable vocational institution in Australia, the TAFE Queensland Robina campus will ensure that sustainability is embedded into every aspect of campus operations, including campus design, course curriculum and student life. Students will be able to practice their skills in the live training facilities on campus, with an operational conference and banquet centre, specialised early childhood educator training facility, fully equipped health and fitness centre and lecture theatre. The building was recently awarded Silver in the Construction Category at the World Federation of Colleges and Polytechnics World Congress in San Sebastian, Spain.

Robina will be Wise Medical's second clinic (the first in Macquarie Park, NSW). These clinics were established to provide a greater choice for patients on how they access emergency medical treatment, without the patient having to visit a hospital. The medical asset will comprise of specialised emergency medical and dental facilities, incorporating consulting and treatment rooms, 9-bed ward, CT Scanning, X-ray and ultrasound facilities, ambulance bay and ancillary office, reception, and staff breakout areas.

Travis Butcher, Fund Manager of CQE said: "Consistent with CQE's strategy of investing in diversified social infrastructure assets with long lease terms and strong tenant covenants, we're pleased to add high quality education and healthcare properties to the portfolio. These acquisitions demonstrate the benefits of a broadened strategy which provides CQE with greater opportunities for investment in premium assets with strong property fundamentals."

Announcement Authorised by the Chair

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, 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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