

ASX Release

Acquisition of Geoscience Australia Property

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Charter Hall Social Infrastructure REIT (ASX: CQE) is pleased to announce the acquisition of a 25% interest in the Geoscience Australia property, Canberra ("Property"). CQE has partnered with two other Charter Hall managed funds to acquire this unique social infrastructure asset. The Property has been purchased for \$90.9 million¹ (CQE 25% share) on a 7.4% initial yield, a 9.6-year WALE, 3% fixed annual rent increases and a net lease structure where the tenant is responsible for all property outgoings. The acquisition will be funded from existing debt capacity.

Situated on a large 160,378 sqm site, the Property is located at 101 Jerrabomberra Avenue, Symonston, ACT, approximately 7 kms from the Canberra CBD. The Property comprises a specialised life sciences complex of 32,659 sqm of lettable area across three separate buildings including office, specialised laboratory and storage, warehousing, childcare facilities and parking for 652 vehicles. The Property is fully leased to Geoscience Australia.

Geoscience Australia is a Commonwealth agency that serves as the Australian Government's technical adviser on all aspects of geoscience and custodian of the geographic and geological data of Australia. Given the scientific nature of the tenant, the property incorporates specialised laboratory facilities including a geochemistry laboratory, geochronology laboratory, mineral separation laboratory, mass spectrometer facilities and the National Earthquake Alerts Seismic Centre.

In addition, the building incorporates leading ESG principles featuring a geothermal heat pump system and has achieved a Climate Active Carbon Neutral certification. Since construction, significant capital has been invested in ongoing tenancy upgrades, as well as installing critical infrastructure and an on-site childcare centre.

CQE reiterates FY23 distribution guidance of 17.2 cents per unit.

Announcement Authorised by the Chair

¹ \$363.5 million, 100% basis

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 \$69.1 billion property portfolio of 1,548 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 \$16.0 billion development pipeline delivers sustainable, technologically enabled projects for our customers.

Charter Hall has also extended its Fund Management capability with a 50% investment in the 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.

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