

ASX Release

Charter Hall Long WALE REIT – Fulfilment of conditions for Conditional Market

10 November 2016

Charter Hall WALE Limited
ACN 610 772 202
AFSL 486721

Responsible Entity of Charter Hall
Long WALE REIT

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Charter Hall WALE Limited (“**CHWL**”) as responsible entity of each of LWR Finance Trust, Charter Hall Direct Industrial Fund, Canning Vale Logistics Trust No. 1, 218 Bannister Road Trust, CPOF Kogarah Holding Trust, Franklin Street Property Trust, and CHPT Dandenong Trust (together, Charter Hall Long WALE REIT) (ASX:CLW) advises that the conditions for the conditional market have been fulfilled, namely:

- (a) settlement under the Offer Management Agreement;
- (b) completion of the Restructure; and
- (c) the completion of the allotment and issue of Stapled Securities to successful Applicants under the Offer.

Capitalised terms used in this announcement have the meaning given to them in the Product Disclosure Statement dated 27 September 2016 as supplemented by the Supplementary Product Disclosure Statement dated 27 October 2016.

Dispatch Date

CHWL confirms that despatch of CHESS allotment notices and issuer sponsored holding statements will occur on 14 November 2016.

Deferred Settlement and Normal Settlement Trading

Stapled Securities will trade on Friday, 11 November 2016 on an unconditional but deferred settlement basis.

Following completion of the dispatch of holding statements, normal settlement trading is expected to commence on Tuesday, 15 November 2016.

Final Top 20 and Distribution Schedule

A final statement setting out the names of the 20 largest holders of Stapled Securities, and the number and percentage of Stapled Securities held by those holders, is **attached**.

A final distribution schedule of the numbers of holders of Stapled Securities is **attached**.



About Charter Hall Long WALE REIT

Charter Hall Long WALE REIT is an Australian Real Estate Investment Trust ("REIT") listed on the ASX (ASX: CLW) and invests 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) one of Australia's leading fully integrated property groups, with over 25 years' experience managing high quality property on behalf of institutional, wholesale and retail clients. Charter Hall has over \$17.5 billion of funds under management across the office, retail and industrial sectors. The Group has offices in Sydney, Melbourne, Brisbane, Adelaide and Perth.

The Group's success is underpinned by a highly skilled and motivated team with diverse expertise across property sectors and risk-return profiles. Sustainability is a key element of its business approach and by ensuring its actions are commercially sound and make a difference to its people, customers and the environment, Charter Hall can make a positive impact for its investors, the community and the Group.

For further information, please contact

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CHARTER HALL LONG WALE REIT

FIRST 20 INVESTORS REPORT THURSDAY 10 NOVEMBER 2016

Rank	Investor	Current Balance	% Issued Capital
Security: CLW - STAPLED SECURITY			
1	HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED	51,647,218	24.99%
2	TRUST COMPANY LIMITED <CHARTER HALL CO-INVEST A/C>	33,567,567	16.24%
3	J P MORGAN NOMINEES AUSTRALIA LIMITED	18,865,709	9.13%
4	NATIONAL NOMINEES LIMITED	10,680,410	5.17%
5	CITICORP NOMINEES PTY LIMITED	10,175,422	4.92%
6	PAN AUSTRALIAN NOMINEES PTY LIMITED	5,112,302	2.47%
7	BOND STREET CUSTODIANS LTD <PORTFOLIO MANAGER A/C>	4,237,623	2.05%
8	HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED-GSCO ECA	1,675,000	.81%
9	MERRILL LYNCH (AUSTRALIA) NOMINEES PTY LTD <NOM1 A/C>	1,500,000	.73%
10	CLOUGH SUPERANNUATION PTY LTD <CLOUGH SUPER FUND A/C>	1,375,000	.67%
11	FZIC PTY LTD <MCMAHON FAMILY A/C>	1,250,000	.60%
12	HARPERHALL PTY LTD <THE HARPERHALL A/C>	1,250,000	.60%
13	MR DAVID JOHN SOUTHON <SOUTHON FAMILY A/C>	1,250,000	.60%
14	BNP PARIBAS NOMINEES PTY LTD <AGENCY LENDING DRP A/C>	1,040,611	.50%

CHARTER HALL LONG WALE REIT

FIRST 20 INVESTORS REPORT THURSDAY 10 NOVEMBER 2016

Rank	Investor	Current Balance	% Issued Capital
15	INNOVA PORTFOLIO MANAGEMENT LIMITED <INNOVA REAL ASSETS FUND A/C>	1,000,000	.48%
16	MR MARTYN JAMES MCCARTHY <TE AROHA A/C>	1,000,000	.48%
17	MR PHILIP CRAIG UELAND + MRS NICOLE SOUTHON UELAND	1,000,000	.48%
18	NAVIGATOR AUSTRALIA LTD <MLC INVESTMENT SETT A/C>	986,687	.48%
19	BNP PARIBAS NOMS PTY LTD <DRP>	953,059	.46%
20	RBC INVESTOR SERVICES AUSTRALIA NOMINEES PTY LIMITED <PISELECT>	950,300	.46%

TOTAL FOR TOP 20:	149,516,908	Investors 20	72.34%
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TOTAL IN THIS REPORT:	149,516,908	Investors 20	72.34%
TOTAL OTHER INVESTORS:	57,166,189	2,734	27.66%
GRAND TOTAL:	206,683,097	2,754	100.00%

end of report

CHARTER HALL LONG WALE REIT

INVESTOR RANGES THURSDAY 10 NOVEMBER 2016

<u>Ranges</u>	<u>Investors</u>	<u>Securities</u>	<u>% Issued Capital</u>
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Security Code : CLW STAPLED SECURITY

Totals for Security Code CLW

1 to 1000	9	7,322	.00
1001 to 5000	1,027	3,208,360	1.55
5001 to 10000	614	4,690,835	2.27
10001 to 100000	1,008	26,418,014	12.78
100001 and Over	96	172,358,566	83.39
Total	2,754	206,683,097	100.00

end of report