

4 December 2017

ASX Market Announcements  
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## **Charter Hall Long WALE REIT (ASX Code: CLW)**

### **Notice under section 1012DAA(2)(f) of the Corporations Act 2001 (Cth)**

Charter Hall WALE Limited (ABN 20 610 772 202), in its capacity as the responsible entity (**Responsible Entity**) for Charter Hall Direct Industrial Fund (ARSN 144 613 641), Franklin Street Property Trust (ARSN 614 714 206) and LWR Finance Trust (ARSN 614 713 138) (**Trusts**, and together **CLW**), has today announced an accelerated pro-rata non-renounceable entitlement offer.

Each unit in the Trusts is stapled to one unit in the other Trusts (**Securities**). The Offer comprises the issue of 1 new Security for every 9.25 existing Securities held by eligible existing CLW securityholders at 7.00pm on 6 December 2017 (**Offer**) at a price of \$4.15 per new Security (**Offer Price**).

The Responsible Entity advises that:

- (a) the new Securities will be offered without a product disclosure statement under Part 7.9 of the Act;
- (b) this notice is being given under section 1012DAA(2)(f) of the Act, as modified by Australian Securities and Investments Commission Corporations (Non-Traditional Rights Issue) Instrument 2016/84;
- (c) as a disclosing entity, the Responsible Entity is subject to regular reporting and disclosure obligations;
- (d) as at the date of this notice, the Responsible Entity has complied with:
  - (i) the provisions of Chapter 2M of the Act as they apply to each of CLW and the Responsible Entity respectively; and
  - (ii) section 674 of the Act as it applies to each of CLW and the Responsible Entity respectively;
- (e) as at the date of this notice, there is no excluded information of the type referred to in sections 1012DAA(8) or 1012DAA(9) of the Act; and



- (f) the potential effect the Offer will have on the control of CLW, and the consequences of that effect, will depend on a number of factors, including investor demand and existing securityholdings.

As at the date of this notice, Bieson Pty Limited, as trustee of the Charter Hall Co-Investment Trust (through its nominee), (**CHCT**) holds approximately 20.4% of the Securities currently on issue.

CHCT has committed to take up all of its entitlements under the institutional tranche of the Offer. Accordingly, following the completion of the allotment of new Securities under the institutional and the early retail tranches of the Offer, the percentage of Securities held by CHCT is expected to increase to approximately 21.4% of the Securities that will be on issue at that time.

CHCT may also sub-underwrite a portion of the retail tranche of the Offer on customary terms and conditions at the Offer Price per new Security. On completion of the allotment of new Securities under the retail tranche of the Offer, the percentage of Securities held by CHCT will not exceed 21.5% of Securities that will be on issue at that time.

Accordingly, the Offer is not expected to have any material effect or consequence on the control of CLW.

Mark Bryant  
Company Secretary