

ASX Release

Charter Hall Long WALE REIT secures \$200 million of additional long term debt

10 June 2021

Charter Hall WALE Limited
ACN 610 772 202
AFSL 486721

Responsible Entity of Charter
Hall Long WALE REIT

Level 20, No.1 Martin Place
Sydney NSW 2000
GPO Box 2704 Sydney NSW
2001

T +61 2 8651 9000
F +61 2 9221 4655

www.charterhall.com.au

Charter Hall WALE Limited, as responsible entity of the Charter Hall Long WALE REIT (ASX:CLW) ("CLW"), is pleased to announce that CLW has priced \$200 million of Australian dollar medium term notes (Notes), which will be issued with an 8.5-year duration, maturing in December 2029.

The Notes were priced at a fixed coupon of 2.66% and, consistent with previous issuances, CLW has swapped the fixed rate notes to a floating rate exposure, providing a weighted average cost of debt for the Notes of 1.3%¹.

The Notes are expected to settle on 17 June 2021 and will increase CLW's investment capacity to approximately \$330 million, providing significant capacity to pursue future investment opportunities as they arise.

Following the issue of the Notes, CLW's weighted average debt maturity will increase to 5.6 years (as at 30 June 2021), with staggered maturities over a seven year period from FY24 to FY31.

Avi Anger, Charter Hall Long WALE REIT Fund Manager, commented: "We are very pleased that CLW was able to complete a repeat issuance in the Australian dollar medium term note market and further extend our debt maturity profile at a competitive funding cost. CLW's sector leading long WALE of 13.8 years² together with the maturity profile and diversity of our debt are important features that contribute to the investment proposition that CLW offers. The additional investment capacity provides scope for further accretive deployment to drive earnings growth."

Announcement authorised by the Chair

Charter Hall Long WALE REIT (ASX: CLW)

Charter Hall Long WALE REIT is an Australian Real Estate Investment Trust (REIT) listed on the ASX and investing 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). With over 29 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, Charter Hall Group has 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, we combine insight and inventiveness to unlock hidden value. Taking a long term view, our \$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're powered by the drive to go further.

For further enquiries, please contact
Avi Anger
Fund Manager
Charter Hall Long WALE REIT
T +61 2 8651 9111
avi.anger@charterhall.com.au

For investor enquiries, please contact
Philip Cheetham
Head of Listed Investor Relations
Charter Hall
T +61 403 839 155
philip.cheetham@charterhall.com.au

For media enquiries, please contact
Adrian Harrington
Head of Capital and Product Development
Charter Hall
T + 61 410 489 072
adrian.harrington@charterhall.com.au

¹ 90 day BBSW + 1.3% weighted average swapped back margin

² As at 31 December 2020, pro-forma adjusted as outlined in the acquisitions and equity raising presentation released to ASX on 18 May 2021.