

ASX Release

Leasing Update – Bowen Hills

20 July 2021

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Charter Hall Long WALE REIT (ASX: CLW) announces that it has entered into a lease for Building C, 56 Edmondstone Road, Bowen Hills, Brisbane to FUJIFILM Business Innovation Australia Pty Ltd, a subsidiary of FUJIFILM Business Innovation Asia Pacific Pte Ltd, and a company within the FUJIFILM Holdings Corporation group.

The three buildings at 56 Edmondstone Road totalling 12,427m² were formerly occupied by Virgin Australia prior to it entering voluntary administration and vacating in September 2020. Fujifilm will lease the 2,865m² Building C, for a term of 8 years, commencing in September 2021. This leasing transaction is expected to have a positive impact on the valuation of this property.

CLW Fund Manager, Avi Anger, stated: "It's pleasing to be able to announce today's leasing success at 56 Edmondstone Road, Bowen Hills. It takes place against a backdrop of reduced tenant demand and uncertainty arising from the COVID-19 environment. It reflects the attractive location and amenity available at this property and is the result of a concerted effort by Charter Hall to improve the occupancy and WALE at this property. We remain in discussion with other tenants about leasing up the remainder of the available space at this property and are optimistic about the opportunity for further leasing success in the near term."

CLW re-affirms its previous FY22 Operating EPS guidance of growth of no less than 4.5% over forecast FY21 Operating EPS of 29.2 cents per security.

CLW will report FY21 Results on Monday 9 August 2021.

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 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 \$52 billion portfolio of 1,400 high quality, long leased 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 \$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.

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