

5 October 2021

Attention: The Manager
Company Announcements Office
Australian Securities Exchange
Level 4, 20 Bridge Street
Sydney NSW 2000

Charter Hall WALE Limited
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AFSL 486721

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Dear Sir / Madam

**Charter Hall Long WALE REIT (ASX: CLW)
Notice under section 1012DA(5)(e) of the Corporations Act 2001 - Cleansing Statement**

This notice is given by Charter Hall WALE Limited (ABN 20 610 772 202), in its capacity as responsible entity (**Responsible Entity**) of the managed investment schemes comprising Charter Hall Long WALE REIT (**CLW**) under section 1012DA(5)(e) of the *Corporations Act 2001* (Cth) (**Act**).

CLW comprises the Charter Hall Direct Industrial Fund (ARSN 144 613 641) (**DIF**) and LWR Finance Trust (ARSN 614 713 138) (**Finance Trust**). Stapled securities of CLW each comprise one ordinary unit in each of DIF and the Finance Trust (**CLW Stapled Securities**).

On Friday 1 October 2021, CLW issued:

1. 3,655,913 new units in DIF (**New DIF Unit**) at an issue price of \$4.65 per New DIF Unit; and
2. 3,655,913 new units in the Finance Trust (**New Finance Trust Unit**) at an issue price of \$0.05 per New Finance Trust Unit,

(the New DIF Units and the New Finance Trust Units are together the **New CLW Stapled Securities**)

to various wholesale investors pursuant to a proposed placement that was first announced on 24 September 2021. The aggregate issue price of the New DIF Units and the New Finance Trust Units is equivalent to \$4.70 per CLW Stapled Security.

The Responsible Entity states that:

1. the New CLW Stapled Securities were offered for issue without disclosure to investors or preparation of a product disclosure statement under Part 7.9 of the Act;
2. this notice is being given under section 1012DA(5)(e) of the Act;
3. as a disclosing entity, the Responsible Entity in its capacity as responsible entity of CLW and issuer of New CLW Stapled Securities, is subject to regular reporting and disclosure obligations;
4. as at the date of this notice, CLW has complied with:
 - (a) the provisions of Chapter 2M of the Act as they apply to CLW; and
 - (b) section 674 of the Act as it applies to CLW; and
5. as at the date of this notice, there is no excluded information of the type referred to in sections 1012DA(7) and 1012DA(8) of the Act.

Yours faithfully



Mark Bryant, Group General Counsel and Company Secretary