

Form 603

Corporations Act 2001
Section 671B

Notice of initial substantial holder

To: Company Name/Scheme CHARTER HALL LONG WALE REITACN/ARSN 610 772 202**1. Details of substantial holder (1)**Name PEJR Investments Pty Ltd ("PEJR")

ACN/ARSN (if applicable)

The holder became a substantial holder on 26/ 05/2022**2. Details of voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary Fully Paid Securities	13,200,382	13,200,382	1.83%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
PEJR	Power to control the voting	Ord 13,200,382

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
PEJR	HSBC Custody Nominees (Australia) Ltd		Ord 13,200,382

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
See Annexure A				

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:


Name and ACN/ARSN (if applicable)	Nature of association

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
PEJR Investments Pty Ltd	Suite 34.01, Level 34, 201 Elizabeth Street, Sydney NSW 2000

Signature

print name	Stephen Cribb	capacity	Company Secretary
sign here		date	30 / 05 / 2022

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

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Annexure A Form 603

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities	
		Cash	Non-cash		
PEJR	27/05/2021	9,999,997		Ord	2,150,537
PEJR	8/06/2021	14,516,872		Ord	3,121,908
PEJR	1/07/2021	2,870,800		Ord	598,790
PEJR	2/07/2021	1,893,000		Ord	394,072
PEJR	13/08/2021	390,159		Ord	80,785
PEJR	15/02/2022	2,351,010		Ord	484,260
PEJR	25/02/2022	149,599		Ord	32,530
PEJR	28/02/2022	150,364		Ord	32,590
PEJR	1/03/2022	150,511		Ord	32,460
PEJR	10/03/2022	152,022		Ord	31,930
PEJR	11/03/2022	149,599		Ord	32,530
PEJR	14/03/2022	150,364		Ord	32,590
PEJR	15/03/2022	150,511		Ord	32,460
PEJR	15/03/2022	30,095,328		Ord	5,802,000
PEJR	24/03/2022	152,022		Ord	31,930
PEJR	25/03/2022	149,599		Ord	32,530
PEJR	28/03/2022	150,364		Ord	32,590
PEJR	29/03/2022	150,511		Ord	32,460
PEJR	4/04/2022	74,799		Ord	16,265
PEJR	4/04/2022	60,146		Ord	13,036
PEJR	4/04/2022	45,153		Ord	9,738
PEJR	7/04/2022	152,022		Ord	31,930
PEJR	21/04/2022	121,618		Ord	25,544
PEJR	5/05/2022	136,820		Ord	28,737
PEJR	19/05/2022	152,022		Ord	31,930
PEJR	23/05/2022	111,984		Ord	24,250
PEJR	24/05/2022	137,817		Ord	30,000