

# CHARTER HALL PROPERTY PORTFOLIO

PERIOD ENDING 30 JUNE 2016





# \$17.5<sub>b</sub>

## FUNDS UNDER MANAGEMENT

**3.6%**  
WEIGHTED AVERAGE  
RENT REVIEW  
(WARR)



**296**  
NUMBER OF  
PROPERTIES



**7.9 years**  
WEIGHTED AVERAGE  
LEASE EXPIRY (WALE)



**98.6%**  
OCCUPANCY







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# CHARTER HALL GROUP

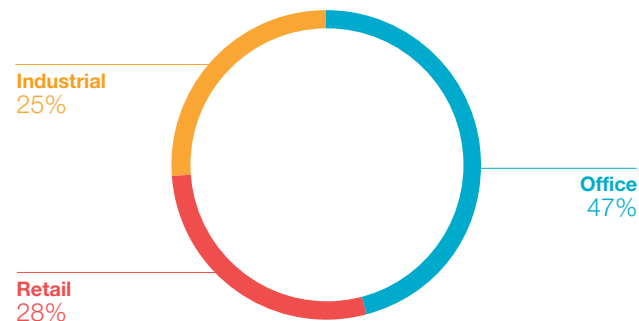
Charter Hall Group has grown to become one of Australia's leading property groups, with a total property portfolio of \$17.5 billion.

We own and manage 296 properties around Australia, including office buildings, retail properties via supermarket anchored retail centres, hardware, hospitality assets and automotive dealerships and a rapidly growing stable of industrial assets, on behalf of our institutional, wholesale and retail investors.

Our integrated business model, coupled with our highly skilled and motivated team across investment management, asset management, property management, development and project delivery produces sustainable returns for our investors, together with positive experiences for our tenants and the community.

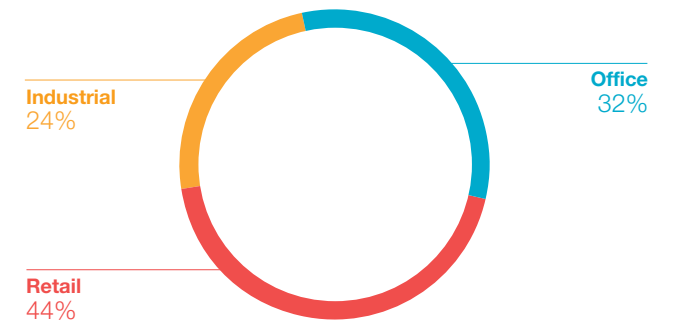
As a Group, we listed on the Australian Securities Exchange in 2005 under ASX Code: CHC. Charter Hall Group is a stapled security comprising a share in Charter Hall Limited (CHL), the operating business, and a unit in Charter Hall Property Trust (CHPT), which predominantly invests in the funds and partnerships the Group manages.

**CHARTER HALL FUNDS MANAGEMENT PLATFORM**  
AS AT 30 JUNE 2016



|                    | Office | Retail | Industrial | Total        |
|--------------------|--------|--------|------------|--------------|
| Properties         | 48     | 161    | 87         | <b>296</b>   |
| NLA ('000 sqm)     | 978    | 1,152  | 2,633      | <b>4,763</b> |
| Value (\$ billion) | 8.1    | 4.9    | 4.5        | <b>17.5</b>  |

**CHARTER HALL PROPERTY INVESTMENT PORTFOLIO**  
AS AT 30 JUNE 2016



|                          | Office | Retail | Industrial | Total        |
|--------------------------|--------|--------|------------|--------------|
| Investments (\$ million) | 348    | 485    | 265        | <b>1,098</b> |

Charter Hall aims to outperform investment benchmarks, achieving high levels of tenant retention and rental growth across 296 assets

2

PROPERTIES

|            |   |
|------------|---|
| Office     | 0 |
| Retail     | 1 |
| Industrial | 1 |

39

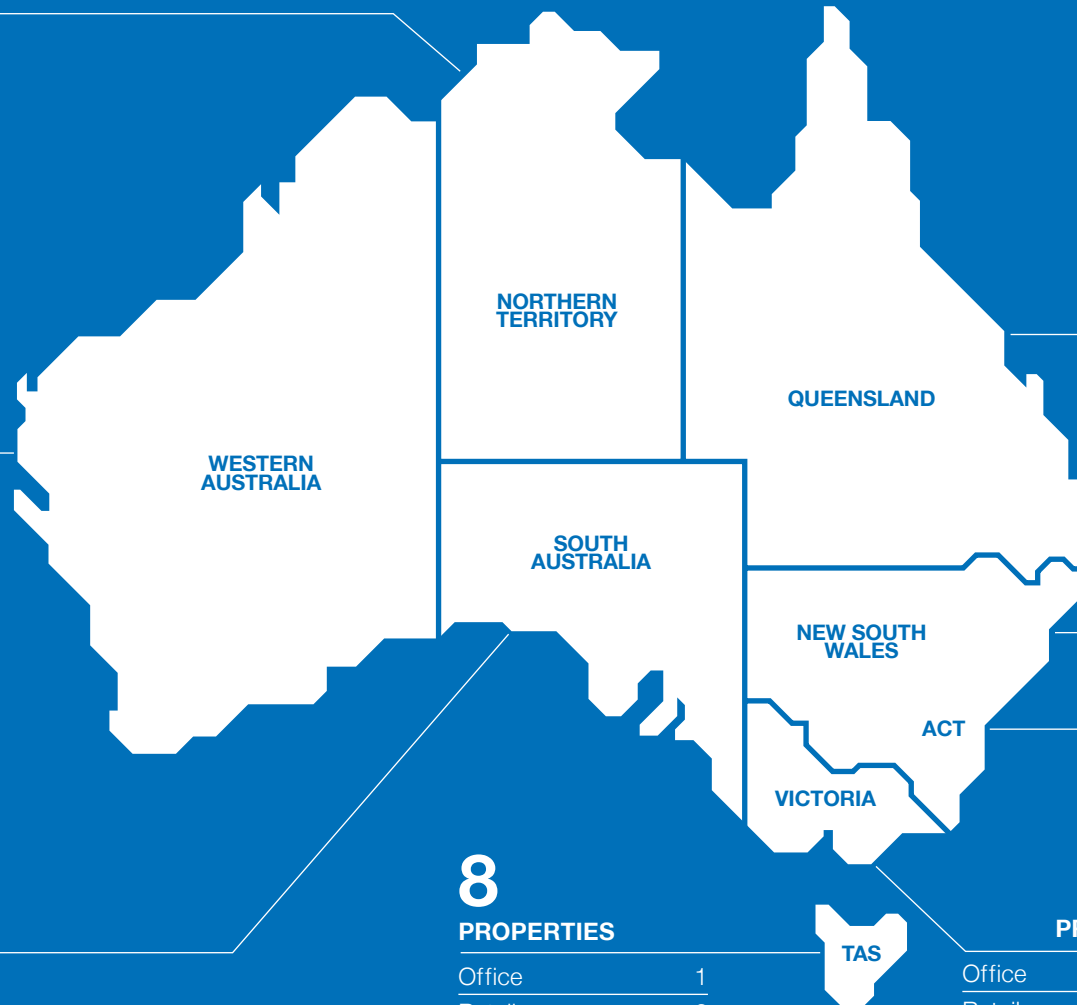
PROPERTIES

|            |    |
|------------|----|
| Office     | 8  |
| Retail     | 20 |
| Industrial | 11 |

19

PROPERTIES

|            |    |
|------------|----|
| Office     | 4  |
| Retail     | 10 |
| Industrial | 5  |



8

PROPERTIES

|            |   |
|------------|---|
| Office     | 1 |
| Retail     | 6 |
| Industrial | 1 |

70

PROPERTIES

|            |    |
|------------|----|
| Office     | 11 |
| Retail     | 29 |
| Industrial | 30 |

74

PROPERTIES

|            |    |
|------------|----|
| Office     | 9  |
| Retail     | 45 |
| Industrial | 20 |

81

PROPERTIES

|            |    |
|------------|----|
| Office     | 15 |
| Retail     | 47 |
| Industrial | 19 |

3

PROPERTIES

|            |   |
|------------|---|
| Office     | 0 |
| Retail     | 3 |
| Industrial | 0 |

# OUR FUNDS, PARTNERSHIPS & MANDATES<sup>1</sup>

|  | ASSETS <sup>2</sup> | GROSS PROPERTY ASSETS (\$ MILLION) | BALANCE SHEET GEARING | WEIGHTED AVERAGE CAPITALISATION RATE (WACR) | WALE (YEARS) | OCCUPANCY | CHARTER HALL CO-INVESTMENT (\$ MILLION) |
|--|---------------------|------------------------------------|-----------------------|---|--------------|-----------|---|
| <b>OFFICE</b>                                      |                     |                                    |                       |   |              |           |   |
| Charter Hall Prime Office Fund (CPOF) <sup>3</sup> | 21                  | \$3,074.6                          | 33.3%                 | 6.33%                                       | 6.6          | 97.4%     | \$183.3                                 |
| Charter Hall Office Trust (CHOT)                   | 12                  | \$2,308.8                          | 47.8%                 | 6.33%                                       | 5.1          | 98.1%     | \$164.1                                 |
| Charter Hall Direct Office Fund (DOF)              | 9                   | \$839.8                            | 31.8%                 | 6.49%                                       | 8.5          | 99.9%     | –                                       |
| PFA Diversified Trust (PFA)                        | 7                   | \$257.7                            | 43.2%                 | 7.93%                                       | 7.4          | 97.8%     | \$0.2                                   |
| <b>Office Syndicates Total:</b>                    |                     | \$257.8                            |                       |   |              |           |   |
| Charter Hall Direct WorkZone Trust (CHIF9)         | 1                   |                                    | 44.6%                 | 7.13%                                       | 9.3          | 99.5%     | –                                       |
| Charter Hall Direct VA Trust (CHIF10)              | 1                   |                                    | 37.0%                 | 7.38%                                       | 9.9          | 100%      | –                                       |
| 144 Stirling Street Trust (CHIF8)                  | 1                   |                                    | 38.4%                 | 8.25%                                       | 4.9          | 100%      | –                                       |
| <b>RETAIL</b>                                      |                     |                                    |                       |   |              |           |   |
| Charter Hall Retail REIT (CQR)                     | 74                  | \$2,549.7                          | 32.0%                 | 6.71%                                       | 6.9          | 98.0%     | \$226.7                                 |
| Retail Partnership No.1 (RP1)                      | 10                  | \$555.3                            | 39.9%                 | 6.34%                                       | 11.3         | 99.1%     | –                                       |
| Retail Partnership No.2 (RP2)                      | 1                   | \$215.5                            | 45.4%                 | 6.00%                                       | 5.4          | 97.1%     | \$6.1                                   |
| Retail Partnership No.6 (RP6)                      | 2                   | \$247.0                            | 35.0%                 | 6.00%                                       | 4.2          | 96.8%     | \$32.2                                  |
| Long WALE Hardware Partnership (LWHP)              | 16                  | \$653.3                            | 36.8%                 | 5.97%                                       | 9.1          | 99.4%     | \$46.4                                  |
| Long WALE Investment Partnership (LWIP)            | 54                  | \$678.7                            | 51.5%                 | 6.12%                                       | 18.3         | 100%      | \$165.2                                 |
| Long WALE Investment Partnership No.2 (LWIP2)      | 8                   | \$136.8                            | 39.0%                 | 6.34%                                       | 19.4         | 100%      | \$8.4                                   |
| Charter Hall Direct BW Trust (CHIF11)              | 4                   | \$89.5                             | 36.9%                 | 5.85%                                       | 8.8          | 100%      | –                                       |
| Charter Hall Direct Automotive Trust (DAT)         | 3                   | \$102.3                            | 45.6%                 | 6.41%                                       | 12.3         | 100%      | –                                       |
| Charter Hall Direct Automotive Trust No.2 (DAT2)   | 4                   | \$83.4                             | 49.9%                 | 6.85%                                       | 12.4         | 100%      | –                                       |
| <b>INDUSTRIAL</b>                                  |                     |                                    |                       |   |              |           |   |
| Charter Hall Prime Industrial Fund (CPIF)          | 44                  | \$1,952.8                          | 14.3%                 | 6.70%                                       | 8.4          | 100%      | \$94.8                                  |
| Core Logistics Partnership (CLP)                   | 27                  | \$1,595.3                          | 28.5%                 | 6.58%                                       | 9.9          | 99.7%     | \$170.0                                 |
| Direct Industrial Fund No.1 (DIF1)                 | 7                   | \$259.2                            | 35.4%                 | 6.86%                                       | 9.3          | 100%      | –                                       |
| Direct Industrial Fund No.2 (DIF2)                 | 10                  | \$271.0                            | 38.7%                 | 6.93%                                       | 12.1         | 100%      | –                                       |
| Direct Industrial Fund No.3 (DIF3)                 | 5                   | \$226.2                            | 19.1%                 | 6.72%                                       | 15.0         | 100%      | –                                       |
| Charter Hall Direct CDC Trust (CHIF12)             | 1                   | \$84.8                             | 43.3%                 | 7.00%                                       | 10.7         | 100%      | –                                       |

1. This excludes CHOF5 and other third party mandates that cannot be disclosed.

2. Several properties jointly owned across funds.

3. Includes 1 Shelley Street, Sydney NSW (50% CPOF). Settlement post 30 June 2016.



# OFFICE



**48**  
NUMBER OF  
PROPERTIES



**6.53%**  
WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)



**98.0%**  
OCCUPANCY

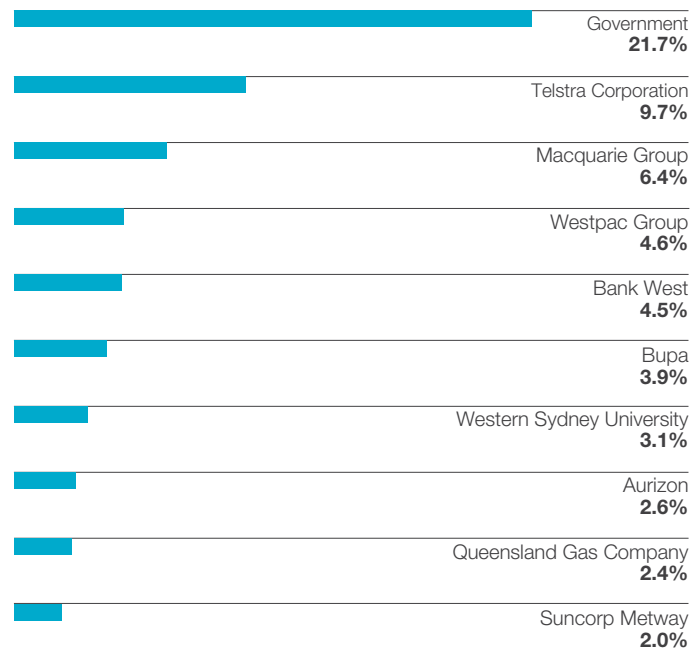


**6.4 years**  
WEIGHTED AVERAGE  
LEASE EXPIRY (WALE)

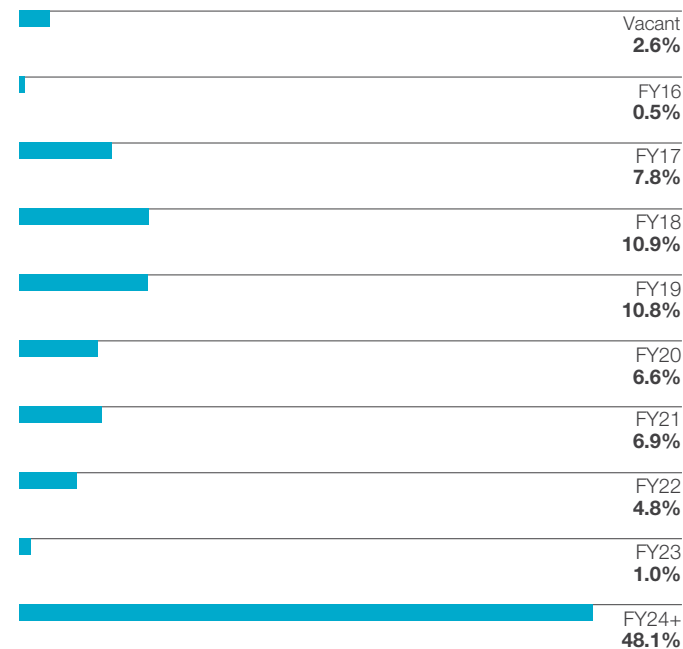
# CHARTER HALL PRIME OFFICE FUND

Charter Hall Prime Office Fund (CPOF) is the Group's largest wholesale pooled fund. Launched in 2006, the fund invests in investment grade office assets in the major capital city markets of Australia.

## TOP 10 TENANTS BY GROSS INCOME



## ANNUAL LEASE EXPIRY GROSS INCOME



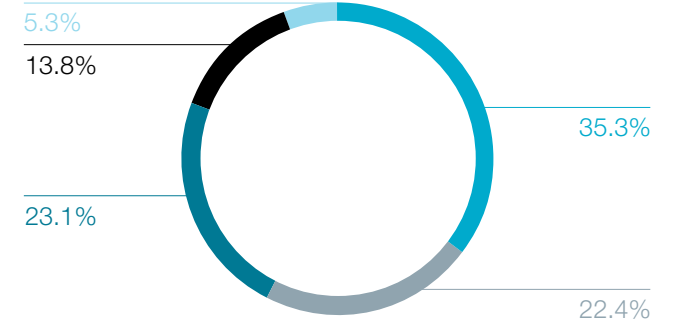
Note: Includes 1 Shelley Street, Sydney NSW (50% CPOF). Settlement post 30 June 2016.



Artist's Impression  
Western Sydney University, 1 Parramatta Square, NSW



**GEOGRAPHICAL DIVERSIFICATION**  
BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia
- South Australia

Note: Includes 1 Shelley Street, Sydney NSW (50% CPOF). Settlement post 30 June 2016.

## PROPERTY PORTFOLIO

**\$3,074.6**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.33%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

|  | CPOF<br>OWNERSHIP (%) | WALE<br>(YEARS) | WEIGHTED AVG<br>RENT REVIEWS (%) |
|--|-----------------------|-----------------|----------------------------------|
| Western Sydney University<br>1 Parramatta Square, Parramatta NSW | 50%                   | 15.0            | 3.8%                             |
| 1 Shelley Street, Sydney NSW                                     | 50%                   | 7.4             | 4.0%                             |
| 167 Macquarie Street, Sydney NSW                                 | 100%                  | 4.1             | 3.9%                             |
| 333 George Street, Sydney NSW                                    | 100%                  | 6.2             | 3.8%                             |
| St George Bank<br>4-16 Montgomery Street, Kogarah NSW            | 50%                   | 18.3            | 2.5%                             |
| 9 Castlereagh Street, Sydney NSW                                 | 100%                  | 3.2             | 4.0%                             |
| 100 Skyring Terrace, Brisbane Qld                                | 50%                   | 9.9             | 3.9%                             |
| Brisbane Square<br>266 George Street, Brisbane Qld               | 33%                   | 7.8             | 3.4%                             |
| 275 George Street, Brisbane Qld                                  | 50%                   | 3.1             | 4.5%                             |
| Northbank Plaza<br>69 Ann Street, Brisbane Qld                   | 100%                  | 3.0             | 4.3%                             |
| 900 Ann Street, Fortitude Valley Qld                             | 50%                   | 12.0            | 3.3%                             |
| ATO<br>12-26 Franklin Street, Adelaide SA                        | 50%                   | 10.8            | 3.7%                             |
| Bank SA<br>97 King William Street, Adelaide SA                   | 100%                  | 5.3             | 2.0%                             |
| 11-13 Exhibition St, Melbourne Vic.                              | 100%                  | 8.7             | 4.0%                             |
| 55 King Street, Melbourne Vic.                                   | 100%                  | 3.1             | 4.0%                             |
| 570 Bourke Street, Melbourne Vic.                                | 100%                  | 7.9             | 3.7%                             |
| 109 St Georges Terrace, Perth WA                                 | 100%                  | 1.1             | 3.5%                             |
| 225 St Georges Terrace, Perth WA                                 | 100%                  | 4.5             | 3.6%                             |
| Bankwest Place and Raine Square, Perth WA                        | 33%                   | 6.0             | 4.0%                             |
| 130 Lonsdale Street, Melbourne Vic. (development site)           | 100%                  | –               | –                                |
| Precinct GPO, Adelaide SA (development site)                     | 50%                   | –               | –                                |
| <b>TOTAL / WEIGHTED AVERAGE</b>                                  |                       | <b>6.6</b>      | <b>3.8%</b>                      |

9 Castlereagh Street, Sydney NSW





## WESTERN SYDNEY UNIVERSITY

1 Parramatta Square, Parramatta NSW



Artist's Impression

On completion, the development will comprise a 14-level prime office tower with ground floor retail and two levels of basement parking (80 spaces).

The development will be located to the south western corner of Macquarie and Smith street approximately 150 metres north of Parramatta transport interchange. The new building is expected to be completed by the end of December 2016.

## 1 SHELLEY STREET

Sydney NSW



1 Shelley Street, Sydney is a prominently positioned prime-grade office building located directly adjacent to the south side of Barangaroo, and benefits from the improved accessibility to the Wynyard bus/rail interchange, and the revitalised retail and restaurant precinct in the area. The office component is 100% leased to ASX-listed Macquarie Group, with the parking facilities leased to Secure Parking.

The site is secured with a weighted average lease expiry (WALE) of 7.4 years, and provides an attractive investment proposition for both CPOF and the investment vehicle sponsored by MSREI, who will jointly own and control the new trust. The new trust will be managed by Charter Hall.

### Summary

|  |             |
|--|-------------|
| Year built (or refurbished)            | 2016        |
| Grade                                  | A           |
| Ownership                              | 50%         |
| Total NLA (sqm)                        | 25,876      |
| Typical floor plate (sqm)              | 1,300-2,200 |
| Car spaces                             | 80          |
| WALE (by income)                       | 15 years    |
| Occupancy                              | 100%        |
| Western Sydney University<br>NLA (sqm) | 25,876      |

### Tenancy statistics

### Major tenants

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 2009        |
| Grade                       | A           |
| Ownership                   | 50%         |
| Total NLA (sqm)             | 32,986      |
| Typical floor plate (sqm)   | 2,350-3,500 |
| Car spaces                  | 268         |
| WALE (by income)            | 7.4 years   |
| Occupancy                   | 100%        |
| Macquarie Group             | 30,677      |

## 167 MACQUARIE STREET

Sydney NSW



Located in the prestigious financial core of Sydney's CBD, Macquarie House is a refurbished office tower that offers spectacular views across the Royal Botanic Gardens and Sydney Harbour. The building spans 19 levels, including two ground level retail tenancies.

## 333 GEORGE STREET

Sydney NSW (under development)



Located on one of Sydney's most prominent corners at George Street and Martin Place, this contemporary A-grade workspace will offer 15 floors of office space over 12,453 square metres and 2,048 square metres of prime retail over three levels.

The property is currently under construction after the demolition of the former buildings at 331 and 333 George Street and is due for completion in Q4CY16. The building will offer a vertically connected environment and a unique outdoor workspace with five levels of cascading rooftop terraces.

### Summary

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 1970 (2005) |
| Grade                       | A           |
| Ownership                   | 100%        |
| Total NLA (sqm)             | 9,762       |
| Typical floor plate (sqm)   | 772         |
| Car spaces                  | 80          |

### Tenancy statistics

|                           |           |
|---------------------------|-----------|
| WALE (by income)          | 4.1 years |
| Occupancy                 | 100%      |
| FIL Investment Management | 2,364     |
| Gresham Partners          | 1,576     |
| Regus                     | 1,088     |

### Major tenants NLA (sqm)

|                             |                         |
|-----------------------------|-------------------------|
| Year built (or refurbished) | Under construction 2016 |
| Grade                       | A                       |
| Ownership                   | 100%                    |
| Total NLA (sqm)             | 14,593                  |
| Typical floor plate (sqm)   | 981 / 220-887           |
| Car spaces                  | 17                      |
| WALE (by income)            | N/A                     |
| Occupancy                   | 92.0%                   |
| Woolworths                  | 735                     |
| HSBC                        | 685                     |
| National Australia Bank     | 640                     |



## ST GEORGE BANK

4-16 Montgomery Street, Kogarah NSW



An prime commercial building which provides office accommodation over ground, lower ground and four upper levels, and accommodates 597 car parking spaces.

Located at Kogarah, an established suburb in Sydney's south, some 14 kilometres south of the Sydney CBD. The property also benefits from close proximity to the railway station and other amenities including retail shops and a bus interchange.

## 9 CASTLEREAGH STREET

Sydney NSW



Completed in 1989, 9 Castlereagh Street is a unique, Harry Seidler designed landmark office tower featuring a unique internal light well and variety of floor plates. The property has 31 upper office levels, ground floor retail incorporating a café and childcare facility and basement car parking for 79 vehicles.

### Summary

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 1990 (2016) |
| Grade                       | A           |
| Ownership                   | 50%         |
| Total NLA (sqm)             | 31,724      |
| Typical floor plate (sqm)   | 5,226       |
| Car spaces                  | 597         |
| WALE (by income)            | 18.3 years  |
| Occupancy                   | 100%        |
| Westpac Banking Corporation | 31,724      |

### Tenancy statistics

### Major tenants NLA (sqm)

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 1989 (2010) |
| Grade                       | A           |
| Ownership                   | 100%        |
| Total NLA (sqm)             | 20,847      |
| Typical floor plate (sqm)   | 671-767     |
| Car spaces                  | 74          |
| WALE (by income)            | 3.2 years   |
| Occupancy                   | 96.2%       |
| Compass                     | 1,490       |
| ICAP Australia              | 671         |

## 100 SKYRING TERRACE

Brisbane Qld



100 Skyring Terrace is located in the heart of Brisbane's thriving Gasworks precinct, Newstead, a flourishing business and lifestyle community only 1.7 kilometres from the city centre.

Completed in 2014, this 12 level prime office building comprises 24,665 square metres of office space with large and efficient 2,200 square metres campus-style floors with inspiring 360 degree river and city views. It features 1,038 square metres of retail space, a dedicated end-of-trip facility and 192 car parking spaces.

## BRISBANE SQUARE

266 George Street, Brisbane Qld



Located within the Brisbane CBD at the top of the Queen Street Mall, Brisbane Square is an iconic office building located in the heart of the government and legal precincts along George Street.

The property comprises premium office space over 38 levels, ground floor retail and parking over three basement levels.

### Summary

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2014      |
| Grade                       | A         |
| Ownership                   | 50%       |
| Total NLA (sqm)             | 24,665    |
| Typical floor plate (sqm)   | 2,200     |
| Car spaces                  | 192       |
| WALE (by income)            | 9.9 years |
| Occupancy                   | 100%      |
| Bank of Queensland          | 13,237    |
| Collection House            | 8,007     |
| Temando                     | 1,098     |

### Tenancy statistics

### Major tenants NLA (sqm)

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 2006        |
| Grade                       | A           |
| Ownership                   | 33%         |
| Total NLA (sqm)             | 58,995      |
| Typical floor plate (sqm)   | 1,431-1,702 |
| Car spaces                  | 346         |
| WALE (by income)            | 7.8 years   |
| Occupancy                   | 100%        |
| Brisbane City Council       | 34,625      |
| Suncorp Metway              | 23,527      |



## 275 GEORGE STREET

Brisbane Qld



Comprising more than 40,000 square metres of prime office and retail space over 30 levels, this highly energy efficient building is located in the heart of the Brisbane CBD. With a 5 star NABERS Energy rating and a 5 star Green Star rating, the building offers sweeping 360 degree views of the Brisbane River and city scape. CPOF holds a 50% stake with the Singaporean listed Keppel REIT.

## NORTHBANK PLAZA

69 Ann Street, Brisbane Qld



Located within the Brisbane CBD, Northbank Plaza has been comprehensively refurbished and repositioned with A-grade services. The majority of floors feature expansive river, mountain and CBD views.

### Summary

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2009      |
| Grade                       | A         |
| Ownership                   | 50%       |
| Total NLA (sqm)             | 41,748    |
| Typical floor plate (sqm)   | 1,300     |
| Car spaces                  | 241       |
| WALE (by income)            | 3.1 years |
| Occupancy                   | 99.8%     |
| Telstra Corporation Ltd     | 28,665    |
| Queensland Gas Company      | 11,652    |

### Tenancy statistics

### Major tenants NLA (sqm)

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 2009        |
| Grade                       | A           |
| Ownership                   | 100%        |
| Total NLA (sqm)             | 26,659      |
| Typical floor plate (sqm)   | 1,200-2,000 |
| Car spaces                  | 168         |
| WALE (by income)            | 3.0 years   |
| Occupancy                   | 92.3%       |
| Telstra Corporation Ltd     | 14,295      |
| Parsons Brinckerhoff        | 3,463       |
| RemServ                     | 3,349       |

## 900 ANN ST

Fortitude Valley, Qld



The completed building will comprise 18,991 square metres (NLA) of A-grade office accommodation over 14 floors, 200 square metres of retail accommodation and 280 square metres (NLA) of integrated church/community space. The ground floor entrance will provide a prestigious opening to an expansive foyer with double height ceilings.

The development will incorporate state of the art end of trip facilities comprising 153 bicycle parks and 103 secure basement car spaces over two basement floor levels.

The building is to be built to a Green Star Rating of 5 stars and a 5 Star NABERS energy rating.

## ATO

12-26 Franklin Street, Adelaide SA



The ATO Building is located on the northern side of Franklin Street, approximately 65 metres west of the intersection with King William Street. The property comprises a new high rise office tower, with basement, ground floor, mezzanine floor and 17 upper levels.

### Summary

|                             |                                      |
|-----------------------------|--------------------------------------|
| Year built (or refurbished) | 2018                                 |
| Grade                       | A                                    |
| Ownership                   | 50%                                  |
| Total NLA (sqm)             | 18,991                               |
| Typical floor plate (sqm)   | 1,445                                |
| Car spaces                  | 103                                  |
| WALE (by income)            | 12.0 years from practical completion |
| Occupancy                   | 98.6%                                |
| Aurizon                     | 18,791                               |

### Tenancy statistics

### Major tenants NLA (sqm)

|                             |            |
|-----------------------------|------------|
| Year built (or refurbished) | 2013       |
| Grade                       | A          |
| Ownership                   | 50%        |
| Total NLA (sqm)             | 36,802     |
| Typical floor plate (sqm)   | 1,769-2513 |
| Car spaces                  | 114        |
| WALE (by income)            | 10.8 years |
| Occupancy                   | 100%       |
| ATO                         | 31,488     |
| Australia Post              | 5,291      |



## BANK SA

97 King William Street, Adelaide SA



Bank SA is located in the heart of Adelaide and comprises a basement vault, ground and mezzanine level banking branch, and an office building over eight upper levels. The building also includes a gymnasium and squash courts which are located on the roof area.

## 11-33 EXHIBITION STREET

Melbourne Vic.



The property is located in the eastern precinct of Melbourne's CBD, which is recognised as the traditional premium financial precinct and also known as the "Paris-end" of Melbourne CBD.

Constructed in 2005, 11 Exhibition Street is a 17 level prime commercial building which comprises 21,544 square metres of office area, 1,292 square metres of retail area and 340 car bays including a public car park.

### Summary

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 1943      |
| Grade                       | B         |
| Ownership                   | 100%      |
| Total NLA (sqm)             | 15,115    |
| Typical floor plate (sqm)   | 942-2127  |
| Car spaces                  | 28        |
| WALE (by income)            | 5.3 years |
| Occupancy                   | 100%      |
| St George Bank<br>NLA (sqm) | 15,115    |

### Tenancy statistics

### Major tenants

|  |           |
|--|-----------|
| Year built (or refurbished)                        | 2005      |
| Grade  | A         |
| Ownership  | 100%      |
| Total NLA (sqm)                                    | 22,843    |
| Typical floor plate (sqm)                          | 1,665     |
| Car spaces   | 340       |
| WALE (by income)                                   | 8.7 years |
| Occupancy  | 100%      |
| Bupa   | 12,084    |
| Fair Work Australia<br>(Commonwealth of Australia) | 9,797     |

## 55 KING STREET

Melbourne Vic.



The property comprises an eight level office building constructed in 1987 comprising a total of 12,408 square metres of office accommodation and 59 car parking spaces. The building has benefited from a significant capital works programme with the vendor having spent in excess of \$10 million upgrading the base building and services.

The asset has medium term development potential occupying a prominent corner site in the Melbourne CBD.

## 570 BOURKE STREET

Melbourne Vic.



A 31 level prime office tower with 455 car bays which is located in the legal and financial precinct of Melbourne's CBD. The building has recently been redeveloped with the creation of new extended floor plates on the lower levels and the building entrance and foyer upgraded. The redevelopment results in a 16,132 square metres expansion of levels two to 11 plus an upgrade of the lobby and retail areas, and extensive end of trip facilities.

### Summary

|                             |        |
|-----------------------------|--------|
| Year built (or refurbished) | 1987   |
| Grade                       | A      |
| Ownership                   | 100%   |
| Total NLA (sqm)             | 12,408 |
| Typical floor plate (sqm)   | 1,619  |
| Car spaces                  | 59     |

### Tenancy statistics

|                   |           |
|-------------------|-----------|
| WALE (by income)  | 3.1 years |
| Occupancy         | 100%      |
| State of Victoria | 10,790    |
| M2 Group          | 1,618     |

### Major tenants NLA (sqm)

|                              |                                  |
|------------------------------|----------------------------------|
| Year built (or refurbished)  | 1972 (2015)                      |
| Grade                        | A                                |
| Ownership                    | 100%                             |
| Total NLA (sqm)              | 50,727                           |
| Typical floor plate (sqm)    | 1000-1200 / 2700 (podium floors) |
| Car spaces                   | 445                              |
| WALE (by income)             | 7.9 years                        |
| Occupancy                    | 98.8%                            |
| Department of Human Services | 13,734                           |
| Minister of Finance          | 11,700                           |
| Victorian Legal Aid          | 8,247                            |

## 109 ST GEORGES TERRACE

Perth WA



Located in the heart of the Perth CBD, the Westpac building at 109 St Georges Terrace, comprises a lower A-grade office building, which underwent extensive refurbishment in 2005. The building spans 19 upper office levels, a ground level bank, vault and security storage area.

## 225 ST GEORGES TERRACE

Perth WA



Located at the western end of St Georges Terrace, 225 St Georges Terrace comprises a 20,305 square metres prime office building, including 424 square metres of retail space and three levels of basement accommodating 373 car parking spaces.

### Summary

|                             |        |
|-----------------------------|--------|
| Year built (or refurbished) | 2005   |
| Grade                       | A      |
| Ownership                   | 100%   |
| Total NLA (sqm)             | 13,891 |
| Typical floor plate (sqm)   | 550    |
| Car spaces                  | 75     |

### Tenancy statistics

|                             |           |
|-----------------------------|-----------|
| WALE (by income)            | 1.1 years |
| Occupancy                   | 95.6%     |
| Westpac Banking Corporation | 8,169     |
| Calibre Global              | 2,497     |

### Major tenants NLA (sqm)

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 1990      |
| Grade                       | A         |
| Ownership                   | 100%      |
| Total NLA (sqm)             | 20,729    |
| Typical floor plate (sqm)   | 1,130     |
| Car spaces                  | 373       |
| WALE (by income)            | 4.5 years |
| Occupancy                   | 93.5%     |
| Jackson McDonald            | 3,932     |
| Wilson Parking              | 373 bays  |



## BANKWEST PLACE AND RAINE SQUARE

Perth WA



Bankwest Place and Raine Square is an office and retail complex situated in a prime location within the Perth CBD market. The office component is occupied by Bankwest on a long term lease with the retail component anchored by a Coles supermarket. The site which covers the majority of an entire CBD block also accommodates a variety of main street retail spaces, a hotel and two licensed bars.

## 130 LONSDALE STREET

Melbourne Vic.



Artist's Impression

The development rights for 130 Lonsdale Street, Melbourne (Wesley Place Development) were acquired in November 2015 for an effective land price of \$36 million with payments to be made on a staged basis on completion of various milestones.

The proposed development, which now has planning approval, provides the opportunity for CPOF to build to core, creating a new, high quality office asset tower of approximately 55,000 square metres with revitalised heritage buildings and open space to create unique urban amenity.

The 7,400 square metres site is located in the Parliament precinct of the Melbourne CBD which is a preferred office market, with CPOF seeking to strategically increase its exposure to this market.

### Summary

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 2011        |
| Grade                       | A           |
| Ownership                   | 33%         |
| Total NLA (sqm)             | 61,955      |
| Typical floor plate (sqm)   | 1,740-2,000 |
| Car spaces                  | 391         |
| WALE (by income)            | 6.0 years   |
| Occupancy                   | 89.7%       |
| Bankwest (CBA)              | 43,934      |
| Coles Supermarkets          | 1,993       |

### Tenancy statistics

### Major tenants NLA (sqm)

|                             |                  |
|-----------------------------|------------------|
| Year built (or refurbished) | Development Site |
| Ownership                   | 100%             |
| Aquisition date             | November 2015    |

## PRECINCT GPO

2-10 Franklin Street & 145-149 King William Street, Adelaide SA



Precinct GPO comprises the Adelaide GPO 99 year leasehold interest and adjoining freehold development land. These properties are located between King William Street and the ATO building on Franklin Street.

Planning Consent has been obtained for two office towers of approximately 24,500 square metres and 12,500 square metres plus refurbishment of the heritage GPO building. The precinct will also accommodate approximately 3,000 square metres of retail.

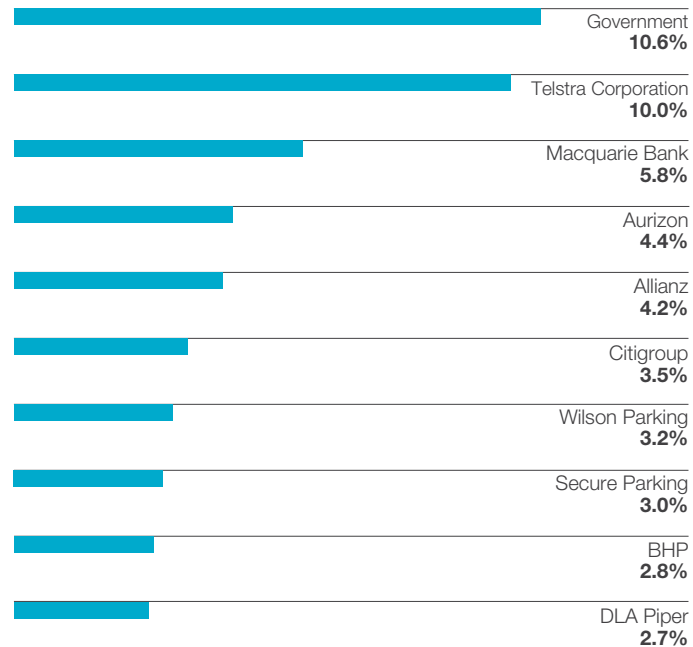
### Summary

|                             |                  |
|-----------------------------|------------------|
| Year built (or refurbished) | Development Site |
| Ownership                   | 50%              |
| Aquisition date             | May 2015         |

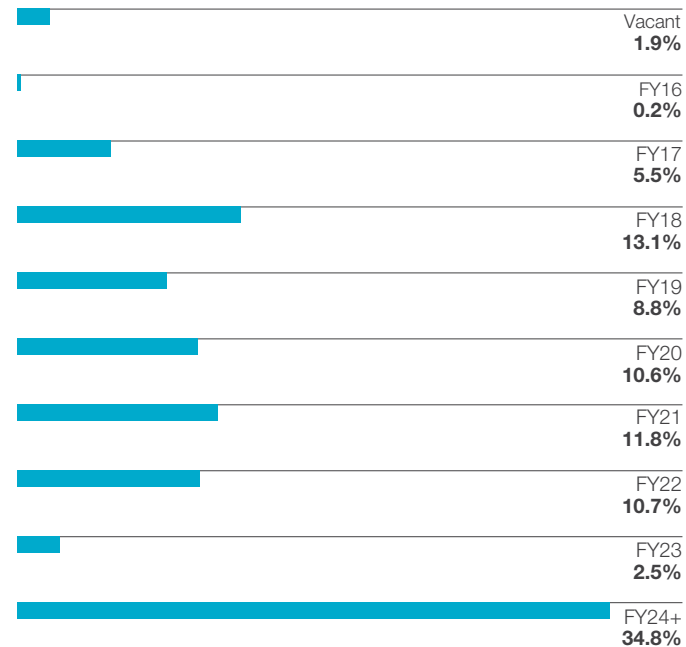
# CHARTER HALL OFFICE TRUST

Charter Hall Office Trust (CHOT) is a leading unlisted wholesale real estate partnership focused on investing in high grade office buildings predominantly located in major business districts across Australia.

## TOP 10 TENANTS BY GROSS INCOME



## ANNUAL LEASE EXPIRY GROSS INCOME

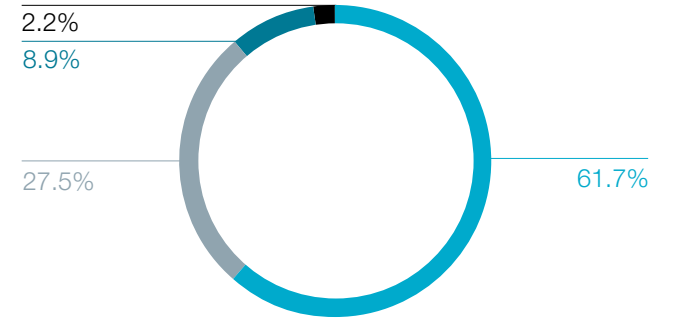




No. 1 Martin Place, Sydney NSW



**GEOGRAPHICAL DIVERSIFICATION**  
BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia

## PROPERTY PORTFOLIO

**\$2,308.8**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.33%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

|   | CHOT<br>OWNERSHIP (%) | WALE<br>(YEARS) | WEIGHTED AVG<br>RENT REVIEWS (%) |
|---|-----------------------|-----------------|----------------------------------|
| No.1 Martin Place, Sydney NSW                         | 100%                  | 7.1             | 3.9%                             |
| Citigroup Centre<br>2 Park Street, Sydney NSW         | 50%                   | 6.0             | 3.9%                             |
| Avaya House<br>123 Epping Road, North Ryde NSW        | 100%                  | 4.0             | 3.8%                             |
| Allianz Centre<br>2 Market Street, Sydney NSW         | 50%                   | 4.4             | 4.1%                             |
| The Denison<br>65 Berry Street, North Sydney NSW      | 100%                  | 3.3             | 4.0%                             |
| 175 Eagle Street, Brisbane Qld                        | 100%                  | 3.4             | 4.1%                             |
| Capital Hill<br>83-85 George Street, Brisbane Qld     | 100%                  | 1.6             | 4.0%                             |
| 150 Lonsdale Street, Melbourne Vic.                   | 100%                  | 2.2             | 3.6%                             |
| 171 Collins Street, Melbourne Vic.                    | 50%                   | 7.8             | 3.7%                             |
| Argus Centre<br>300 LaTrobe Street, Melbourne Vic.    | 100%                  | 6.4             | 3.6%                             |
| 5 Queens Road, Melbourne Vic.                         | 100%                  | 4.7             | 3.7%                             |
| Eastpoint Plaza<br>233-237 Adelaide Terrace, Perth WA | 100%                  | 2.9             | 3.9%                             |
| <b>TOTAL / WEIGHTED AVERAGE</b>                       |                       | <b>5.1</b>      | <b>3.9%</b>                      |

2 Market Street, Sydney NSW



## NO.1 MARTIN PLACE

Sydney NSW



Prime office building located in the Sydney CBD on the prestigious former GPO site in Martin Place.

No.1 Martin Place is an iconic landmark office tower that defines Martin Place, arguably the most recognised address in Sydney. Interconnected with Sydney's famous GPO building, No.1 Martin Place is part of an award winning mixed use development designed by the Buchan Group. The combined site features fantastic amenity and tenant services, the Westin Hotel, numerous high quality on site dining offerings and fitness facilities. The building comprises over 40,000 square metres of office space across 24 floors with column free floor plates.

## CITIGROUP CENTRE

2 Park Street, Sydney NSW



Premium grade 47 level commercial office tower located in the Sydney CBD directly above the retail shopping area know as 'The Galleries Victoria' and opposite the Queen Victoria Building and Sydney Town Hall. The commercial tower has a total lettable area of 73,600 square metres comprising basement storage, basement parking over four levels, ground floor retail and 41 upper office floors of premium grade office accommodation from levels five to 47.

### Summary

|                             |         |
|-----------------------------|---------|
| Year built (or refurbished) | 1999    |
| Grade                       | Premium |
| Ownership                   | 100%    |
| Total NLA (sqm)             | 40,261  |
| Typical floor plate (sqm)   | 1,672   |
| Car spaces                  | 374     |

### Tenancy statistics

|                     |           |
|---------------------|-----------|
| WALE (by income)    | 7.1 years |
| Occupancy           | 98.6%     |
| Macquarie Group Ltd | 13,034    |
| APRA                | 8,134     |
| DLA Piper           | 5,492     |

### Major tenants NLA (sqm)

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2000      |
| Grade                       | Premium   |
| Ownership                   | 50%       |
| Total NLA (sqm)             | 73,654    |
| Typical floor plate (sqm)   | 1,865     |
| Car spaces                  | 284       |
| WALE (by income)            | 6.0 years |
| Occupancy                   | 99.5%     |
| Citigroup                   | 8,862     |
| Amazon                      | 15,034    |
| QBE                         | 6,883     |
| Twitter                     | 1,839     |



## AVAYA HOUSE

123 Epping Road, North Ryde NSW



A modern 10 level, A-Grade office building prominently located in one of Australia's premier technology precincts. Improvements comprise three levels of basement car parking for over 500 vehicles, ground level with entry foyer, retail and office with nine upper levels of high quality office accommodation.

This property has achieved a 5 Star NABERS Energy Rating.

## ALLIANZ CENTRE

2 Market Street, Sydney NSW



A 24 level, A-grade building with an adjoining seven level forecourt building located in the western corridor of the Sydney CBD.

Prominent A-grade office tower complex comprising over 40,000 square metres of space across two interconnected buildings with a central atrium. The building is characterised by its large floor-plates (ranging from 2,000 square metres to 2,700 square metres), along with excellent onsite amenity provided through the retail offering and onsite Fitness First gym.

2 Market Street features an impressive tenancy profile, with blue-chip covenants Allianz Australia, Caltex Australia Petroleum and Commonwealth Bank of Australia occupying 80% of the building.

### Summary

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2000      |
| Grade                       | A         |
| Ownership                   | 100%      |
| Total NLA (sqm)             | 16,161    |
| Typical floor plate (sqm)   | 1,774     |
| Car spaces                  | 534       |
| WALE (by income)            | 4.0 years |
| Occupancy                   | 95.2%     |
| Avaya Australia             | 3,276     |
| Biogen                      | 1,774     |

### Tenancy statistics

### Major tenants NLA (sqm)

|                             |              |
|-----------------------------|--------------|
| Year built (or refurbished) | 2007         |
| Grade                       | A            |
| Ownership                   | 50%          |
| Total NLA (sqm)             | 40,000       |
| Typical floor plate (sqm)   | 1,954 (main) |
| Car spaces                  | 301          |
| WALE (by income)            | 4.4 years    |
| Occupancy                   | 100%         |
| Allianz                     | 18,909       |
| Caltex                      | 9,201        |
| CBA                         | 3,553        |

## THE DENISON

65 Berry Street, North Sydney NSW



A modern, 18 level office building, centrally located within the North Sydney CBD in close proximity to the major transport links. The regular floor plates allow for efficient space planning and benefit from excellent natural light with floor to ceiling glazing. The Victoria Cross station for Sydney Metro is to be developed on the western adjacent site which, once complete, will be a major benefit for the building.

This property has achieved a 4 Star NABERS Energy Rating.

## 175 EAGLE STREET

Brisbane Qld



An extensive refurbishment of 175 Eagle Street was completed in 2012 and takes full advantage of the riverfront location and refreshes an iconic building into prime grade office accommodation.

175 Eagle Street is located in the prominent riverside location of Brisbane known as the Golden Triangle boasting a strong tenant covenants including AON, Aurizon and a variety of high calibre professional services.

The 19 level office building is currently targeting a 4.5 star NABERS rating.

### Summary

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 1986      |
| Grade                       | A         |
| Ownership                   | 100%      |
| Total NLA (sqm)             | 15,064    |
| Typical floor plate (sqm)   | 873       |
| Car spaces                  | 262       |
| WALE (by income)            | 3.3 years |
| Occupancy                   | 97.0%     |
| Mediacom                    | 6,912     |
| Reckon                      | 2,442     |

### Tenancy statistics

### Major tenants NLA (sqm)

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 2002 (2012) |
| Grade                       | A           |
| Ownership                   | 100%        |
| Total NLA (sqm)             | 22,254      |
| Typical floor plate (sqm)   | 1,159       |
| Car spaces                  | 162         |
| WALE (by income)            | 3.4 years   |
| Occupancy                   | 97.7%       |
| Aurizon                     | 10,722      |
| AON Risk Services           | 1,851       |

## CAPITAL HILL

83-85 George Street, Brisbane Qld



Capital Hill is directly opposite the new multi-billion dollar casino and entertainment development 'Queens Wharf' which is due to start construction in 2017. Capital Hill sits within the heart of the government precinct of the CBD and is currently occupied by the State Government. The building has floor plates of approximately 580 square metres and a full lift upgrade has been completed recently.

## 150 LONSDALE STREET

Melbourne Vic.



A 29 level, 28,700 square metre A-grade office tower located in the tightly held North Eastern precinct of the Melbourne CBD close to all major transport options and some of the best cafés, restaurants and shopping Melbourne has to offer.

The building features highly efficient column free floor plates and provides spectacular sweeping views across the CBD and beyond. It also has an extremely popular 600 bay public car park for added convenience for staff and visitors, which also has future development proposal.

This property has achieved a 4.5 Star NABERS Energy Rating.

### Summary

|                                |           |
|--------------------------------|-----------|
| Year built (or refurbished)    | 1989      |
| Grade                          | B         |
| Ownership                      | 100%      |
| Total NLA (sqm)                | 10,516    |
| Typical floor plate (sqm)      | 581       |
| Car spaces                     | 105       |
| WALE (by income)               | 1.6 years |
| Occupancy                      | 93.9%     |
| State of Qld – Dept Main Roads | 8,780     |

### Tenancy statistics

### Major tenants NLA (sqm)

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 1974 (2005) |
| Grade                       | A           |
| Ownership                   | 100%        |
| Total NLA (sqm)             | 28,755      |
| Typical floor plate (sqm)   | 1,130       |
| Car spaces                  | 647         |
| WALE (by income)            | 2.2 years   |
| Occupancy                   | 93.1%       |
| Telstra Corporation Ltd     | 19,910      |
| Programmed Group            | 1,719       |



## 171 COLLINS STREET

Melbourne Vic.



Developed by Charter Hall and Cbus Property and designed by Bates Smart, 171 Collins Street is Victoria's first Premium Grade building having achieved a 6 Star NABERS Energy Rating and a 6 star Green Star – Office Design (v2) rating, representing 'World Leadership' in environmentally sustainable design.

Located on the prestigious "Paris-end" of Collins Street, the building comprises 31,000 square metres of office space across 17 floors in a new generation tower and seven levels of boutique office space in the heritage listed Mayfair building.

## ARGUS CENTRE

300 LaTrobe Street, Melbourne Vic.



A modern 34 level, A grade office tower comprising over 33,000 square metres of office space and 10 levels of car parking located directly opposite Melbourne Central Railway Station in the Flagstaff precinct of Melbourne's CBD.

In addition to featuring highly efficient 1,500 square metre floor plates, significant building upgrades were completed in 2012 which included an impressive new ground floor lobby and green wall, destination control lifts and major plant upgrades. The building has also maintained an impressive 5 Star NABERS Energy Rating for the past three years.

### Summary

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2013      |
| Grade                       | Premium   |
| Ownership                   | 50%       |
| Total NLA (sqm)             | 33,128    |
| Typical floor plate (sqm)   | 1,823     |
| Car spaces                  | 136       |
| WALE (by income)            | 7.8 years |
| Occupancy                   | 99.8%     |
| BHP Billiton                | 14,349    |
| Wood Group                  | 6,809     |
| Vic Super                   | 3,139     |
| Evans and Partners          | 1,700     |

### Tenancy statistics

### Major tenants NLA (sqm)

|                               |             |
|-------------------------------|-------------|
| Year built (or refurbished)   | 1991 (2012) |
| Grade                         | A           |
| Ownership                     | 100%        |
| Total NLA (sqm)               | 33,022      |
| Typical floor plate (sqm)     | 1,487       |
| Car spaces                    | 520         |
| WALE (by income)              | 6.4 years   |
| Occupancy                     | 100%        |
| Telstra Corporation Ltd       | 23,454      |
| Department of Veteran Affairs | 4,749       |

## 5 QUEENS ROAD

Melbourne Vic.



Undoubtedly the best A-grade office building in the St Kilda Road precinct, 5 Queens Road provides 17,200 square metres of office space and enjoys unrivalled views across Albert Park and Port Phillip Bay, highly efficient 1,650 square metre floor plates and a brand new market leading end of trip facility and ground floor lobby refurbishment.

5 Queens Road proudly holds a 5 Star NABERS Energy Rating, the highest rating in the Melbourne city fringe

The property's exceptional location offers numerous nearby transport options, exceptional bicycle connections and more than 300 onsite car parking spaces.

## EASTPOINT PLAZA

233-237 Adelaide Terrace, Perth WA



Eastpoint Plaza is a prominent 13 level office building located in the eastern end of Perth's CBD. With a distinctive and attractive design, the building offers extensive Swan River views across every floor. The large floor plates of over 1,000 square metres are flooded with natural light and the design allows for fitout flexibility. There is a generous allowance of undercover secure car parking and the entry lobby has been recently refurbished.

This property has achieved a 4 Star NABERS Energy Rating.

### Summary

|                             |        |
|-----------------------------|--------|
| Year built (or refurbished) | 1989   |
| Grade                       | A      |
| Ownership                   | 100%   |
| Total NLA (sqm)             | 17,482 |
| Typical floor plate (sqm)   | 1,670  |
| Car spaces                  | 323    |

### Tenancy statistics

|                  |           |
|------------------|-----------|
| WALE (by income) | 4.7 years |
| Occupancy        | 95.8%     |

### Major tenants NLA (sqm)

|               |       |
|---------------|-------|
| Beca Pty Ltd  | 3,359 |
| Shape Pty Ltd | 2,827 |
| Unico         | 3,345 |

|                             |        |
|-----------------------------|--------|
| Year built (or refurbished) | 1982   |
| Grade                       | B      |
| Ownership                   | 100%   |
| Total NLA (sqm)             | 11,515 |
| Typical floor plate (sqm)   | 1,050  |
| Car spaces                  | 89     |

|                  |           |
|------------------|-----------|
| WALE (by income) | 2.9 years |
| Occupancy        | 100%      |

|                                      |       |
|--------------------------------------|-------|
| Western Australian Government        | 6,094 |
| Goldfields Gas Transmissions Pty Ltd | 1,472 |







# OFFICE MANDATES AND PARTNERSHIPS

Charter Hall's wholesale partnership and mandate business manages a range of high quality institutional grade office assets on behalf of its institutional clients. These wholesale mandates include 275 George Street Brisbane, 100 Skyring Terrace Newstead, Brisbane Square, Bankwest Place Perth and the Riverside Centre, Adelaide.

## BRISBANE SQUARE

266 George Street, Brisbane Qld



Located within the Brisbane CBD at the top of the Queen Street Mall, Brisbane Square is an iconic office building located in the heart of the government and legal precincts along George Street. The property comprises of premium office space over 38 levels, ground floor retail and car parking spaces over three basement levels.

### Ownership

|                       |     |
|-----------------------|-----|
| CPOF                  | 33% |
| Institutional clients | 67% |

## 275 GEORGE STREET

Brisbane Qld



Comprising more than 40,000 square metres of A-grade office and retail space over 30 levels, this state-of-the-art energy efficient building is located in the heart of the Brisbane CBD. With a 5 star NABERS Energy rating and a 5 star Green Star rating, the building offers sweeping 360 degree views of the Brisbane River and city scape. CPOF holds a 50% stake with the Singaporean listed K-REIT.

|                      |     |
|----------------------|-----|
| CPOF                 | 50% |
| Institutional client | 50% |

## ATO

12-26 Franklin Street, Adelaide SA



The ATO Building is located on the northern side of Franklin Street, approximately 65 metres west of the intersection with King William Street. The property comprises a new high rise office tower, with basement, ground floor, mezzanine floor and 17 upper levels.

## PRECINCT GPO

2-10 Franklin Street &  
145-149 King William Street, Adelaide SA



Precinct GPO comprises the Adelaide GPO 99 year leasehold interest and adjoining freehold development land. These properties are located between King William Street and the ATO building on Franklin Street.

Planning Consent has been obtained for two office towers of approximately 24,500 square metres and 12,500 square metres plus refurbishment of the heritage GPO building. The precinct will also accommodate approximately 3,000 square metres of retail.

## BANKWEST PLACE AND RAINE SQUARE

Perth WA



Bankwest Place and Raine Square is an office and retail complex situated in a prime location within the Perth CBD market. The office component is occupied by Bankwest on a long term lease with the retail component anchored by a Coles supermarket. The site also includes almost an entire CBD block of retail and office use buildings.

### Ownership

|                      |     |
|----------------------|-----|
| CPOF                 | 50% |
| Institutional client | 50% |

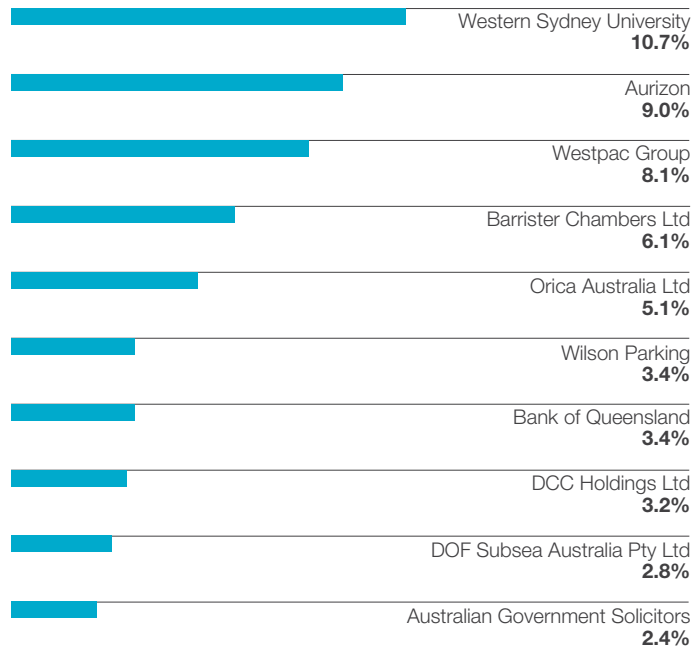
|                      |     |
|----------------------|-----|
| CPOF                 | 50% |
| Institutional client | 50% |

|                       |     |
|-----------------------|-----|
| CPOF                  | 33% |
| Institutional clients | 67% |

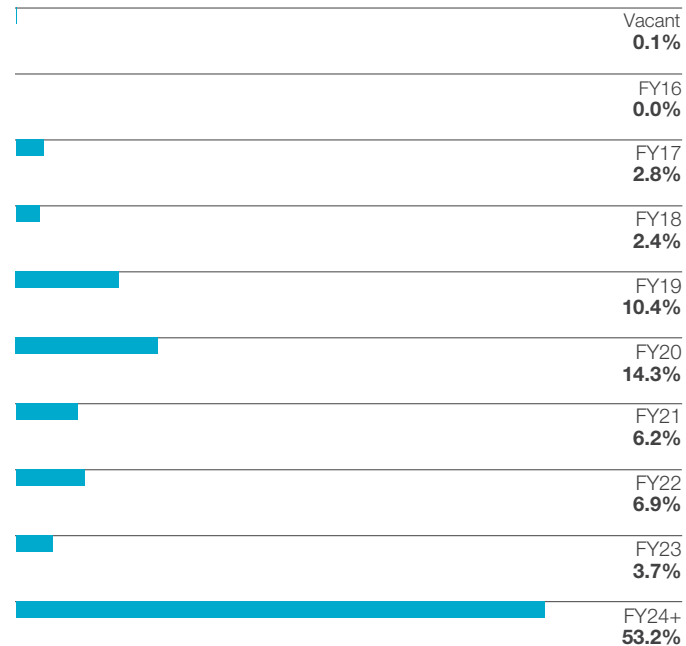
# CHARTER HALL DIRECT OFFICE FUND

Charter Hall Direct Office Fund (DOF) is an unlisted property fund, open for investment to retail, high net wealth and self managed superannuation fund investors, that aims to provide regular, income payable quarterly from a diversified portfolio of office properties.

## TOP 10 TENANTS BY GROSS INCOME



## ANNUAL LEASE EXPIRY GROSS INCOME

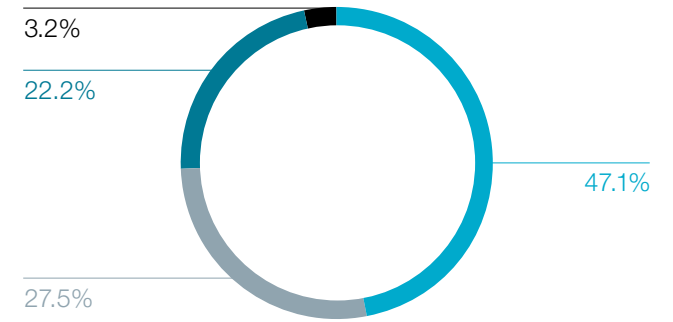




200 Queen Street, Melbourne Vic.



### GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE<sup>1</sup>



- New South Wales
- Victoria
- Queensland
- Western Australia

1. Developments are included at "as if complete" value.

## PROPERTY PORTFOLIO

**\$839.8<sup>1</sup>**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.49%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

|   | DOF<br>OWNERSHIP (%) | WALE<br>(YEARS) | WEIGHTED AVG<br>RENT REVIEWS (%) |
|---|----------------------|-----------------|----------------------------------|
| Western Sydney University<br>1 Parramatta Square, Parramatta NSW <sup>2</sup> | 50%                  | 15.0            | 3.8%                             |
| 165 Walker St, North Sydney NSW   | 100%                 | 4.1             | 3.8%                             |
| St George Bank<br>4-16 Montgomery St, Kogarah NSW                             | 49.9%                | 18.3            | 2.5%                             |
| 68 Pitt Street, Sydney NSW  | 100%                 | 4.4             | 3.7%                             |
| 100 Skyring Terrace, Newstead Qld   | 50%                  | 9.9             | 3.9%                             |
| 900 Ann Street, Fortitude Valley Qld <sup>2</sup>                             | 50%                  | 12.0            | 3.3%                             |
| 1 Nicholson Street, Melbourne Vic.  | 100%                 | 5.0             | 3.8%                             |
| 200 Queen Street, Melbourne Vic.  | 100%                 | 6.3             | 3.5%                             |
| 181 St Georges Tce, Perth WA  | 100%                 | 5.2             | 4.1%                             |
| <b>TOTAL / WEIGHTED AVERAGE</b>   |                      | <b>8.5</b>      | <b>3.6%</b>                      |

100 Skyring Terrace, Brisbane Qld



1. Includes development assets at "as if complete" value.  
2. Lease term at development completion.

## WESTERN SYDNEY UNIVERSITY

1 Parramatta Square, Parramatta NSW



Artist's Impression

The proposed development on completion will comprise a 14-level prime office tower with ground floor retail and two levels of basement parking (80 spaces). The development will be located to the south western corner of Macquarie and Smith street approximately 150 metres north of Parramatta transport interchange. The new building is expected to be completed by the end of December 2016.

## 165 WALKER STREET

North Sydney NSW



The building comprises ground level entrance foyer and retail accommodation, mezzanine office accommodation and six levels of office accommodation. Located in the North Sydney CBD adjacent to the Warringah Expressway, it has views over Sydney Harbour.

### Summary

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 2016        |
| Grade                       | A           |
| Ownership                   | 50%         |
| Total NLA (sqm)             | 25,876      |
| Typical floor plate (sqm)   | 1,300-2,200 |
| Car spaces                  | 80          |
| WALE (by income)            | 15 years    |
| Occupancy                   | 100%        |
| Western Sydney University   | 25,876      |

### Tenancy statistics

### Major tenants NLA (sqm)

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 1963 (2014) |
| Grade                       | B           |
| Ownership                   | 100%        |
| Total NLA (sqm)             | 5,243       |
| Typical floor plate (sqm)   | 812         |
| Car spaces                  | 43          |
| WALE (by income)            | 4.1 years   |
| Occupancy                   | 100%        |
| Sony                        | 2,379       |
| Access Prepaid Australia    | 788         |



## ST GEORGE BANK

4-16 Montgomery Street, Kogarah NSW



An prime commercial building which provides office accommodation over ground, lower ground and four upper levels and accommodating 597 car parking spaces

Located at Kogarah, an established suburb in Sydney's south, some 14 kilometres south of the Sydney CBD. The property also benefits from close proximity to the railway station and other amenities including retail shops and a bus interchange.

## 68 PITT STREET

Sydney NSW



Situated in the centre of the Sydney CBD on the corner of Pitt and Hunter Streets, the 24 level office building is in immediate proximity to Australia Square, Wynyard Station and benefits from three sides of natural light. The property was repositioned via refurbishment in 2011.

### Summary

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 1990 (2016) |
| Grade                       | A           |
| Ownership                   | 49.9%       |
| Total NLA (sqm)             | 31,724      |
| Typical floor plate (sqm)   | 5,226       |
| Car spaces                  | 597         |
| WALE (by income)            | 18.3 years  |
| Occupancy                   | 100%        |
| Westpac Banking Corporation | 31,724      |

### Tenancy statistics

### Major tenants NLA (sqm)

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 1965 (2011) |
| Grade                       | B           |
| Ownership                   | 100%        |
| Total NLA (sqm)             | 14,293      |
| Typical floor plate (sqm)   | 550         |
| Car spaces                  | 53          |
| WALE (by income)            | 4.4 years   |
| Occupancy                   | 100%        |
| Adecco                      | 1,846       |
| Bird & Bird                 | 1,699       |
| NIB                         | 928         |
| Citigroup Ltd               | 414         |

## 100 SKYRING TERRACE

Brisbane Qld



100 Skyring Terrace is located in the heart of Brisbane's thriving Gasworks precinct, Newstead – a flourishing business and lifestyle community, only 1.7 kilometres from the city centre.

Completed in 2014, this 12 level prime office building comprises approximately 24,665 square metres of office space with large and efficient 2,200 square metres campus-style floors with inspiring 360 degree river and city views. It features 1,038 square metres of retail space, a dedicated end-of-trip facility and 192 car parking spaces.

## 900 ANN ST

Fortitude Valley, Qld



Artist's Impression

The completed building will comprise 18,791 square metres (NLA) of A-grade office accommodation over 14 floors, plus 200 square metres of retail accommodation and 280 square metres (NLA) of integrated church/community space. The ground floor entrance will provide a prestigious opening to an expansive foyer with double height ceilings.

The development will incorporate state of the art end of trip facilities comprising 153 bicycle parks and 103 secure basement car spaces over two basement floor levels.

The building is to be built to a Green Star Rating of 5 stars and a 5 Star NABERS energy rating.

### Summary

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2014      |
| Grade                       | A         |
| Ownership                   | 50%       |
| Total NLA (sqm)             | 24,665    |
| Typical floor plate (sqm)   | 2,200     |
| Car spaces                  | 192       |
| WALE (by income)            | 9.9 years |
| Occupancy                   | 100%      |
| Bank of Queensland          | 13,237    |
| Collection House            | 8,007     |
| Temando                     | 1,098     |

### Tenancy statistics

### Major tenants NLA (sqm)

|                             |            |
|-----------------------------|------------|
| Year built (or refurbished) | 2018       |
| Grade                       | A          |
| Ownership                   | 50%        |
| Total NLA (sqm)             | 18,991     |
| Typical floor plate (sqm)   | 1,445      |
| Car spaces                  | 103        |
| WALE (by income)            | 12.0 years |
| Occupancy                   | 98.6%      |
| Aurizon                     | 18,791     |

## 1 NICHOLSON STREET

Melbourne Vic.



Melbourne's first glass curtain wall facade 'sky-scraper', designed by Bates Smart and constructed in 1958. The building comprises 18 levels of office, ground floor retail café and basement car parking. The building enjoys fantastic views over Parliament Gardens and State Parliament House, is located close to public transport hubs, both tram and train.

## 200 QUEEN STREET

Melbourne Vic.



The A-grade commercial office building comprises nine levels of parking, ground level retail premises and office foyer and 25 levels of office accommodation.

The building is well located in the heart of legal and financial precincts of Melbourne's CBD, reflected in the calibre of tenants, mainly legal service providers.

### Summary

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 1958 (2016) |
| Grade                       | A           |
| Ownership                   | 100%        |
| Total NLA (sqm)             | 17,504      |
| Typical floor plate (sqm)   | 920         |
| Car spaces                  | 55          |

### Tenancy statistics

|                  |           |
|------------------|-----------|
| WALE (by income) | 5.0 years |
| Occupancy        | 100%      |

### Major tenants NLA (sqm)

|                      |       |
|----------------------|-------|
| Orica                | 7,374 |
| DCC Holdings Pty Ltd | 4,597 |
| Arup                 | 2,757 |

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 1982 (2015) |
| Grade                       | A           |
| Ownership                   | 100%        |
| Total NLA (sqm)             | 19,736      |
| Typical floor plate (sqm)   | 813         |
| Car spaces                  | 410         |

|                  |           |
|------------------|-----------|
| WALE (by income) | 6.3 years |
| Occupancy        | 100%      |

|                                  |          |
|----------------------------------|----------|
| Barristers Chambers Ltd          | 7,741    |
| Australian Government Solicitors | 3,270    |
| Wilson Parking                   | 410 bays |



## 181 ST GEORGES TERRACE

Perth WA



Located at 181 St Georges Terrace, the property comprises a modern B-grade office building comprising of ground floor foyer and retail tenancies and six upper level office floors. The property's location on St Georges Terrace is the premier address for financial and commercial activity within the Perth CBD.

### Summary

|                             |       |
|-----------------------------|-------|
| Year built (or refurbished) | 2001  |
| Grade                       | B     |
| Ownership                   | 100%  |
| Total NLA (sqm)             | 3,588 |
| Typical floor plate (sqm)   | 535   |
| Car spaces                  | 14    |

### Tenancy statistics

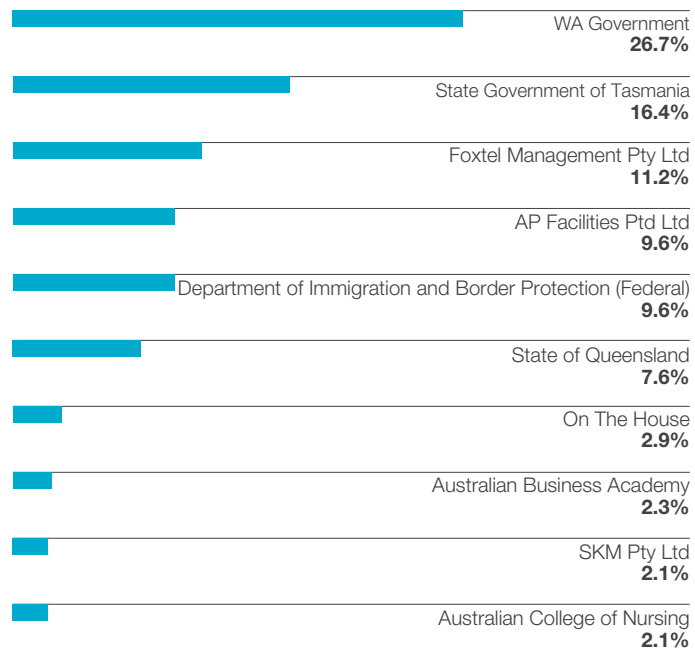
|                    |           |
|--------------------|-----------|
| WALE (by income)   | 5.2 years |
| Occupancy          | 100%      |
| DOF Subsea         | 2,378     |
| Westlink Logistics | 533       |

### Major tenants NLA (sqm)

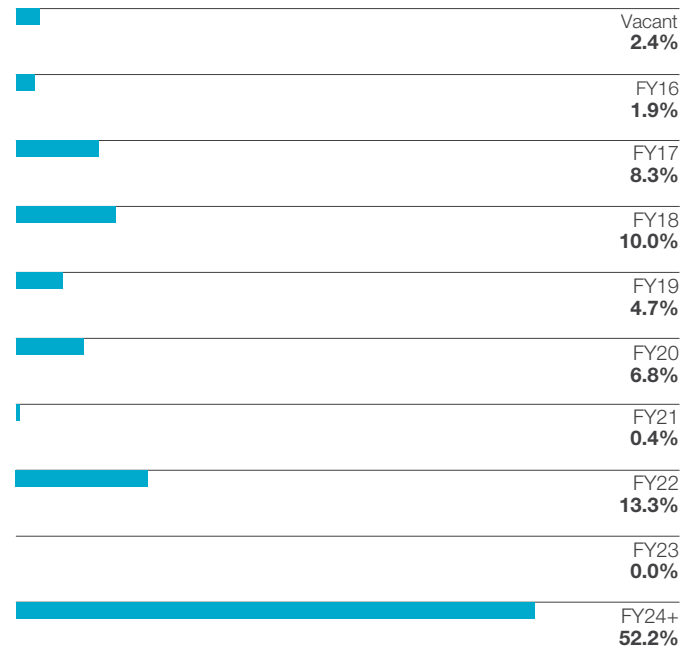
# PFA DIVERSIFIED PROPERTY TRUST

PFA Diversified Property Trust (PFA) is an unlisted Australian office fund diversified across geographic location, tenant profile and lease expiry within Australia. The Trust has been managed by Charter Hall since 2012.

## TOP 10 TENANTS BY GROSS INCOME



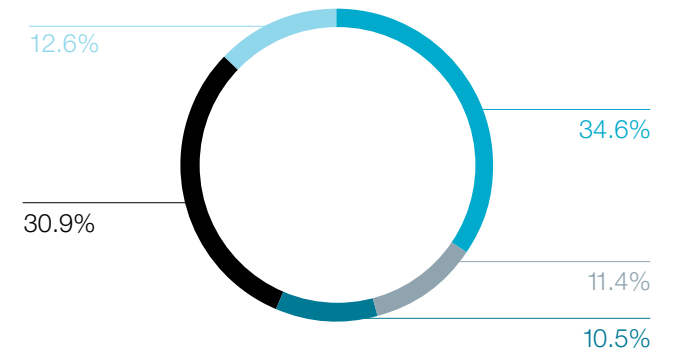
## ANNUAL LEASE EXPIRY GROSS INCOME





657 Pacific Highway, St Leonards NSW

### GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia
- Tasmania



## PROPERTY PORTFOLIO

**\$257.7**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**7.93%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

|  | PFA<br>OWNERSHIP (%) | WALE<br>(YEARS) | WEIGHTED AVG<br>RENT REVIEWS (%) |
|--|----------------------|-----------------|----------------------------------|
| 9 Wentworth Street, Parramatta NSW                           | 100%                 | 6.5             | 4.1%                             |
| 657 Pacific Hwy, St Leonards NSW                             | 100%                 | 3.4             | 3.9%                             |
| 706 Mowbray Rd, Lane Cove NSW                                | 100%                 | 1.8             | 2.7%                             |
| Anzac Square<br>200 Adelaide St, Brisbane Qld                | 100%                 | 1.8             | 3.8%                             |
| Lands Building<br>134 Macquarie St, Hobart Tas. <sup>1</sup> | 100%                 | 12.8            | 2.3%                             |
| Foxtel Building<br>1-21 Dean St, Moonee Ponds Vic.           | 100%                 | 5.8             | 3.0%                             |
| Sevenoaks<br>303 Sevenoaks St, Cannington WA                 | 100%                 | 11.2            | 3.8%                             |
| <b>TOTAL / WEIGHTED AVERAGE</b>                              |                      | <b>7.4</b>      | <b>3.0%</b>                      |

200 Adelaide St, Brisbane Qld



1. Includes deal with State Government of Tasmania currently under Heads of Agreement.

## WENTWORTH PLACE

9 Wentworth Street, Parramatta NSW



A recently refurbished and upgraded seven level building, well located in the Parramatta CBD.

## 657 PACIFIC HIGHWAY

St Leonards NSW



This modern B-grade office building comprises ground floor retail and eight upper level office accommodation plus basement level parking for 47 vehicles.

### Summary

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 1988 (2006) |
| Grade                       | A           |
| Ownership                   | 100%        |
| Total NLA (sqm)             | 7,651       |
| Typical floor plate (sqm)   | 1,200       |
| Car spaces                  | 91          |

### Tenancy statistics

|   |           |
|---|-----------|
| WALE (by income)                              | 6.5 years |
| Occupancy                                     | 100%      |
| Department of Immigration & Border Protection | 4,735     |
| Australian Business Academy                   | 1,237     |
| Australian College of Nursing                 | 1,222     |

### Major tenants NLA (sqm)

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 1970      |
| Grade                       | B         |
| Ownership                   | 100%      |
| Total NLA (sqm)             | 3,572     |
| Typical floor plate (sqm)   | 460       |
| Car spaces                  | 40        |
| WALE (by income)            | 3.4 years |
| Occupancy                   | 94.0%     |
| SKM Pty Ltd                 | 925       |
| Umow Lai Pty Ltd            | 530       |
| Upskilled                   | 455       |

## 706 MOWBRAY ROAD

Lane Cove NSW



The property incorporates a multi-level, hi-tech industrial complex comprising two three-level office buildings, two warehouse levels and four levels of basement parking and is located less than 10 kilometres from the Sydney CBD.

### Summary

|                             |        |
|-----------------------------|--------|
| Year built (or refurbished) | 1987   |
| Grade                       | N/A    |
| Ownership                   | 100%   |
| Total NLA (sqm)             | 17,204 |
| Typical floor plate (sqm)   | 750    |
| Car spaces                  | 324    |

### Tenancy statistics

|                       |           |
|-----------------------|-----------|
| WALE (by income)      | 1.8 years |
| Occupancy             | 84.2%     |
| AP Facilities Pty Ltd | 11,587    |
| Vintage & Vine        | 1,541     |

### Major tenants NLA (sqm)

## ANZAC SQUARE

200 Adelaide Street, Brisbane Qld



Anzac Square offices is the commercial component of the award-winning Anzac Square heritage complex in the heart of the Brisbane CBD.

The property is located close to public transport and Queen Street Mall and offers excellent tenant amenity.

|                              |             |
|------------------------------|-------------|
| Year built (or refurbished)  | 1957 (2016) |
| Grade                        | B           |
| Ownership                    | 100%        |
| Total NLA (sqm)              | 5,957       |
| Typical floor plate (sqm)    | 1,172       |
| Car spaces                   | 27          |
| WALE (by income)             | 1.8 years   |
| Occupancy                    | 100%        |
| State of Queensland (Health) | 3,538       |
| On the House                 | 1,275       |



## LANDS BUILDING

134 Macquarie Street, Hobart Tas.



The Lands Building is a nine level office complex plus a basement with 32 car parking spaces and archival quality storage spaces.

The property is located in the prime southern precinct of Hobart's CBD. The property underwent a major refurbishment in 1998 to maintain its A-grade status.

## FOXTEL BUILDING

1-21 Dean Street, Moonee Ponds Vic.



Purpose-built by Foxtel for its own occupation, and features virtually uninterrupted natural light and a central, four-level high atrium with a translucent ceiling and suspended stairways. Adjoining the building is a two level car parking deck providing parking for 181 cars in addition to the 69 on grade car parking spaces.

### Summary

|   |             |
|---|-------------|
| Year built (or refurbished)               | 1975 (2017) |
| Grade                                     | A           |
| Ownership                                 | 100%        |
| Total NLA (sqm)                           | 11,675      |
| Typical floor plate (sqm)                 | 1,182       |
| Car spaces                                | 32          |
| WALE (by income)                          | 12.8 years  |
| Occupancy                                 | 100%        |
| State Government of Tasmania<br>NLA (sqm) | 11,675      |

### Tenancy statistics

### Major tenants

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2004      |
| Grade                       | B         |
| Ownership                   | 100%      |
| Total NLA (sqm)             | 7,104     |
| Typical floor plate (sqm)   | 1,730     |
| Car spaces                  | 250       |
| WALE (by income)            | 5.8 years |
| Occupancy                   | 100%      |
| Foxtel                      | 7,104     |

## SEVENOAKS

303 Sevenoaks Street, Cannington WA



This modern four-level office building is situated in the Perth suburb of Cannington, approximately 12 kilometres from the Perth CBD. The property offers large floorplates which are highly attractive to government and large corporate tenants for spatial efficiencies, and two internal atriums within the building that enhance natural lighting.

### Summary

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 1992 (2016) |
| Grade                       | B           |
| Ownership                   | 100%        |
| Total NLA (sqm)             | 20,837      |
| Typical floor plate (sqm)   | 5,540       |
| Car spaces                  | 100         |

### Tenancy statistics

|                  |            |
|------------------|------------|
| WALE (by income) | 11.2 years |
| Occupancy        | 100%       |

### Major tenants NLA (sqm)

|                               |        |
|-------------------------------|--------|
| Western Australian Government | 20,817 |
|-------------------------------|--------|

# CHARTER HALL DIRECT WORKZONE TRUST

Charter Hall Direct WorkZone Trust (CHIF9) is an unlisted property syndicate investing in a newly constructed A-grade office building located on the fringe of the Perth CBD. The seven level office building has achieved a 5 star Green Star As-built rating and a 5 star NABERS energy rating. The property achieves secure income streams derived from a strong tenancy profile.

## WORKZONE

202 Pier Street, Perth WA



WorkZone is an innovative inner city office campus located in Perth's rapidly developing CBD fringe. This sustainable office campus comprises A-grade office space. It is conveniently located adjacent to McIver train station and is within walking distance to Hay Street Mall and the bustling Northbridge precinct, which offers a variety of restaurants, bars and entertainment. The building features large, open and efficient floorplates of 2,400 square metres with excellent natural light and extensive facilities.

### Summary

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2013      |
| Grade                       | A         |
| Ownership                   | 100%      |
| Total NLA (sqm)             | 15,602    |
| Typical floor plate (sqm)   | 2,443     |
| Car spaces                  | 139       |
| WALE (by income)            | 9.3 years |
| Occupancy                   | 99.5%     |
| CIMIC Group                 | 15,331    |

### Tenancy statistics

### Major tenants NLA (sqm)



# CHARTER HALL DIRECT VA TRUST

Charter Hall Direct VA Trust (CHIF10) is an unlisted property syndicate investing in the headquarters for Virgin Australia, an A-grade office building located on the fringe of the Brisbane CBD.

## VIRGIN AUSTRALIA HEADQUARTERS

56 Edmondstone Road, Bowen Hills Qld



Located approximately three kilometres north east of the Brisbane CBD, Virgin Australia's Headquarters comprises a modern three building office complex, interconnected by a central courtyard. The property was constructed in 2008 and provides high-quality, efficient large floor plates with natural light on all elevations.

### Summary

|                               |             |
|-------------------------------|-------------|
| Year built (or refurbished)   | 2008        |
| Grade                         | A           |
| Ownership                     | 100%        |
| Total NLA (sqm)               | 12,427      |
| Typical floor plate (sqm)     | Up to 2,020 |
| Car spaces                    | 149         |
| WALE (by income)              | 9.9 years   |
| Occupancy                     | 100%        |
| Virgin Australia<br>NLA (sqm) | 12,427      |

### Tenancy statistics

### Major tenants NLA (sqm)

# 144 STIRLING STREET TRUST

Charter Hall Direct 144 Stirling Street Trust (CHIF8) is an unlisted property syndicate investing in a quality A-grade office building located in the Perth CBD fringe. The Trust aims to provide investors with sustainable and stable, tax-advantaged income and the potential for capital growth.

## HATCH BUILDING

144 Stirling Street, Perth WA



The A-grade office building is located within the northern fringe of the Perth CBD, a rapidly emerging office precinct. The asset's key tenants, include Hatch, and WA Minister for Works who occupy a total of 98% of the building's NLA.

### Summary

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 1969 (2008) |
| Grade                       | A           |
| Ownership                   | 100%        |
| Total NLA (sqm)             | 11,042      |
| Typical floor plate (sqm)   | 2,269-2,411 |
| Car spaces                  | 243         |

### Tenancy statistics

|                  |           |
|------------------|-----------|
| WALE (by income) | 4.9 years |
| Occupancy        | 100%      |

### Major tenants NLA (sqm)

|                |          |
|----------------|----------|
| WA Government  | 6,171    |
| Hatch          | 4,704    |
| Wilson Parking | 142 bays |





# INDUSTRIAL



**87**  
NUMBER OF  
PROPERTIES



**6.69%**  
WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)



**99.9%**  
OCCUPANCY



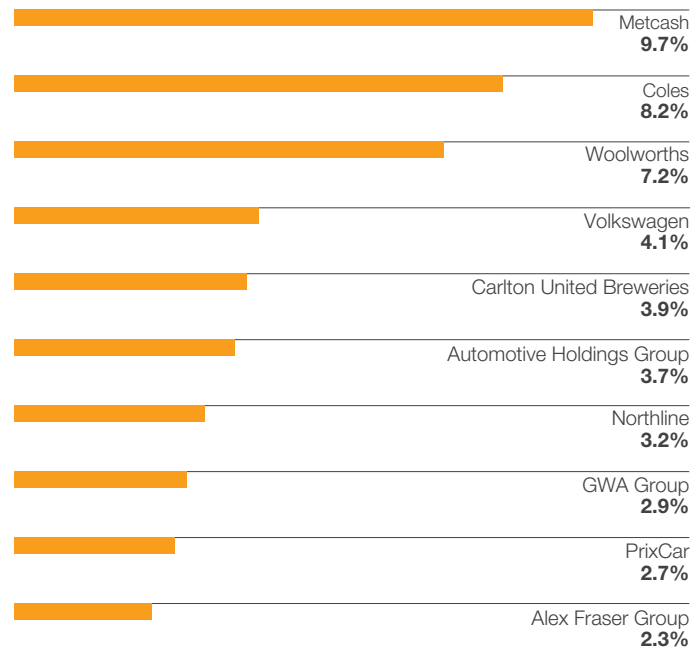
**9.6 years**  
WEIGHTED AVERAGE  
LEASE EXPIRY (WALE)



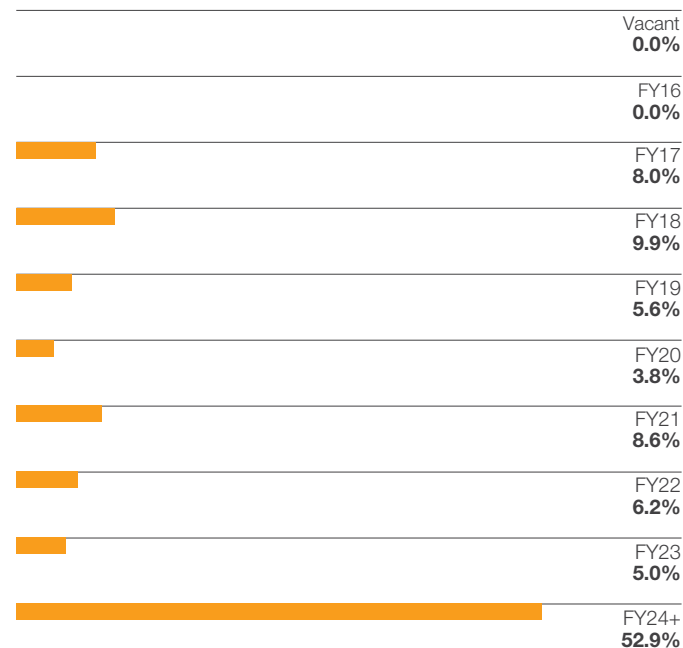
# CHARTER HALL PRIME INDUSTRIAL FUND

Charter Hall Prime Industrial Fund (CPIF) was launched in 2007. The fund predominantly targets assets within the industrial and logistics sectors in major capital city markets of Australia, and sources a mix of core and enhanced investment grade property assets.

## TOP 10 TENANTS BY GROSS INCOME



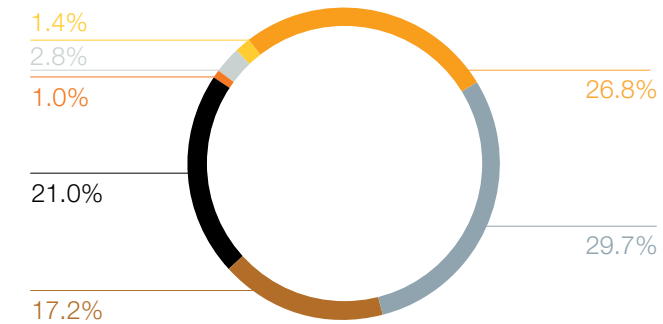
## ANNUAL LEASE EXPIRY GROSS INCOME



Canning Vale Distribution Facility WA

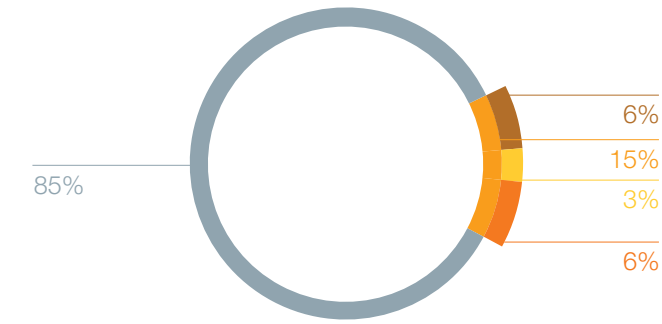


**GEOGRAPHICAL DIVERSIFICATION  
BY CURRENT VALUE**



- New South Wales
- Victoria
- Queensland
- Western Australia
- South Australia
- Tasmania
- Northern Territory

**CORE VS. ENHANCED ASSETS  
BY CURRENT VALUE**



- Core
- Enhanced
- Repositioning
- Speculative
- Land Bank

Hemmant Industrial Park Qld





## PROPERTY PORTFOLIO

**\$1,952.8**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.70%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

|  | CPIF<br>OWNERSHIP<br>(%) | WALE<br>(YEARS) | WEIGHTED<br>AVG RENT<br>REVIEWS (%) |  | CPIF<br>OWNERSHIP<br>(%) | WALE<br>(YEARS) | WEIGHTED<br>AVG RENT<br>REVIEWS (%) |
|--|--------------------------|-----------------|-------------------------------------|--|--------------------------|-----------------|-------------------------------------|
| Building 1 M5/M7 Logistics Park NSW    | 100%                     | 7.0             | 3.3%                                | Altona Logistics Facility Vic.           | 100%                     | 15.0            | 2.5%                                |
| Chatswood Business Park NSW            | 100%                     | 4.8             | 3.5%                                | Dandenong Distribution Centre Vic.       | 48%                      | 20.0            | 2.8%                                |
| Chullora Distribution Facility NSW     | 100%                     | 8.3             | 3.3%                                | Discovery Industrial Estate Vic.         | 100%                     | 6.8             | 3.2%                                |
| Chullora Industrial Park NSW           | 100%                     | 2.3             | 3.9%                                | Fitzgerald Road Distribution Centre Vic. | 100%                     | 4.9             | 2.0%                                |
| Huntingwood Logistics Park NSW         | 100%                     | 6.6             | 3.7%                                | Interchange Distribution Centre Vic.     | 100%                     | 2.8             | 3.2%                                |
| Minto Distribution Centre NSW          | 100%                     | 3.5             | 2.3%                                | Laverton Logistics Centre Vic.           | 100%                     | 2.1             | 3.6%                                |
| Prestons Distribution Facility NSW     | 100%                     | 15.0            | 3.5%                                | ParkWest Industrial Park Vic.            | 100%                     | 6.0             | 3.3%                                |
| Rosehill Distribution Centre NSW       | 100%                     | 8.3             | 3.5%                                | Truganina Logistics Centre Vic.          | 100%                     | 15.0            | 2.5%                                |
| Smithfield Distribution Facility NSW   | 100%                     | 7.0             | 3.3%                                | Stockyards Industrial Estate WA          | 50%                      | 8.5             | 3.3%                                |
| Wetherill Park Distribution Centre NSW | 100%                     | 1.9             | 3.0%                                | Canning Vale Distribution Centre WA      | 100%                     | 2.1             | 2.9%                                |
| East Arm Port Distribution Facility NT | 100%                     | 11.2            | 3.0%                                | Canning Vale Distribution Facility WA    | 50%                      | 7.6             | 2.2%                                |
| Eagle Farm Road Logistics Facility Qld | 100%                     | 10.8            | 3.5%                                | Coles Distribution Centre WA             | 25%                      | 11.9            | 2.8%                                |
| Geebung Industrial Park Qld            | 100%                     | 2.2             | 2.8%                                | Kewdale Distribution Centre WA           | 100%                     | 2.8             | 3.7%                                |
| Hemmant Industrial Park Qld            | 100%                     | 8.4             | 3.5%                                | Welshpool Distribution Centre WA         | 100%                     | 7.9             | 3.5%                                |
| Holt Street Distribution Centre Qld    | 100%                     | 8.9             | 3.8%                                | Chullora Logistics Park NSW (land)       | 100%                     | –               | –                                   |
| Main Beach Distribution Centre Qld     | 100%                     | 8.1             | 3.3%                                | M5/M7 Logistics Park NSW (land)          | 100%                     | –               | –                                   |
| Peachey Road Distribution Centre Qld   | 100%                     | 14.3            | 3.5%                                | Berrinba Distribution Centre Qld (land)  | 100%                     | –               | –                                   |
| Willawong Logistics Facility Qld       | 100%                     | 23.9            | 2.8%                                | Motorway Industrial Park Qld (land)      | 100%                     | –               | –                                   |
| Gilman Distribution Centre SA          | 100%                     | 5.0             | 3.0%                                | Sherbrooke Industrial Park Qld (land)    | 100%                     | –               | –                                   |
| Translink Distribution Centre TAS      | 50%                      | 20.8            | 2.8%                                | Trade Coast Industrial Park Qld (land)   | 100%                     | –               | –                                   |
| Alex Fraser, Clarinda Vic.             | 100%                     | 8.0             | 3.3%                                | The Link Industrial Park Vic. (land)     | 100%                     | –               | –                                   |
| Alex Fraser, Epping Vic.               | 100%                     | 13.8            | 3.3%                                |  |                          |                 |                                     |
| Alex Fraser, Laverton North Vic.       | 100%                     | 20.5            | 3.3%                                |  |                          |                 |                                     |
|  |                          |                 |                                     | <b>TOTAL/WEIGHTED AVERAGE</b>            |                          | <b>8.4</b>      | <b>3.1%</b>                         |

## BUILDING 1 M5/M7 LOGISTICS PARK

290 Kurrajong Road, Prestons NSW



Artist's Impression

The logistics facility is currently under construction and due for completion in January 2017. The facility will incorporate a lettable area of 25,550 square metres, of which 15,250 square metres is committed to Bracknells Warehousing.

The facility is on a site of 4.4 hectares and is located in the premium south western Sydney logistics precinct of Prestons, within 35 kilometres of Port Botany. The park is well serviced by direct access to the M7 and M5 Motorways, Hume Highway and the approved development of the intermodal at Moorebank.

### Summary

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2017      |
| Ownership                   | 100%      |
| Total GLA (sqm)             | 25,550    |
| WALE (by income)            | 7.0 years |
| Occupancy <sup>1</sup>      | 60.0%     |
| Bracknells Warehousing      | 15,250    |

### Tenancy statistics

### Major tenants (GLA sqm)

## CHATSWOOD BUSINESS PARK

372 Eastern Valley Way, Chatswood NSW



The Chatswood Business Park is located on a high profile site at the corner of Eastern Valley Way and Smith Street, two kilometres north east of the Chatswood Regional Centre and 10 kilometres north of the Sydney CBD.

The property comprises a modern, 10 unit industrial complex that was completed in 1986. The units are constructed over two main levels and have a gross lettable area of 12,664 square metres. The estate is anchored by key bulky goods users, Petbarn and The Good Guys occupying 57% of the total GLA. Bunnings Warehouse occupies the adjoining site.

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 1986      |
| Ownership                   | 100%      |
| Total GLA (sqm)             | 12,664    |
| WALE (by income)            | 4.8 years |
| Occupancy                   | 100%      |
| Petbarn                     | 4,605     |
| The Good Guys               | 2,566     |

1. Pre-committed to Bracknells Warehousing.

## CHULLORA DISTRIBUTION FACILITY

24 Muir Road, Chullora NSW



The property comprises of a purpose built facility for Volkswagen Group Australia's head office and distribution centre, comprising of three office levels over 10,747 square metres, a training centre, service area and a high clearance warehouse facility comprising 15,992 square metres.

The state of the art facility comprises warehouse accommodation featuring a minimum clearance height of approximately 10 metres, rising to approximately 13.5 metres with access via seven ongrade roller shutters and 10 recessed docks along the northern elevation.

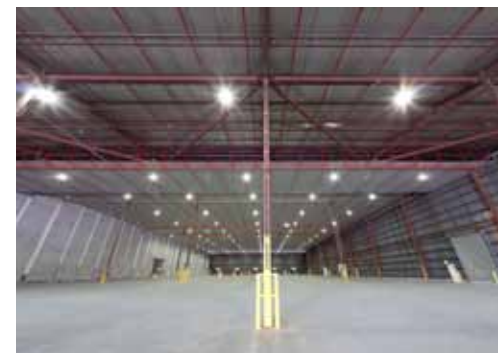
There is also capacity for onsite expansion of up to 7,000 square metres.

### Summary

|                             |                   |
|-----------------------------|-------------------|
| Year built (or refurbished) | 2011              |
| Ownership                   | 100%              |
| Total GLA (sqm)             | 26,739            |
| WALE (by income)            | 8.3 years         |
| Occupancy                   | 100%              |
| Major tenants (GLA sqm)     | Volkswagen 26,739 |

## CHULLORA INDUSTRIAL PARK

56 Anzac Street, Chullora NSW



The property comprises two substantial industrial warehouse/office facilities, with attached awning and hardstand areas situated on a site of 6.5 hectares.

Building one comprises a modern showroom/office area fronting the Hume Highway and warehouse area to the rear. It is occupied by Volvo Truck Australia and has a gross lettable area of 6,995 square metres.

Building two is a large freestanding office/warehouse of approximately 21,204 square metres. Internal clearance up to 13 metres and access is provided via a series of roller shutter doors and recessed loading docks on the south and west elevations, with a large covered awning and large open marshalling areas.

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2010      |
| Ownership                   | 100%      |
| Total GLA (sqm)             | 28,198    |
| WALE (by income)            | 2.3 years |
| Occupancy                   | 100%      |
| Australia Post              | 10,794    |
| Shriro                      | 10,409    |
| Volvo                       | 6,995     |

## HUNTINGWOOD LOGISTICS PARK

11-15 Huntingwood Drive, Huntingwood NSW



The property incorporates two adjoining industrial facilities over a total site area of five hectares. 11 Huntingwood Drive comprises a 5,391 square metre freestanding building providing a separate office warehouse. 15 Huntingwood Drive comprises a 12,959 square metre freestanding building providing a high clearance warehouse, two-storey office and two dangerous goods stores.

The property is situated in the established industrial estate of Huntingwood, adjoining the M4 motorway approximately 34 kilometres west of the Sydney CBD and 10 kilometres west of Parramatta.

The site provides the opportunity for development of additional GLA due to low existing site coverage.

### Summary

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 1995-1996 |
| Ownership                   | 100%      |
| Total GLA (sqm)             | 18,350    |
| WALE (by income)            | 6.6 years |
| Occupancy                   | 100%      |
| Danks (Woolworths Limited)  | 12,960    |
| Uni-Span Australia          | 5,391     |

### Tenancy statistics

### Major tenants (GLA sqm)

## MINTO DISTRIBUTION CENTRE

42 Airds Road, Minto NSW



The site comprises a free standing functional manufacturing and warehouse facility and ancillary office with a gross lettable area of 10,766 square metres on a total site area 2.6 hectares. The property is located on Airds Road, a main link road to Minto Industrial Precinct and is within close proximity to the M5 and M7 Motorways. Minto is located approximately 56 kilometres south-west of Sydney CBD.

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 1990      |
| Ownership                   | 100%      |
| Total GLA (sqm)             | 10,766    |
| WALE (by income)            | 3.5 years |
| Occupancy                   | 100%      |
| Pact Group                  | 10,766    |



## PRESTONS DISTRIBUTION FACILITY

402 Hoxton Park Road, Prestons NSW



Artist's Impression

On practical completion in late 2016 the property will comprise a new two storey office building with an attached high clearance warehouse and associated hardstand storage areas. The facility will be used by Automotive Holdings Group (AHG) as their head office and logistics facility for spare parts and new motor vehicle storage. The property is situated on a site of 4.4 hectares that is zoned B6 Enterprise Corridor and is located on Hoxton Park Road at Prestons some 38 kilometres south west of Sydney. The M7 Motorway on/off ramps are situated within one kilometre whilst the M5 Motorway and M7 Motorway intersection is located approximately two kilometres to the south.

### Summary

|                             |            |
|-----------------------------|------------|
| Year built (or refurbished) | 2016       |
| Ownership                   | 100%       |
| Total GLA (sqm)             | 17,234     |
| WALE (by income)            | 15.0 years |
| Occupancy                   | 100%       |
| Major tenants (GLA sqm)     | AHG 17,234 |

## ROSEHILL DISTRIBUTION CENTRE

5 Devon Street, Rosehill NSW



The generic logistics facility is situated within the established land constrained industrial suburb of Rosehill, approximately 2.5 radial kilometres east of the Parramatta Central Business District and approximately 21 kilometre west of the Sydney Central Business District. The site sits adjacent to the M4 Motorway with other nearby warehousing and distribution centres includes Ryobi, Fuji Xerox, Winnings Appliances, Couriers Please, Miele, Veolia and API. Improvements comprise a 30,655 square metres high clearance, generic logistics facility currently leased to SAB Miller (Carlton United Breweries). The building also offers the flexibility to be split.

|                             |                                 |
|-----------------------------|---------------------------------|
| Year built (or refurbished) | 2007                            |
| Ownership                   | 100%                            |
| Total GLA (sqm)             | 30,655                          |
| WALE (by income)            | 8.3 years                       |
| Occupancy                   | 100%                            |
| Major tenants               | Carlton United Breweries 30,655 |

## SMITHFIELD DISTRIBUTION FACILITY

15-17 Long Street, Smithfield NSW



The land comprises stage two of the Smithfield Industrial estate with a total remaining area of 3.4 hectares which has capacity to develop up to 17,000 square metres of GLA.

The development has been 100% committed from practical completion, which is scheduled in October 2016.

### Summary

|                             | 15 LONG STREET<br>(STAGE ONE) | 17 LONG STREET<br>(STAGE TWO) |
|-----------------------------|-------------------------------|-------------------------------|
| Year built (or refurbished) | 2014                          | 2016                          |
| Ownership                   | 100%                          | 100%                          |
| Total Proposed GLA (sqm)    | 16,516                        | 16,821                        |
| WALE (by income)            | 7.0 years                     | 7.0 years                     |
| Occupancy                   | 100%                          | 100%                          |
| Major tenants<br>(GLA sqm)  |                               |                               |
| Northline                   | 16,516                        | -                             |
| Apollo Kitchens             | -                             | 8,245                         |

## WETHERILL PARK DISTRIBUTION CENTRE

300 Victoria Street, Wetherill Park NSW



The property is located within Sydney's outer west region of Wetherill Park, an established industrial precinct that benefits from excellent transportation connectivity to Sydney's major arterial routes. The property comprises two freestanding buildings used as a warehouse and distribution facility on a total site area of eight hectares on four separate titles.

Building 1 comprises a high clearance 11,090 square metre warehouse with 370 square metre ancillary office. Building 2 comprises an older style manufacturing warehouse of 27,487 square metres, 899 square metres of associated office/showroom and mezzanine. Other improvement include two stand alone offices, store shed and gatehouses at each site entrance providing total gross lettable area of 40,774 square metres.

|                             |                                       |
|-----------------------------|---------------------------------------|
| Year built (or refurbished) | 1975 (Building 2) / 2006 (Building 1) |
| Ownership                   | 100%                                  |
| Total GLA (sqm)             | 40,774                                |
| WALE (by income)            | 1.9 years                             |
| Occupancy                   | 100%                                  |
| GWA Group                   | 40,774                                |

## EAST ARM PORT DISTRIBUTION FACILITY

14 Dawson Street, East Arm Darwin NT



The site is located within the Darwin Business Park at East Arm, which is strategically located close to the Port of Darwin and is immediately adjacent to the Adelaide to Darwin rail freight terminal. The site is approximately 16 kilometres (by road) east of the Darwin CBD and is in close proximity to the Stuart Highway, whilst the Darwin Airport is approximately 10 kilometres to the north. The property is improved with two warehouse buildings and ancillary office and workshop accommodation extending to a combined gross lettable area of 10,835 square metres. A central breezeway of 4,000 square metres joins the two warehouse buildings. The facility features a flexible design and ability to subdivide and/or increase GLA, with approximately 5,200 square metres of concrete paved hardstand.

### Summary

|                             |                            |
|-----------------------------|----------------------------|
| Year built (or refurbished) | 2015                       |
| Ownership                   | 100%                       |
| Total GLA (sqm)             | 14,835                     |
| WALE (by income)            | 11.2 years                 |
| Occupancy                   | 100%                       |
| Major tenants (GLA sqm)     | Northline Logistics 14,835 |

## EAGLE FARM ROAD LOGISTICS FACILITY

175 Eagle Farm Rd, Pinkenba Qld



The property comprises a 5,222 square metre facility on a near regular shaped 24,850 square metre allotment situated in the established industrial suburb of Pinkenba, approximately 10 radial kilometres from the Brisbane CBD.

The facility is leased to Agility Transport with a warehouse expansion of approximately 5,930 square metres under construction with completion estimated to occur in April 2017. At completion, Agility Transport will enter into a new 10 year lease term and have a total gross lettable area of 11,152 square metres.

|                             |  |
|-----------------------------|--|
| Year built (or refurbished) | 2007 (expansion to be completed in 2017) |
| Ownership                   | 100%                                     |
| Total GLA (sqm)             | 11,152 (including expansion)             |
| WALE (by income)            | 10.8 years                               |
| Occupancy                   | 100%                                     |
| Agility Transport           | 11,152 (including expansion)             |



## GEEBUNG INDUSTRIAL PARK

140-160 Robinson Road, Geebung Qld



140-160 Robinson Road comprises two industrial sites located within the core industrial precinct of Geebung, which is situated within close proximity to Brisbane Airport and the Gateway Motorway. The properties have prominent frontage on Robinson Road, which is currently undergoing considerable gentrification toward a higher office/showroom style product. The acquisition of both the Robinson Road properties created an institutional grade industrial estate. The metrics for both properties are assessed as one single holding.

### Summary

|                             |        |
|-----------------------------|--------|
| Year built (or refurbished) | 2006   |
| Ownership                   | 100%   |
| Total GLA (sqm)             | 17,379 |

### Tenancy statistics

|                  |           |
|------------------|-----------|
| WALE (by income) | 2.2 years |
| Occupancy        | 100%      |

### Major tenants (GLA sqm)

|                             |       |
|-----------------------------|-------|
| TJM Products                | 9,310 |
| Protector Alsafe/Wesfarmers | 4,396 |
| Wild Republic (K&M Toys)    | 1,977 |

## HEMMANT INDUSTRIAL PARK

1495-1517 Lytton Road and 80 Canberra Street, Hemmant Qld



Hemmant Industrial Park comprises three adjacent properties with a collective land holding of 12.1 hectares located within the prime Brisbane TradeCoast and Port of Brisbane precinct.

The properties effectively represent a future redevelopment opportunity with strong holding income resulting in a high underlying land value component.

The land holding is strategically situated with a high level of exposure and a 650 metre frontage to Lytton Road, being within close proximity to the on/off ramps of the Port of Brisbane Motorway.

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2015      |
| Ownership                   | 100%      |
| Total GLA (sqm)             | 74,065    |
| Usable site area (sqm)      | 121,496   |
| WALE (by income)            | 8.4 years |
| Occupancy                   | 100%      |
| Tyne Containers             | 45,000    |
| Ingham's                    | 13,648    |
| ScuzzTrans                  | 6,714     |
| ShawCor Australia           | 2,830     |

## HOLT STREET DISTRIBUTION CENTRE

180 Holt Street, Pinkenba Qld



The property comprises a modern, freestanding warehouse facility on a 63,040 square metre lot within Pinkenba, and adjacent to Brisbane Airport and Gateway Motorway.

Originally constructed in 2000, the facility has recently been divided into two buildings with segregated traffic flow and dedicated, secure hardstand areas.

Extensive capital upgrades have been completed onsite. An expansion to the AP Eagers tenancy will be completed in 2017.

### Summary

|                               |             |
|-------------------------------|-------------|
| Year built (or refurbished)   | 2000 (2015) |
| Ownership                     | 100%        |
| Total GLA (sqm)               | 17,556      |
| WALE (by income)              | 8.9 years   |
| Occupancy                     | 100%        |
| AP Eagers                     | 8,180       |
| Sandvik Mining & Construction | 9,376       |

### Tenancy statistics

### Major tenants (GLA sqm)

## MAIN BEACH DISTRIBUTION CENTRE

30-56 Main Beach Road, Pinkenba Qld



Main Beach Distribution Centre comprises two industrial sites with a total land holding of approximately 7.2 hectares. The consolidated site benefits from triple street frontages. Situated at the northern end of the established industrial suburb of Pinkenba, the site is in close proximity to Brisbane Airport, Port of Brisbane and Gateway Motorway.

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 2008 (2015) |
| Ownership                   | 100%        |
| Total GLA (sqm)             | 19,738      |
| WALE (by income)            | 8.1 years   |
| Occupancy                   | 100%        |
| Arrium                      | 11,705      |
| Ceva Logistics              | 8,033       |

## PEACHEY ROAD DISTRIBUTION CENTRE

Lots 3 Peachey Road, Yatala Qld



The property comprises a modern freestanding logistics facility with a total building area of 10,863 square metres on a 36,380 square metre lot within Yatala, approximately 40 radial kilometres south of Brisbane. The building is leased to Cope Sensitive Freight on a 15 year lease.

The property benefits from easy access to the Pacific Motorway, Yatala South Interchange, and four kilometres from the Pacific Motorway, Yatala North Interchange.

### Summary

|                             |        |
|-----------------------------|--------|
| Year built (or refurbished) | 2016   |
| Ownership                   | 100%   |
| Total GLA (sqm)             | 10,863 |

### Tenancy statistics

|                  |            |
|------------------|------------|
| WALE (by income) | 14.3 years |
| Occupancy        | 100%       |

### Major tenants (GLA sqm)

|                        |        |
|------------------------|--------|
| Cope Sensitive Freight | 10,863 |
|------------------------|--------|

## WILLAWONG LOGISTICS FACILITY

237 Gooderham Road, Willawong Qld



The property is situated 15 radial kilometres south of the Brisbane CBD at Willawong, an emerging industrial area that directly adjoins Acacia Ridge, one of the prime industrial locations in south east Queensland. It features easy access to major road infrastructure such as the Logan Motorway and Ipswich Motorway.

Completed in 2015 and leased for 25 years to Prixcar, the property comprises of a modern, freestanding industrial warehouse facility and substantial hardstand areas (partially hail netting) on a site area of 14.7 hectares.

|                             |       |
|-----------------------------|-------|
| Year built (or refurbished) | 2015  |
| Ownership                   | 100%  |
| Total GLA (sqm)             | 4,414 |

|                        |         |
|------------------------|---------|
| Usable site area (sqm) | 100,920 |
|------------------------|---------|

|                  |            |
|------------------|------------|
| WALE (by income) | 23.9 years |
|------------------|------------|

|           |      |
|-----------|------|
| Occupancy | 100% |
|-----------|------|

|         |       |
|---------|-------|
| Prixcar | 4,414 |
|---------|-------|

## GILLMAN DISTRIBUTION CENTRE

Lot 2, Grand Trunkway, Gillman SA



The property comprises a 31,588 square metres generic distribution centre and is well located, approximately 18 kilometres north west of Adelaide CBD. The property is a short distance from the Port River Expressway, which provides a direct link to national Highway One. The Port River Expressway is a recent extension of the Salisbury Highway linking the Port to the north of Adelaide. The property also benefits from being a short distance to interstate rail networks and easy linkages to outer harbour (Adelaide's major port) and was recently refurbished to include an ESFR upgrade.

### Summary

|                             |                     |
|-----------------------------|---------------------|
| Year built (or refurbished) | 1980 (2013)         |
| Ownership                   | 100%                |
| Total GLA (sqm)             | 31,588              |
| WALE (by income)            | 5.0 years           |
| Occupancy                   | 100%                |
| Major tenants (GLA sqm)     | AWH/DP World 31,588 |

## TRANSLINK DISTRIBUTION CENTRE

4-20 Translink Avenue, Launceston Tas.



The Woolworths Distribution Centre is a state-of-the-art logistics facility located on a 19.8 hectares site which adjoins the northern end of Launceston Airport and is approximately 15 kilometres from Launceston's CBD.

The building is energy efficient using the latest environmental controls and sustainability initiatives and also provides for significant expansion with development approval for the construction of another 25,000 square metres of warehouse accommodation.

|                             |                   |
|-----------------------------|-------------------|
| Year built (or refurbished) | 2012              |
| Ownership                   | 50%               |
| Total GLA (sqm)             | 45,042            |
| WALE (by income)            | 20.8 years        |
| Occupancy                   | 100%              |
| Major tenants               | Woolworths 45,042 |



### ALEX FRASER, CLARINDA

275-315 Kingston Road, Clarinda Vic.



Alex Fraser, Clarinda comprises a substantial land holding of 9.1 hectares and is approximately 22 kilometres south-east of the Melbourne CBD. Located within an established Special Use Zone (SUZ) precinct, the site abuts Green Wedge Zoned land (to the south of Kingston Road), but currently sits outside of the Urban Growth Boundary. The diverse range of surrounding land uses include agriculture, market gardens, education, industry, bulky goods retailing, Moorabbin Airport and outdoor recreation facilities.

With a triple net lease to Alex Fraser, the site consists of a materials recycling facility which is improved with significant bunded areas, a crushing plant, and water storage and collection uses.

#### Summary

|                                |           |
|--------------------------------|-----------|
| Year built (or refurbished)    | 2016      |
| Ownership                      | 100%      |
| Total GLA (sqm)                | 2,240     |
| Usable site area (sqm)         | 90,500    |
| <b>Tenancy statistics</b>      |           |
| WALE (by income)               | 8.0 years |
| Occupancy                      | 100%      |
| <b>Major tenants (GLA sqm)</b> |           |
| Alex Fraser Group              | 2,240     |

### ALEX FRASER, EPPING

455 Cooper St, Epping Vic.



Alex Fraser, Epping comprises a substantial land holding of some 24.2 hectares and is approximately 22 kilometres north of the Melbourne CBD. Located in a strategic logistics location, the property is well situated at the diamond interchange of the Hume Freeway with Cooper Street, opposite to the Melbourne Wholesale Fruit and Vegetable Market. Cooper Street is also rated for B-Double access.

With a triple net lease to Alex Fraser, the site represents a long-term income producing land holding that is currently utilised for materials recycling with minimal permanent improvements.

|                                |            |
|--------------------------------|------------|
| Year built (or refurbished)    | 2016       |
| Ownership                      | 100%       |
| Total GLA (sqm)                | 500        |
| Usable site area (sqm)         | 242,000    |
| <b>Tenancy statistics</b>      |            |
| WALE (by income)               | 13.8 years |
| Occupancy                      | 100%       |
| <b>Major tenants (GLA sqm)</b> |            |
| Alex Fraser Group              | 500        |

## ALEX FRASER, LAVERTON NORTH

9-19 Alex Fraser Drive, Laverton North Vic.



With a substantial land holding of some 34 hectares (usable site area of 30.5 hectares), the property is approximately 16 kilometres west of the Melbourne CBD and is located in a major industrial locality of Melbourne. It has excellent connectivity to major roads and infrastructure including Princes Freeway, West Gate Freeway, Western Ring Road and the Deer Park Bypass.

With a triple net lease to Alex Fraser, the site represents a long-term income producing land holding that is currently utilised for materials recycling with minimal permanent improvements. Situated within the northern portion of the site is a modern workshop, providing high clearance, clear span accommodation extending to a gross lettable area of approximately 3,800 square metres.

### Summary

|                             |                         |
|-----------------------------|-------------------------|
| Year built (or refurbished) | 2016                    |
| Ownership                   | 100%                    |
| Total GLA (sqm)             | 3,800                   |
| Usable site area (sqm)      | 305,000                 |
| WALE (by income)            | 20.5 years              |
| Occupancy                   | 100%                    |
| Major tenants (GLA sqm)     | Alex Fraser Group 3,800 |

## ALTONA LOGISTICS FACILITY

810-848 Kororoit Creek Road, Altona North Vic.



The property is a 37.2 hectare vehicle storage, preparation and distribution facility situated within the established industrial precinct of Altona North.

The property is well located on the northern side of Kororoit Creek Road, approximately 1.5 kilometres west of a full diamond intersection with the Princes Freeway and within close proximity of Melbourne CBD, Port Melbourne, and the intersection of the West Gate Freeway and Western Ring Road.

Improvements comprise a 9,779 square metre warehouse with a clearance of 9-10 metres. The light duty, medium duty and heavy duty hardstand equals 272,485 square metres, 27,739 square metres and 7,027 square metres respectively.

|                             |                |
|-----------------------------|----------------|
| Year built (or refurbished) | 2010           |
| Ownership                   | 100%           |
| Total GLA (sqm)             | 10,551         |
| Usable site area (sqm)      | 372,300        |
| WALE (by income)            | 15.0 years     |
| Occupancy                   | 100%           |
| Major tenants               | Prixcar 10,551 |

## DANDENONG DISTRIBUTION CENTRE

225 Glasscocks Road, Dandenong South Vic.



Artist's Impression

Currently under construction the property will comprise a state of the art distribution facility being purpose built for Woolworths Limited. The facility will incorporate some elements of high bay, fully automated warehousing space with corporate offices and extensive hardstand areas.

From practical completion in early 2018 Woolworths will commence a 20 year lease. The facility has a site area of 15.9 hectares and is situated in Dandenong South, some 35 kilometres south-east of the Melbourne CBD and is within three kilometres of the Western Port Tollroad and Eastlink Motorway.

### Summary

|                             |                   |
|-----------------------------|-------------------|
| Year built (or refurbished) | 2018              |
| Ownership                   | 48%               |
| Total GLA (sqm)             | 70,431            |
| WALE (by income)            | 20.0 years        |
| Occupancy                   | 100%              |
| Major tenants (GLA sqm)     | Woolworths 70,431 |

## DISCOVERY INDUSTRIAL ESTATE

Discovery Road, Dandenong South Vic.



Discovery Industrial Estate comprises three recently constructed freestanding industrial office/warehouse buildings with a collective gross lettable area of 71,814 square metres. The buildings are separated into five tenancies with individual tenancies sizes of 6,109 square metres – 24,060 square metres. Tenants include ITW Proline, UPM Raflatac, Gale Pacific, Sokol Designer Furniture and BJ Ball Papers.

The subject site is located on the eastern side of Discovery Drive, south of Jayco Drive and north of Glasscocks Road at Dandenong South. The Eastlink is approximately 2.7 kilometres east of the property and the South Gippsland Highway and Westernport Highway are 2.6 kilometres north-east of the site.

|                             |   |
|-----------------------------|---|
| Year built (or refurbished) | 2014  |
| Ownership                   | 100%  |
| Total GLA (sqm)             | 71,814  |
| WALE (by income)            | 6.8 years   |
| Occupancy                   | 100%  |
| Major tenants (GLA sqm)     | BJ Ball 24,059<br>Illinois Tool Works 21,657<br>Gale Pacific 11,339 |

## FITZGERALD ROAD DISTRIBUTION CENTRE

63-83 Fitzgerald Road, Laverton Vic.



The Fitzgerald Road Distribution Centre comprises a substantial land holding of some 24.2 hectares, which fronts the western side of Fitzgerald Road, with excellent connectivity to major roads and key infrastructure and approximately one kilometre from Leakes Road and Princes Freeway interchange.

With a triple net lease to Metcash Trading Limited, the centre consists of four large freestanding distribution facilities which provide both ambient and temperature controlled warehouse accommodation. The buildings vary in size between 11,800 square metres and 50,000 square metres and incorporate various ancillary areas including offices, battery charge rooms and workshop areas.

### Summary

|                             |                |
|-----------------------------|----------------|
| Year built (or refurbished) | 1987 (2009)    |
| Ownership                   | 100%           |
| Total GLA (sqm)             | 90,370         |
| WALE (by income)            | 5.9 years      |
| Occupancy                   | 100%           |
| Major tenants (GLA sqm)     | Metcash 90,370 |

## INTERCHANGE DISTRIBUTION CENTRE

2-10 Interchange Drive, Laverton Vic.



A modern logistics estate with a gross lettable area of 20,634 square metres that is situated on a site of 40,910 square metres. The estate comprises two highly generic, high clearance industrial buildings with sizes of 7,709 square metres and 12,925 square metres that are leased to Spotlight and Specialised Australia respectively.

The property is situated on the north-eastern corner of Leakes Road and Interchange Drive with a northern frontage to Link Way. The property is located approximately 16 kilometres west of the Melbourne CBD and is within 1.5 kilometres of the major intersection of Leakes Road with the Princes Freeway.

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2010      |
| Ownership                   | 100%      |
| Total GLA (sqm)             | 20,634    |
| WALE (by income)            | 2.8 years |
| Occupancy                   | 100%      |
| Spotlight                   | 12,925    |
| Specialised                 | 7,709     |



## LAVERTON LOGISTICS CENTRE

32-58 William Angliss Drive, Laverton Vic.



The property comprises a modern, flexible logistics facility situated in a core industrial precinct in the west of Melbourne. The property features dual street frontage to William Angliss Drive, approximately one kilometre west of Fitzgerald Road within the western industrial suburb of Laverton North.

The centre is arranged over three buildings and four tenancies extending to a combined gross lettable area of approximately 46,218 square metres situated upon a 10.4 hectare land parcel. The site cover is approximately 45% with potential expansion land of some 4,000 square metres.

### Summary

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2004-2005 |
| Ownership                   | 100%      |
| Total GLA (sqm)             | 46,218    |
| WALE (by income)            | 2.1 years |
| Occupancy                   | 100%      |
| Fastline International      | 24,662    |
| Kimberly-Clark              | 16,777    |

### Tenancy statistics

### Major tenants (GLA sqm)

## PARKWEST INDUSTRIAL PARK

50 Parkwest Drive, Laverton Vic.



The Parkwest Industrial Estate is one of Melbourne's premium logistics estates. It is conveniently located adjacent to the Western Ring Road in Melbourne's prime Western industrial precinct, providing convenient access to Melbourne's major arterial roads including the West Gate Freeway and Princes Freeway.

This master planned estate features generic logistics facilities with high clearance warehousing, corporate grade offices, generous hardstand areas and B Double access. Additionally the estate provides a café with outdoor seating together with landscaping and lighting to all internal estate roads.

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2000-2016 |
| Ownership                   | 100%      |
| Total GLA (sqm)             | 75,124    |
| WALE (by income)            | 6.0 years |
| Occupancy                   | 100%      |
| Abaris                      | 37,767    |
| Manassen Foods              | 11,105    |
| Effective Logistics         | 12,643    |

## TRUGANINA LOGISTICS CENTRE

415-423 Boundary Road, Truganina Vic.



The property is strategically situated on a high profile site at the corner of Boundary Road and Moorinna Way within the prime industrial and logistics precinct of Truganina (alternatively known as Laverton North). It is located approximately 20 kilometres west of the Melbourne CBD and within three kilometres of the Princes Freeway, West Gate Freeway and Western Ring Road.

Upon completion the property will comprise a showroom/office and heavy vehicle dealership, workshop and warehouse facility purpose built for AHG on a 6.8 hectare site. The facility will have a gross lettable area of 10,422 square metres and comprises state of the art parts storage, heavy vehicle facilities, showroom/office and external display and storage areas. The entire site is sealed allowing expansive vehicle maneuvering and ancillary uses.

### Summary

|                             |            |
|-----------------------------|------------|
| Year built (or refurbished) | 2017       |
| Ownership                   | 100%       |
| Total GLA (sqm)             | 10,442     |
| WALE (by income)            | 15.0 years |
| Occupancy                   | 100%       |
| Major tenants (GLA sqm)     | AHG 10,442 |

## STOCKYARDS INDUSTRIAL ESTATE

Stockyards Lane, Hazlemere WA



The property comprises a state of art freehold industrial estate comprising modern offices, associated warehouses and hardstand occupied by four separate tenants being Toll IPEC, MTU Detroit Diesel, Coca Cola Amatil (CCA) and Linfox.

There is extensive expansion land for potential use of CCA. The development is relatively new and offers excellent quality industrial accommodation in the Perth market. Completion dates were circa 2009 to 2012. The industrial estate has a total gross lettable area of 99,804 square metres with expansion land and hardstand/expansion land areas of a further 65,379 square metres.

|                             |                               |
|-----------------------------|-------------------------------|
| Year built (or refurbished) | 2010                          |
| Ownership                   | 50%                           |
| Total GLA (sqm)             | 99,804                        |
| WALE (by income)            | 8.5 years                     |
| Occupancy                   | 100%                          |
| Major tenants               | Coca Cola 41,579              |
|                             | Linfox 31,066                 |
|                             | Toll Transport Pty Ltd 14,474 |

## CANNING VALE DISTRIBUTION CENTRE

2 Bannister Road, Canning Vale WA



The property comprises a 16.8 hectares high profile corner site with an 83,243 square metres of generic high clearance warehouse and office facility. Located in Canning Vale which is a sought after logistics precinct, and situated approximately 14 kilometres southeast of the Perth Central Business District.

Bannister Road is the major thoroughfare through Canning Vale connecting directly with South Street and Nicholson Roads, which are both entry/exit ramps to Roe Highway. The property is currently leased to Kmart and provides considerable flexibility reflective of its generic design and expansion potential.

### Summary

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 1982 (2001) |
| Ownership                   | 100%        |
| Total GLA (sqm)             | 83,243      |

### Tenancy statistics

|                  |           |
|------------------|-----------|
| WALE (by income) | 2.1 years |
| Occupancy        | 100%      |

### Major tenants (GLA sqm)

|            |        |
|------------|--------|
| Wesfarmers | 83,243 |
|------------|--------|

## CANNING VALE DISTRIBUTION FACILITY

218 Bannister Road, Canning Vale WA



The property incorporates a modern logistics facility that has a gross lettable area of 98,295 square metres with canopies, loading docks and ancillary areas of 8,630 square metres located within the land constrained precinct of Canning Vale. The high quality facility is in very good condition with the original improvements being circa 15-20 years old however approximately 21% of the improvements have been constructed over the last four years and are in new or near new condition. The improvements comprise a number of separate buildings providing future flexibility.

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2011      |
| Ownership                   | 50%       |
| Total GLA (sqm)             | 98,295    |
| WALE (by income)            | 7.6 years |
| Occupancy                   | 100%      |
| Metcash Limited             | 98,295    |

## COLES DISTRIBUTION CENTRE

136 Horrie Miller Drive, Perth WA



The Coles Distribution Centre is a state-of-the-art logistics facility located on a 25 hectare site strategically situated within Perth Airport, 10 kilometres east of the Perth CBD. The centre is located on Horrie Miller Drive, midway from its intersection with Tonkin Highway and Perth International Terminal. Perth Airport is one of the major logistics hubs in Western Australia, with tenants including Woolworths, Toll, Electrolux and Linfox recently committing to large facilities along Horrie Miller Drive.

### Summary

|                             |        |
|-----------------------------|--------|
| Year built (or refurbished) | 2008   |
| Ownership                   | 25%    |
| Total GLA (sqm)             | 81,026 |

### Tenancy statistics

|                  |            |
|------------------|------------|
| WALE (by income) | 11.9 years |
| Occupancy        | 100%       |

### Major tenants (GLA sqm)

|                     |        |
|---------------------|--------|
| Coles Group Limited | 81,026 |
|---------------------|--------|

## KEWDALE DISTRIBUTION CENTRE

123-135 Kewdale Road, Kewdale WA



The property is located approximately eight kilometres south of the Perth CBD, one kilometre south of Perth Airport and adjoins the Kewdale Freight Terminal. It is a proven transport and distribution location, and is in close proximity to the Leach, Tonkin and Roe Highways.

The 4.5 hectares site contains a former Woolworths distribution centre, comprising approximately 2,071 square metres of office and 26,947 square metres of warehouse space. The facility provides complete drive around and B-double access, in addition to both on-grade and dock access.

|                             |        |
|-----------------------------|--------|
| Year built (or refurbished) | 1970   |
| Ownership                   | 100%   |
| Total GLA (sqm)             | 29,018 |

|                  |           |
|------------------|-----------|
| WALE (by income) | 2.8 years |
| Occupancy        | 100%      |

|            |        |
|------------|--------|
| Coles Myer | 12,585 |
| Woolworths | 2,071  |



## WELSHPOOL DISTRIBUTION CENTRE

103 Welshpool Road, Welshpool WA



The subject site is located approximately four kilometres north of the Cannington Town Centre and 850 metres from Welshpool Train Station. The site is situated in the core and very tightly held Welshpool Industrial area.

It has a site area of 3.2 hectares and is located on a major intersection with prominent exposure and frontage to the Leach Highway and Welshpool Road. It was acquired in 2014 with a new 10 year, triple net lease to Milne Feeds (part of the Milne Agrigroup) comprising fixed annual reviews of 3.5% and offers a number of future development options.

### Summary

|                             |        |
|-----------------------------|--------|
| Year built (or refurbished) | 1984   |
| Ownership                   | 100%   |
| Total GLA (sqm)             | 5,247  |
| Usable site area (sqm)      | 31,991 |

### Tenancy statistics

|                  |           |
|------------------|-----------|
| WALE (by income) | 7.9 years |
| Occupancy        | 100%      |

### Major tenants (GLA sqm)

|                 |       |
|-----------------|-------|
| Milne Agrigroup | 5,247 |
|-----------------|-------|

## CHULLORA LOGISTICS PARK

2 Hume Highway, Chullora NSW



The property comprises buildings which could be converted to generic industrial premises on an under developed parcel of land. The existing improvements on a high profile corner site of 10.3 hectares features good exposure to the Hume Highway.

A development application is underway for a four-building logistics park to comprise approximately 53,000 square metres.

Commencement of construction is anticipated for 1 January 2017.

|                             |                  |
|-----------------------------|------------------|
| Year built (or refurbished) | Development Site |
| Ownership                   | 100%             |
| Total Proposed GLA (sqm)    | 53,000           |

## M5/M7 LOGISTICS PARK

290 Kurrajong Road, Prestons NSW



Artist's Impression

The property comprises the balance of the M5/M7 Logistics Park and incorporates a vacant, rectangular shaped site of 9.8 hectares that features dual street frontage to Kurrajong Road and Yato Road.

Situated in a premium south western Sydney logistics precinct in Prestons, within 35 kilometres of Port Botany. The park is well serviced by direct access to the M7 and M5 Motorways, Hume Highway and the approved development of the intermodal at Moorebank.

The park has capacity for a further 57,000 square metres and an early works development application has been lodged.

### Summary

|                             |                  |
|-----------------------------|------------------|
| Year built (or refurbished) | Development Site |
| Ownership                   | 100%             |
| Total Proposed GLA (sqm)    | 57,000           |

## BERRINBA DISTRIBUTION CENTRE

29 Forest Way, Berrinba Qld



Artist's Impression

Situated approximately 21 radial kilometres south-east of Brisbane, Berrinba Distribution Centre, comprises a near regular shaped, 34,670 square metres parcel of land located to the south-eastern alignment of Forest Way, Berrinba.

Construction of a 19,822 square metre building is underway and due for completion in November 2016. The building can be split into two tenancies to provide flexible warehouse sizing to prospective end users.

|                             |  |
|-----------------------------|--|
| Year built (or refurbished) | Completion of construction November 2016 |
| Ownership                   | 100%                                     |
| Total Proposed GLA (sqm)    | 19,822                                   |

## MOTORWAY INDUSTRIAL PARK

230-238 Gilmore Road, Berrinba Qld



Artist's Impression

The site is located in the prime industrial precinct of Berrinba approximately 21 kilometre south-east of the Brisbane CBD, 23 kilometres south of the Gateway Bridge and 28 kilometres from the Port of Brisbane.

Berrinba has become a preferred location over several other older established industrial areas such as Acacia Ridge and Richlands largely due to the ease of access for truck movements from the Port of Brisbane and the Brisbane Airport via the Gateway, Pacific & Logan Motorways which are the main link roads to Yatala, the Gold Coast and the western industrial precincts through to Ipswich and Toowoomba.

### Summary

|                             |                  |
|-----------------------------|------------------|
| Year built (or refurbished) | Development Site |
| Ownership                   | 100%             |
| Total Proposed GLA (sqm)    | 55,000           |

## SHERBROOKE INDUSTRIAL PARK

450 Sherbrooke Road, Willawong Qld



Artist's Impression

The property is situated in the established Brisbane southern suburb of Willawong, approximately 17 kilometres by road from the Brisbane Central Business District and three kilometres from the Acacia Ridge precinct.

The industrial area of Willawong is an emerging logistics precinct with some large (5.0 hectares plus) vacant sites available that is expected to become popular with transport and logistics users as infrastructure upgrades take place and industrial land along the Logan Motorway is developed over the next five years.

|                             |                  |
|-----------------------------|------------------|
| Year built (or refurbished) | Development Site |
| Ownership                   | 100%             |
| Total Proposed GLA (sqm)    | 30,000           |

## TRADE COAST INDUSTRIAL PARK

200 Holt Street, Pinkenba Qld



Artist's Impression

The property comprises a 42,000 square metres site providing total potential gross lettable area of circa 17,500 square metres. The Eagle Farm/Pinkenba industrial precinct is one of the most tightly held industrial precincts in Brisbane and is sought after by industrial/commercial users, given its unparalleled access to the Gateway Arterial Network, Airport, Port and the Brisbane CBD.

The property is one of the last remaining large freehold industrial development sites in the precinct, with drive around access from dual entry/exit points.

A development application is underway for construction of two buildings over a total of 17,500 square metres, with the ability to be split into four tenancies. Approval of the application is expected by the end of 2016.

### Summary

| Year built (or refurbished) | Development Site |
|-----------------------------|------------------|
| Ownership                   | 100%             |
| Total Proposed GLA (sqm)    | 17,500           |

## THE LINK INDUSTRIAL PARK

345 Perry Road, Dandenong South Vic.



Artist's Impression

The subject site is located to the northern side of Perry Road, south-east of Pacific Drive and west of the Eastlink Freeway overpass. The subject property runs north-south and sits adjacent to the Eastlink Motorway. Dandenong South is located approximately 35 radial kilometres south east of Melbourne's Central Business District.

The subject site has an area of approximately 7.0 hectares and is zoned Industrial 1 that is located to the northern side of Perry Road, south-east of Pacific Drive and west of the Eastlink Freeway overpass. The subject property runs north-south and sits adjacent to the Eastlink Freeway.

Civil and servicing works are currently underway on site.

| Year built (or refurbished) | Development Site |
|-----------------------------|------------------|
| Ownership                   | 100%             |
| Total Proposed GLA (sqm)    | 34,000           |

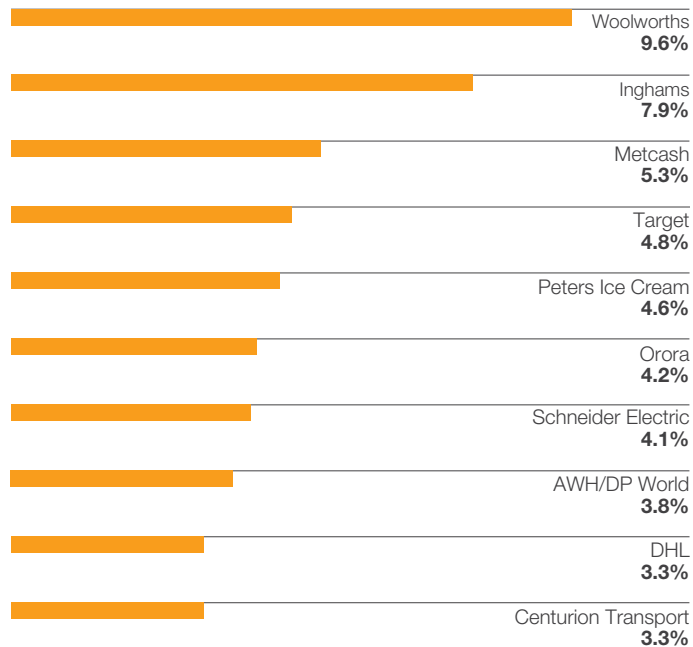




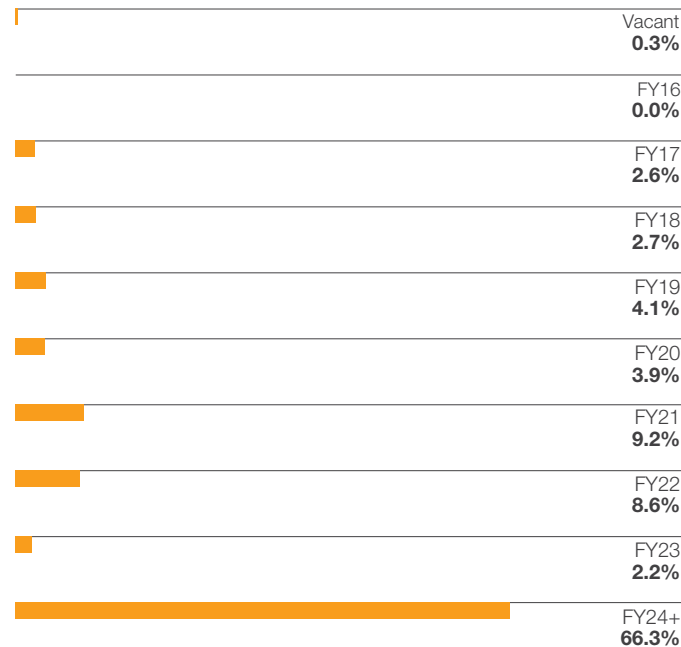
# CORE LOGISTICS PARTNERSHIP

Core Logistics Partnership (CLP) was established in December 2012 with the investment strategy of acquiring a portfolio of institutional quality industrial logistics property assets in Australia.

## TOP 10 TENANTS BY GROSS INCOME



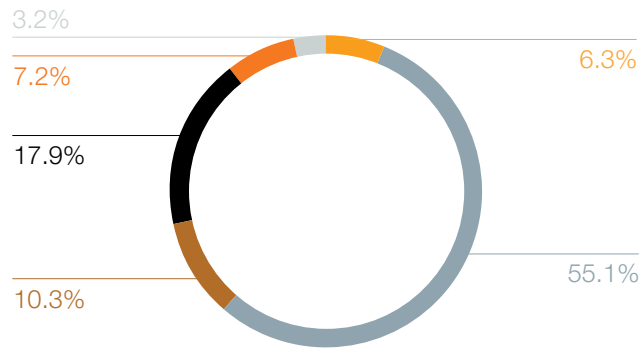
## ANNUAL LEASE EXPIRY GROSS INCOME



Gepps Cross Distribution Centre SA



**GEOGRAPHICAL DIVERSIFICATION**  
BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia
- South Australia
- Tasmania



**Summary**

Number of properties 27

Number of tenancies 54

Total GLA (sqm) 1,054

**Tenancy statistics**

WALE (by income) 9.9 years

Occupancy 100%

## PROPERTY PORTFOLIO

**\$1,595.3**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.58%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

|  | CLP<br>OWNERSHIP<br>(%) | WALE<br>(YEARS) | WEIGHTED<br>AVG RENT<br>REVIEWS (%) |
|--|-------------------------|-----------------|-------------------------------------|
| Chullora Distribution Facility NSW                                 | 100%                    | 8.0             | 3.5%                                |
| Smithfield Logistics Centre NSW                                    | 100%                    | 2.7             | 3.5%                                |
| Yennora Distribution Facility NSW                                  | 100%                    | 6.6             | 4.0%                                |
| Cascade Distribution Centre,<br>Connectwest Industrial Park Qld    | 100%                    | 9.1             | 3.0%                                |
| Mackay Distribution Centre Qld                                     | 100%                    | 12.6            | 3.0%                                |
| Murarrie Distribution Centre Qld                                   | 100%                    | 18.4            | 3.0%                                |
| Edinburgh Parks Distribution Centre SA                             | 100%                    | 23.4            | 3.0%                                |
| Gepps Cross Distribution Centre SA                                 | 100%                    | 7.2             | 3.0%                                |
| Translink Distribution Centre Tas.                                 | 50%                     | 20.8            | 2.8%                                |
| Courier Please Distribution Centre Vic.                            | 100%                    | 7.0             | 3.0%                                |
| Laverton Cold Storage Distribution Centre,<br>Drystone Estate Vic. | 100%                    | 14.4            | 3.2%                                |
| Mulgrave Distribution Facility Vic.                                | 100%                    | 17.6            | 3.5%                                |
| ParkWest Industrial Park Vic.                                      | 100%                    | 3.9             | 3.0%                                |
| Rand Distribution Centre Vic.                                      | 100%                    | 5.0             | 3.0%                                |
| Reject Shop Distribution Centre,<br>Drystone Estate Vic.           | 100%                    | 10.0            | 3.0%                                |

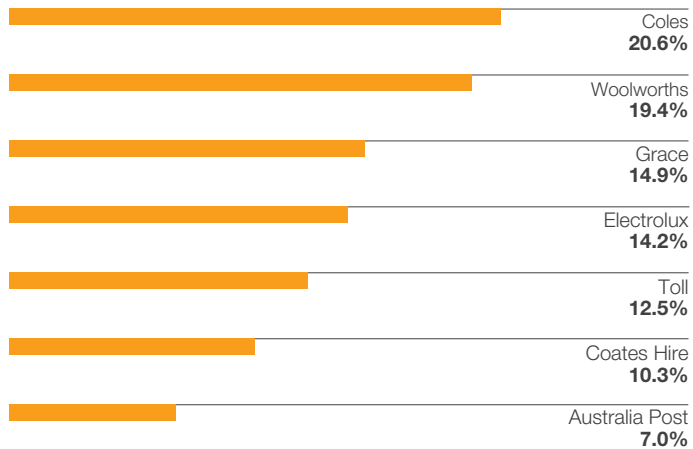
|   | CLP<br>OWNERSHIP<br>(%) | WALE<br>(YEARS) | WEIGHTED<br>AVG RENT<br>REVIEWS (%) |
|---|-------------------------|-----------------|-------------------------------------|
| Scoresby Distribution Centre Vic.                       | 100%                    | 8.3             | 3.0%                                |
| Somerton Logistics Centre Vic.                          | 100%                    | 4.5             | 3.4%                                |
| Target Distribution Centre,<br>Drystone Estate Vic.     | 100%                    | 10.0            | 2.0%                                |
| Tottenham Distribution Centre Vic.                      | 100%                    | 6.0             | 3.0%                                |
| Truganina Logistics Park Vic.                           | 100%                    | 8.6             | 3.3%                                |
| Woolworths Distribution Centre,<br>Drystone Estate Vic. | 100%                    | 19.1            | 2.8%                                |
| Stockyards Industrial Estate WA                         | 50%                     | 8.7             | 3.0%                                |
| Canning Vale Distribution Facility WA                   | 50%                     | 7.6             | 2.0%                                |
| Hazelmere Distribution Centre WA                        | 100%                    | 16.9            | 3.0%                                |
| Welshpool Industrial Centre WA                          | 100%                    | 10.5            | 3.5%                                |
| Drystone Estate (land) Vic.                             | 100%                    | –               | –                                   |
| Connectwest Industrial Park (land) Qld                  | 100%                    | –               | –                                   |
| <b>TOTAL/WEIGHTED AVERAGE</b>                           |                         | <b>9.9</b>      | <b>3.0%</b>                         |



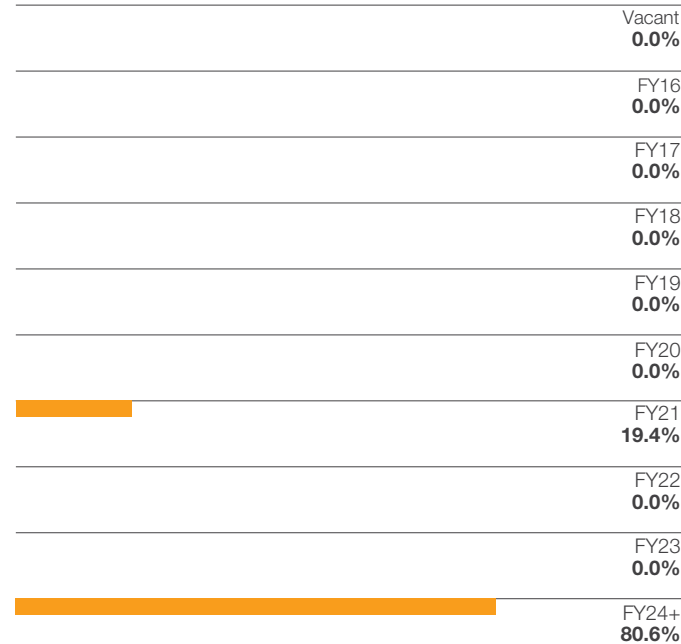
# DIRECT INDUSTRIAL FUND NO.1

Established in July 2010, the Direct Industrial Fund No.1 (DIF1) is an unlisted property fund which invests directly in a diversified portfolio of prime Australian industrial assets. The fund aims to provide retail investors with sustainable and stable, tax-advantaged income payable quarterly.

## TOP 7 TENANTS BY GROSS INCOME



## ANNUAL LEASE EXPIRY GROSS INCOME



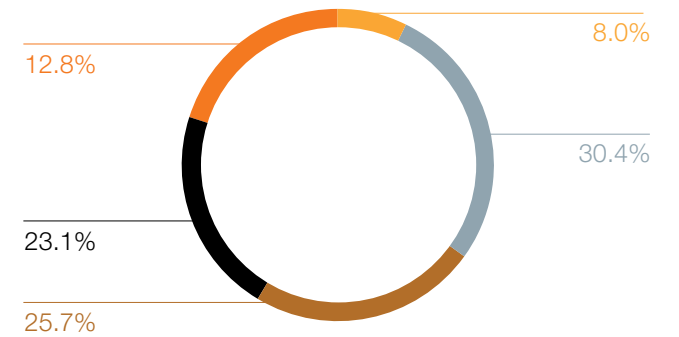
Electrolux Distribution Centre,  
76-80 Howards Road, Beverly SA



Electrolux Distribution Centre,  
76-80 Howards Road, Beverly SA



### GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia
- South Australia

## PROPERTY PORTFOLIO

**\$259.2**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.86%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

|   | DIF1<br>OWNERSHIP (%) | WALE<br>(YEARS) | WEIGHTED AVG<br>RENT REVIEWS (%) |
|---|-----------------------|-----------------|----------------------------------|
| Australia Post Distribution Centre, Kingsgrove NSW          | 100%                  | 10.0            | 3.5%                             |
| Kingston Distribution Centre, Kingston Qld                  | 100%                  | 16.7            | 4.0%                             |
| Sherbrooke Industrial Park, Willawong Qld                   | 100%                  | 7.1             | 3.5%                             |
| Beverly Distribution Centre, 76-80 Howards Road, Beverly SA | 100%                  | 8.6             | 3.5%                             |
| Hoppers Crossing Distribution Centre, Hoppers Crossing Vic. | 100%                  | 4.5             | 3.0%                             |
| Altona Logistics Centre, Altona North Vic.                  | 100%                  | 9.4             | 3.5%                             |
| Coles Distribution Centre, Perth WA                         | 25%                   | 11.9            | 2.8%                             |
| <b>TOTAL/WEIGHTED AVERAGE</b>                               |                       | <b>9.3</b>      | <b>3.3%</b>                      |

Beverly Distribution Centre SA



## AUSTRALIA POST DISTRIBUTION CENTRE

Kingsgrove NSW



The Australia Post Distribution Centre comprises an office and warehouse facility of 6,729 square metres that is situated on a site of 13,810 square metres. The property is located within the Kingsgrove industrial precinct, some 20 kilometres south-west of the Sydney CBD and features convenient access to the M5 Motorway, Sydney Airport and Port Botany.

A new Bunnings Warehouse will be opening in late 2016, located directly opposite the centre.

### Summary

|                             |                      |
|-----------------------------|----------------------|
| Year built (or refurbished) | 2011                 |
| Ownership                   | 100%                 |
| Total GLA (sqm)             | 6,729                |
| WALE (by income)            | 10.0 years           |
| Occupancy                   | 100%                 |
| Major tenants (GLA sqm)     | Australia Post 6,729 |

## KINGSTON DISTRIBUTION CENTRE

29-47 Mudgee Street, Kingston Qld



The property was purpose built in 2012 for Coates Hire, who are Australia's largest equipment hire company with over 125 years experience.

The property is situated on a site with a usable area of 5.8 hectares that is located in the established industrial locality of Kingston, approximately 24 kilometres south-east of the Brisbane CBD. The property features significant exposure to the Logan Motorway, which is one of South-East Queensland's busiest transport routes.

|                             |                    |
|-----------------------------|--------------------|
| Year built (or refurbished) | 2012               |
| Ownership                   | 100%               |
| Total GLA (sqm)             | 96,840             |
| WALE (by income)            | 16.7 years         |
| Occupancy                   | 100%               |
| Major tenants (GLA sqm)     | Coates Hire 96,840 |



## SHERBROOKE INDUSTRIAL PARK

Willawong Qld



The Grace Worldwide facility is located at Willawong, 17 kilometres south of Brisbane's CBD with easy access and egress to the Logan Motorway, Ipswich Motorway and the Brisbane CBD. The facility comprises a gross lettable area of 22,108 square metres that is situated on a site of 3.9 hectares. The sole tenant, Grace Worldwide, is one of the largest records management, removals and storage companies in Australia.

### Summary

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2011      |
| Ownership                   | 100%      |
| Total GLA (sqm)             | 22,108    |
| WALE (by income)            | 7.1 years |
| Occupancy                   | 100%      |
| Grace Worldwide (GLA sqm)   | 22,108    |

### Tenancy statistics

### Major tenants (GLA sqm)

## BEVERLY DISTRIBUTION CENTRE

Beverley SA



This brand new logistics facility incorporates a high clearance warehouse with attached air conditioned offices and showroom that has a combined gross lettable area of 25,562 square metres. The facility was completed in 2012 and was purpose built for Electrolux.

The property is situated on a site of 4.0 hectares in the inner ring suburb of Beverley, approximately six kilometres north west of the Adelaide CBD in an established industrial precinct, with good access to major arterial roads and is in close proximity to the Adelaide Airport and Port of Adelaide.

|  |           |
|--|-----------|
| Year built (or refurbished)                | 2012      |
| Ownership                                  | 100%      |
| Total GLA (sqm)                            | 25,562    |
| WALE (by income)                           | 8.6 years |
| Occupancy                                  | 100%      |
| Electrolux Home Products Pty Ltd (GLA sqm) | 25,562    |

## HOPPERS CROSSING DISTRIBUTION CENTRE

Hoppers Crossing Vic.



Hoppers Crossing Distribution Centre is a logistics facility situated on a site of 14.5 hectares in the established industrial locality of Hoppers Crossing, approximately 20 kilometres south-west of Melbourne CBD. The facility comprises 52,364 square metres GLA with on grade, finger and recessed docks. The sole tenant is Shellbelt Pty Ltd, a subsidiary of Woolworths Ltd. Expansion land of 27,000 square metres is situated to the southern boundary of the property.

### Summary

|                             |                       |
|-----------------------------|-----------------------|
| Year built (or refurbished) | 1990 (2010)           |
| Ownership                   | 100%                  |
| Total GLA (sqm)             | 52,364                |
| WALE (by income)            | 4.5 years             |
| Occupancy                   | 100%                  |
| Major tenants (GLA sqm)     | Woolworths Ltd 52,364 |

## ALTONA LOGISTICS CENTRE

Altona North Vic.



The property comprises a new logistics facility of 6,310 square metres that is situated on a site of five hectares. Acquired in 2010, the property is located at Altona North, 14 kilometres west of Melbourne's CBD with direct access to the West Gate Freeway, the Port of Melbourne and Melbourne Airport.

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2010      |
| Ownership                   | 100%      |
| Total GLA (sqm)             | 6,310     |
| WALE (by income)            | 9.4 years |
| Occupancy                   | 100%      |
| Toll Fleet                  | 4,173     |
| Toll Transport              | 2,137     |

## COLES DISTRIBUTION CENTRE

136 Horrie Miller Drive, Perth WA



The Coles Distribution Centre is a state-of-the-art logistics facility located on a 25 hectare site strategically situated within Perth Airport, 10 kilometres east of the Perth CBD. The centre is located on Horrie Miller Drive, midway from its intersection with Tonkin Highway and Perth International Terminal. Perth Airport is one of the major logistics hubs in Western Australia, with tenants including Woolworths, Toll, Electrolux and Linfox recently committing to large facilities along Horrie Miller Drive.

### Summary

|                             |        |
|-----------------------------|--------|
| Year built (or refurbished) | 2008   |
| Ownership                   | 25%    |
| Total GLA (sqm)             | 81,026 |

### Tenancy statistics

|                  |            |
|------------------|------------|
| WALE (by income) | 11.9 years |
| Occupancy        | 100%       |

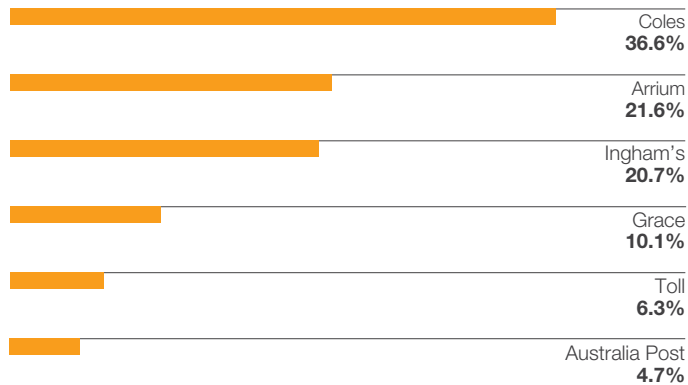
### Major tenants (GLA sqm)

|                     |        |
|---------------------|--------|
| Coles Group Limited | 81,026 |
|---------------------|--------|

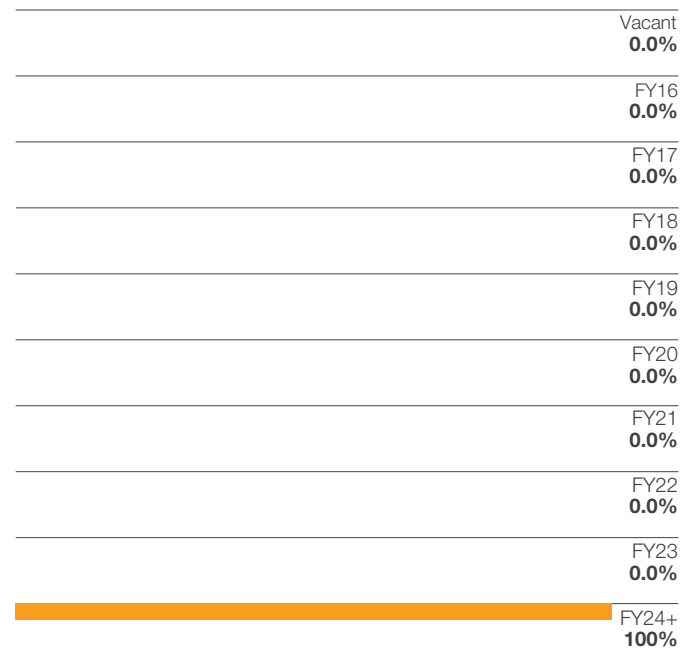
# DIRECT INDUSTRIAL FUND NO.2

Direct Industrial Fund No.2 (DIF2) was established in December 2012 following the success in closing the first Charter Hall Direct Industrial Fund. DIF2 is an unlisted property fund invested in a diversified portfolio of prime Australian industrial property assets.

## TOP 6 TENANTS BY GROSS INCOME



## ANNUAL LEASE EXPIRY GROSS INCOME



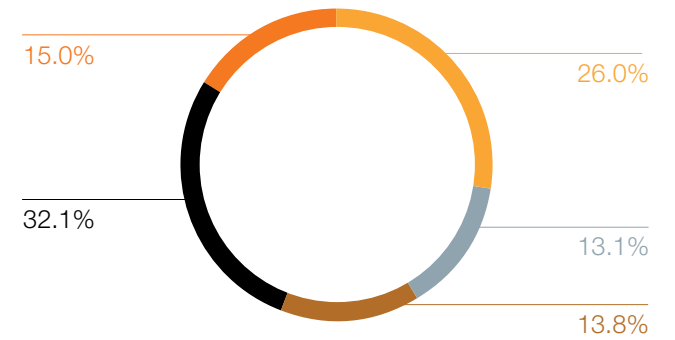
Campbelltown Distribution Centre,  
Campbelltown NSW







**GEOGRAPHICAL DIVERSIFICATION**  
BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia
- South Australia

## PROPERTY PORTFOLIO

**\$271.0**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.93%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

|  | DIF2<br>OWNERSHIP (%) | WALE<br>(YEARS) | WEIGHTED AVG<br>RENT REVIEWS (%) |
|--|-----------------------|-----------------|----------------------------------|
| St Marys Logistics Facility, St Marys NSW          | 100%                  | 7.2             | 3.3%                             |
| Campbelltown Distribution Centre, Campbelltown NSW | 100%                  | 10.0            | 3.2%                             |
| Ingleburn Distribution Centre, Ingleburn NSW       | 100%                  | 18.4            | Lesser of 3.0%<br>or 2 x CPI     |
| Gracemere Logistics Facility, Rockhampton Qld      | 100%                  | 10.1            | 3.8%                             |
| Cleveland Distribution Centre, Cleveland Qld       | 100%                  | 20.4            | Lesser of 3.0%<br>or 2 x CPI     |
| Coles Distribution Centre, Adelaide SA             | 24%                   | 10.7            | 2.8%                             |
| Rowville Distribution Centre, Rowville Vic.        | 100%                  | 11.9            | 3.3%                             |
| Thomastown Distribution Centre, Thomastown Vic.    | 100%                  | 18.4            | Lesser of 3.0%<br>or 2 x CPI     |
| Coles Distribution Centre, Perth WA                | 25%                   | 11.9            | 2.8%                             |
| Bibra Lake Distribution Centre, Bibra Lake WA      | 100%                  | 9.3             | 3.3%                             |
| <b>TOTAL/WEIGHTED AVERAGE</b>                      |                       | <b>12.1</b>     | <b>3.0%</b>                      |

Coles Distribution Centre, Adelaide SA



## ST MARYS LOGISTICS FACILITY

10-38 Forrester Road, St Marys NSW



This high clearance warehouse with a two-storey office component, hardstand and secure parking is situated on 6.2 hectares. The facility manufactures steel products for major infrastructure projects.

The facility is 45 kilometres west of Sydney CBD and well connected to M4 Motorway.

### Summary

|                             |               |
|-----------------------------|---------------|
| Year built (or refurbished) | 1999          |
| Ownership                   | 100%          |
| Total GLA (sqm)             | 18,038        |
| WALE (by income)            | 7.2 years     |
| Occupancy                   | 100%          |
| Major tenants (GLA sqm)     | Arrium 18,038 |

## CAMPBELLTOWN DISTRIBUTION CENTRE

8 Hephher Road, Campbelltown NSW



Located in Campbelltown, 42 kilometres south west of Sydney CBD. The facility was purpose built for Grace Worldwide Group, Australasia's largest records management, removals and storage company.

The centre includes office and car parking with a 13.5 metre high clearance 17,765 square metre warehouse, on a total land area of 5.5 hectares.

|                             |                        |
|-----------------------------|------------------------|
| Year built (or refurbished) | 2014                   |
| Ownership                   | 100%                   |
| Total GLA (sqm)             | 17,765                 |
| WALE (by income)            | 10.0 years             |
| Occupancy                   | 100%                   |
| Major tenants (GLA sqm)     | Grace Worldwide 17,765 |

## INGLEBURN DISTRIBUTION CENTRE

6 Benson Road, Ingleburn NSW



The property is a food processing plant, comprising a low clearance production office/warehouse facility of 7,748 square metres constructed in the 1980s with subsequent modifications and improvements made. The site area is 2.9 hectares with a site coverage of 26.5%.

The facility is located within 50 radial kilometres south-west of Sydney CBD.

### Summary

|                             |                |
|-----------------------------|----------------|
| Year built (or refurbished) | 1980           |
| Ownership                   | 100%           |
| Total GLA (sqm)             | 7,748          |
| WALE (by income)            | 18.4 years     |
| Occupancy                   | 100%           |
| Major tenants (GLA sqm)     | Ingham's 7,748 |

## GRACEMERE LOGISTICS FACILITY

245 Somerset Rd, Gracemere Qld



This industrial facility is located to serve central Queensland's growing population, mining and agricultural operations.

Completed in 2014, this purpose built logistics facility includes office accommodation and a large hardstand storage area.

|                             |                              |
|-----------------------------|------------------------------|
| Year built (or refurbished) | 2014                         |
| Ownership                   | 100%                         |
| Total GLA (sqm)             | 7,003                        |
| WALE (by income)            | 10.1 years                   |
| Occupancy                   | 100%                         |
| Major tenants (GLA sqm)     | Toll Transport Pty Ltd 7,003 |



## CLEVELAND DISTRIBUTION CENTRE

24-30 Enterprise Street, Cleveland Qld



24-30 Enterprise St, Cleveland comprises a 2.1 hectare allotment improved by a purpose-built, temperature controlled food processing building that was constructed in 1985, with sections rebuilt in 1993.

The property is under a long-term lease to Ingham's.

### Summary

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 1985 (1993) |
| Ownership                   | 100%        |
| Total GLA (sqm)             | 8,942       |

### Tenancy statistics

|                  |            |
|------------------|------------|
| WALE (by income) | 20.4 years |
| Occupancy        | 100%       |

### Major tenants (GLA sqm)

|          |       |
|----------|-------|
| Ingham's | 8,942 |
|----------|-------|

## COLES DISTRIBUTION CENTRE

2 Sturton Road, Adelaide SA



The Coles Distribution Centre in South Australia comprises a modern distribution centre of 67,944 square metres which was purpose built for Coles in 2007. The property is fully leased to Coles until February 2027 with a further five by five year option periods.

The property is located within Edinburgh Parks Industrial Estate, an established industrial area with excellent surrounding transport access routes and high profile tenants.

|                             |            |
|-----------------------------|------------|
| Year built (or refurbished) | 2007       |
| Ownership                   | 24%        |
| Total GLA (sqm)             | 67,944     |
| WALE (by income)            | 10.7 years |
| Occupancy                   | 100%       |
| Coles Group Limited         | 67,944     |

## ROWVILLE DISTRIBUTION CENTRE

15-21 Enterprise Drive, Rowville Vic.



This high-quality prime-grade industrial facility is located in Rowville, some 25 kilometres south-east of the Melbourne CBD. The property is fully occupied by Australia Post.

### Summary

|                                |            |
|--------------------------------|------------|
| Year built (or refurbished)    | 2013       |
| Ownership                      | 100%       |
| Total GLA (sqm)                | 6,477      |
| <b>Tenancy statistics</b>      |            |
| WALE (by income)               | 11.9 years |
| Occupancy                      | 100%       |
| <b>Major tenants (GLA sqm)</b> |            |
| Australia Post                 | 6,477      |

## THOMASTOWN DISTRIBUTION CENTRE

311 Settlement Road, Thomastown Vic.



The property is improved with a food processing plant of 9,063 square metres originally constructed in 1981 with additions constructed in 2006. The facility comprises an office and amenities component of 647 square metres, a main food processing plant of 7,089 square metres and associated temperature controlled stores. Other improvements include a dry goods store, workshop, sprinkler pump house, Manager's residence and water treatment plant. There is extensive concrete hardstand surrounding the improvements on the 2.9 hectare site. The property is currently utilised as a food manufacturing and processing facility.

|                                |             |
|--------------------------------|-------------|
| Year built (or refurbished)    | 1981 (2006) |
| Ownership                      | 100%        |
| Total GLA (sqm)                | 9,063       |
| <b>Tenancy statistics</b>      |             |
| WALE (by income)               | 18.4 years  |
| Occupancy                      | 100%        |
| <b>Major tenants (GLA sqm)</b> |             |
| Ingham's                       | 9,063       |

## COLES DISTRIBUTION CENTRE

136 Horrie Miller Drive, Perth WA



The Coles Distribution Centre is a state-of-the-art logistics facility located on a 25 hectare site strategically situated within Perth Airport, 10 kilometres east of the Perth CBD. The centre is located on Horrie Miller Drive, midway from its intersection with Tonkin Highway and Perth International Terminal. Perth Airport is one of the major logistics hubs in Western Australia, with tenants including Woolworths, Toll, Electrolux and Linfox recently committing to large facilities along Horrie Miller Drive.

### Summary

|                             |                            |
|-----------------------------|----------------------------|
| Year built (or refurbished) | 2008                       |
| Ownership                   | 25%                        |
| Total GLA (sqm)             | 81,026                     |
| WALE (by income)            | 11.9 years                 |
| Occupancy                   | 100%                       |
| Major tenants (GLA sqm)     | Coles Group Limited 81,026 |

## BIBRA LAKE DISTRIBUTION CENTRE

1 Howson Way, Bibra Lake WA



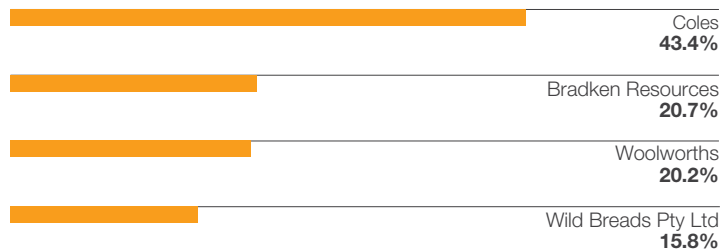
This industrial facility includes office and hardstand storage areas and is situated on a site of 4.2 hectares. Just 18 kilometres south of Perth CBD, in an established precinct, the facility is leased to OneSteel (Arrium Limited) an ASX-listed manufacturer, distributor and recycler of metals and steel products with over 200 sites in Australia.

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 1987      |
| Ownership                   | 100%      |
| Total GLA (sqm)             | 15,698    |
| WALE (by income)            | 9.3 years |
| Occupancy                   | 100%      |
| Arrium                      | 15,698    |

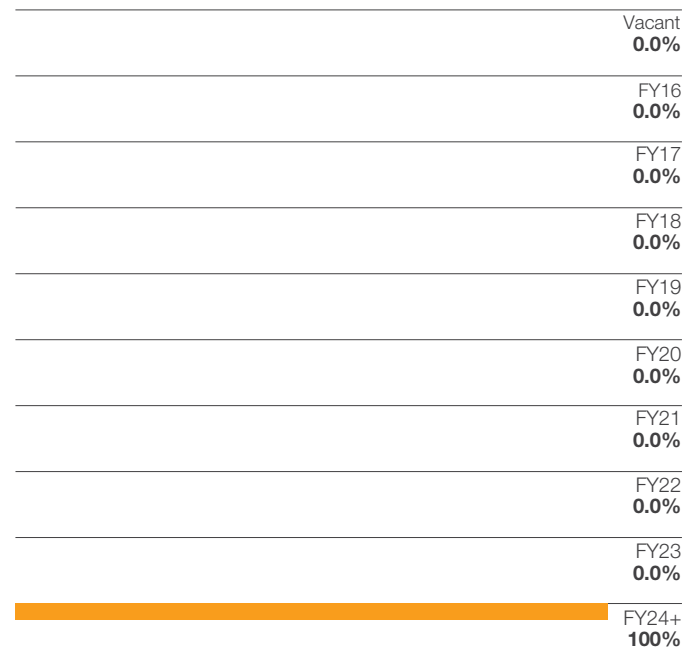
# DIRECT INDUSTRIAL FUND NO.3

Direct Industrial Fund No.3 (DIF3) was launched in September 2014 following the success in closing DIF and DIF2. The fund will progressively acquire and manage a diversified portfolio of quality Australian industrial properties.

## TOP 4 TENANTS BY GROSS INCOME



## ANNUAL LEASE EXPIRY GROSS INCOME



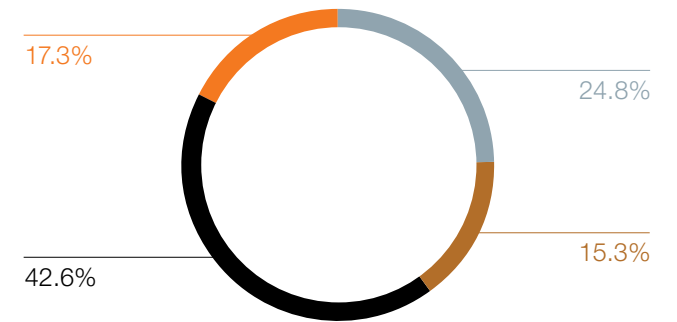
Coles Distribution Centre WA







**GEOGRAPHICAL DIVERSIFICATION**  
BY CURRENT VALUE



- Victoria<sup>1</sup>
- Queensland
- Western Australia
- South Australia

1. Includes development asset at "as if complete" value.

## PROPERTY PORTFOLIO

**\$226.2**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.72%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

|  | DIF3<br>OWNERSHIP (%) | WALE<br>(YEARS) | WEIGHTED AVG<br>RENT REVIEWS (%) |
|--|-----------------------|-----------------|----------------------------------|
| 2637 Ipswich Road, Darra Qld                                     | 100%                  | 19.5            | 3.5%                             |
| Coles Distribution Centre, Adelaide SA                           | 25%                   | 10.7            | 2.8%                             |
| Dandenong Distribution Centre, Dandenong South Vic. <sup>1</sup> | 25%                   | 20.0            | 2.8%                             |
| Bassendean Industrial Estate, Bassendean WA                      | 100%                  | 14.0            | 3.3%                             |
| Coles Distribution Centre, Perth WA                              | 25%                   | 11.9            | 2.8%                             |
| <b>TOTAL/WEIGHTED AVERAGE</b>                                    |                       | <b>15.0</b>     | <b>3.0%</b>                      |

2637 Ipswich Road, Darra Qld



1. Includes end value of development asset.

## 2637 IPSWICH ROAD

45 Kilm Street, Darra Qld



This recently completed, purpose built cold storage facility provides freezer, chiller, air conditioned and ambient warehouse accommodation in addition to a single level office. The generic shaped building, constructed on a 2.9 hectare land parcel, has full drive around access and segregated truck and vehicle access.

The property is situated in Darra, which is an established industrial precinct in close proximity to the Ipswich and Centenary Motorways, and located approximately 18 kilometres south west of Brisbane.

### Summary

|                             |        |
|-----------------------------|--------|
| Year built (or refurbished) | 2015   |
| Ownership                   | 100%   |
| Total GLA (sqm)             | 12,348 |

### Tenancy statistics

|                  |            |
|------------------|------------|
| WALE (by income) | 19.5 years |
| Occupancy        | 100%       |

### Major tenants (GLA sqm)

|                     |        |
|---------------------|--------|
| Wild Breads Pty Ltd | 12,348 |
|---------------------|--------|

## COLES DISTRIBUTION CENTRE

2 Sturton Road, Adelaide SA



The Coles Distribution Centre in South Australia comprises a modern distribution centre of 67,944 square metres which was purpose built for Coles in 2007. The property is fully leased to Coles until February 2027 with a further five by five year option periods.

The property is located within Edinburgh Parks Industrial Estate, an established industrial area with excellent surrounding transport access routes and high profile tenants.

|                             |            |
|-----------------------------|------------|
| Year built (or refurbished) | 2007       |
| Ownership                   | 24%        |
| Total GLA (sqm)             | 67,944     |
| WALE (by income)            | 10.7 years |
| Occupancy                   | 100%       |
| Coles Group Limited         | 67,944     |

## DANDENONG DISTRIBUTION CENTRE

225 Glasscocks Road, Dandenong South Vic.



Artist's Impression

Currently under construction the property will comprise a state of the art distribution facility being purpose built for Woolworths Limited. The facility will incorporate some elements of high bay, fully automated warehousing space with corporate offices and extensive hardstand areas. From practical completion in early 2018 Woolworths will commence a 20 year lease. The facility has a site area of 15.9 hectares and is situated in Dandenong South, some 35 kilometres south-east of the Melbourne CBD and is within three kilometres of the Western Port Tollroad and Eastlink Motorway.

### Summary

|                             |                   |
|-----------------------------|-------------------|
| Year built (or refurbished) | 2018              |
| Ownership                   | 26%               |
| Total GLA (sqm)             | 70,431            |
| WALE (by income)            | 20.0 years        |
| Occupancy                   | 100%              |
| Major tenants (GLA sqm)     | Woolworths 70,431 |

## BASSEDEAN INDUSTRIAL ESTATE

170 Railway Parade, Bassendean WA



The property benefits from its corner location and extensive frontages to Railway Parade and Wood Street.

Improvement to the estate comprise of a two level office building at the corner of Railway Parade and Wood Street, a basic single level office/change room, and a medium "L" shaped warehouse at the north-eastern end of the Railway Parade frontage.

|                             |                          |
|-----------------------------|--------------------------|
| Year built (or refurbished) | 1950s (2000s)            |
| Ownership                   | 100%                     |
| Total GLA (sqm)             | 31,704                   |
| WALE (by income)            | 14.0 years               |
| Occupancy                   | 100%                     |
| Major tenants               | Bradken Resources 31,704 |



## COLES DISTRIBUTION CENTRE

136 Horrie Miller Drive, Perth WA



The Coles Distribution Centre is a state-of-the-art logistics facility located on a 25 hectare site strategically situated within Perth Airport, 10 kilometres east of the Perth CBD. The centre is located on Horrie Miller Drive, midway from its intersection with Tonkin Highway and Perth International Terminal. Perth Airport is one of the major logistics hubs in Western Australia, with tenants including Woolworths, Toll, Electrolux and Linfox recently committing to large facilities along Horrie Miller Drive.

### Summary

|                             |        |
|-----------------------------|--------|
| Year built (or refurbished) | 2008   |
| Ownership                   | 25%    |
| Total GLA (sqm)             | 81,026 |

### Tenancy statistics

|                  |            |
|------------------|------------|
| WALE (by income) | 11.9 years |
| Occupancy        | 100%       |

### Major tenants (GLA sqm)

|                     |        |
|---------------------|--------|
| Coles Group Limited | 81,026 |
|---------------------|--------|

# CHARTER HALL DIRECT CDC TRUST

Charter Hall Direct CDC Trust (CHIF12) provides an investment in a prime industrial asset, the Coles Distribution Centre located in Adelaide.



## COLES DISTRIBUTION CENTRE

2 Sturton Road, Adelaide SA

The Coles Distribution Centre in South Australia comprises a modern distribution centre of 67,944 square metres which was purpose built for Coles in 2007. The property is fully leased to Coles until February 2027 with a further five-by-five year option periods. The property is located within Edinburgh Parks Industrial Estate, an established industrial area with excellent surrounding transport access routes and high profile tenants.

**\$84.8**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

### Summary

|                             |      |
|-----------------------------|------|
| Year built (or refurbished) | 2007 |
|-----------------------------|------|

|           |     |
|-----------|-----|
| Ownership | 52% |
|-----------|-----|

|                 |        |
|-----------------|--------|
| Total GLA (sqm) | 67,944 |
|-----------------|--------|

### Tenancy statistics

|                  |            |
|------------------|------------|
| WALE (by income) | 10.7 years |
|------------------|------------|

|           |      |
|-----------|------|
| Occupancy | 100% |
|-----------|------|

### Major tenants (GLA sqm)

|                     |        |
|---------------------|--------|
| Coles Group Limited | 67,944 |
|---------------------|--------|



Coles Distribution Centre SA



# RETAIL



**161**  
NUMBER OF  
PROPERTIES



**6.42%**  
WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)



**98.5%**  
OCCUPANCY



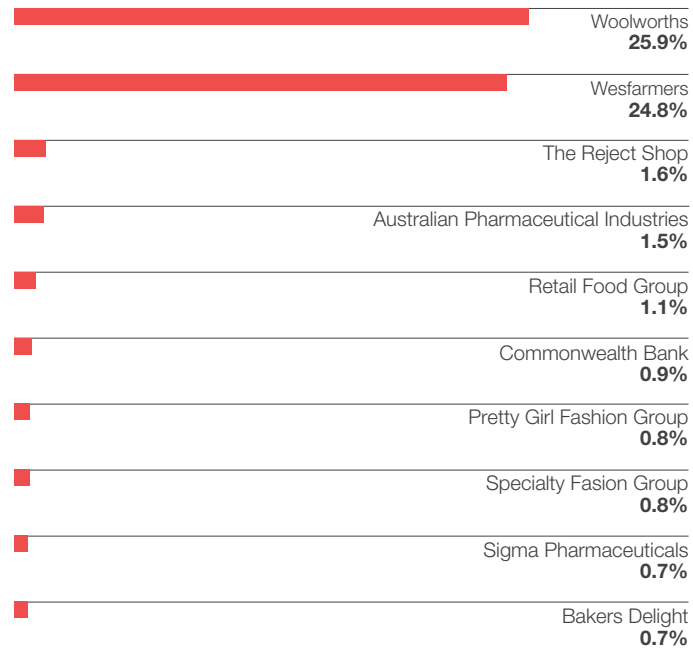
**9.2 years**  
WEIGHTED AVERAGE  
LEASE EXPIRY (WALE)



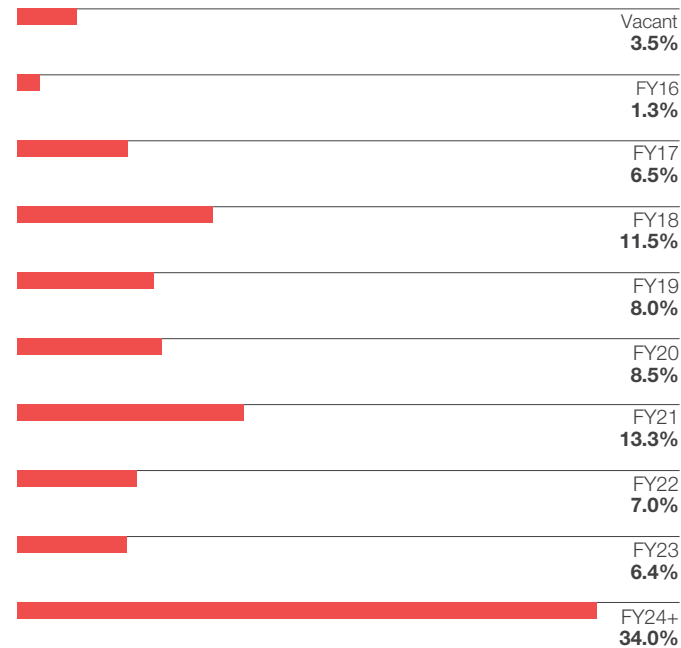
# CHARTER HALL RETAIL REIT

Charter Hall Retail REIT (CQR) is a specialist REIT with 21 years experience in owning and managing Australian retail properties. With an active management strategy focused on maximising total returns, the REIT aims to offer unit holders an investment product that provides a secure and growing income stream from its portfolio of supermarket anchored shopping centres.

## TOP TENANTS BY GROSS INCOME



## ANNUAL LEASE EXPIRY GROSS INCOME



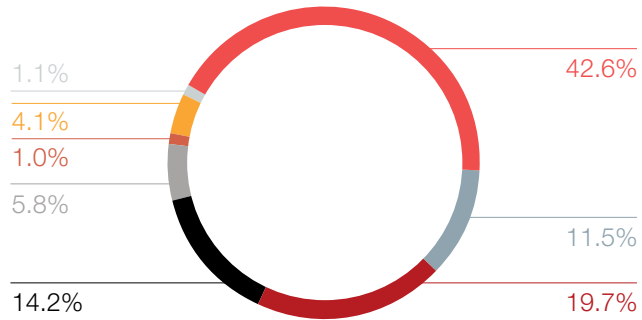
Kalgoorlie Central, Kalgoorlie WA





# CHARTER HALL RETAIL REIT

## GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



|  |                              |
|--|------------------------------|
| <span style="color: red;">■</span>       | New South Wales              |
| <span style="color: grey;">■</span>      | Victoria                     |
| <span style="color: darkred;">■</span>   | Queensland                   |
| <span style="color: black;">■</span>     | Western Australia            |
| <span style="color: grey;">■</span>      | South Australia              |
| <span style="color: orange;">■</span>    | Tasmania                     |
| <span style="color: yellow;">■</span>    | Australian Capital Territory |
| <span style="color: lightgrey;">■</span> | Northern Territory           |

## SUMMARY

|   |         |
|---|---------|
| Number of properties                      | 74      |
| Gross lettable area (CQR share, '000 sqm) | 559.3   |
| Valuation (CQR share, \$m)                | 2,549.7 |
| Same property NOI growth                  | 2.2%    |
| Occupancy (by income)                     | 96.5%   |
| Specialty rental rate growth <sup>1</sup> | 4.1%    |
| Portfolio WALE (years)                    | 6.9     |

## OPERATIONAL PERFORMANCE METRICS

1. On existing leases over FY17.

## AUSTRALIAN CAPITAL TERRITORY PROPERTY PORTFOLIO

### Summary

|                       |           |
|-----------------------|-----------|
| Number of properties  | 3         |
| Number of tenancies   | 65        |
| Total GLA (sqm)       | 17,300    |
| WALE (by income)      | 5.7 years |
| Occupancy (by income) | 94.5%     |
| Woolworths Limited    | 29.7%     |
| Wesfarmers            | 19.4%     |

### Tenancy statistics

### Major tenants

ABR<sup>1</sup> Contribution (%)

|                    |       |
|--------------------|-------|
| Woolworths Limited | 29.7% |
| Wesfarmers         | 19.4% |

# \$103.3

TOTAL VALUE  
OF PORTFOLIO (A\$M)

# 6.59%

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

|  | OWNERSHIP (%) | CLASSIFICATION |
|--|---------------|----------------|
| Dickson Woolworths, Dickson ACT        | 100%          | Freestander    |
| Erindale Shopping Centre, Wanniasa ACT | 100%          | Neighbourhood  |
| Manuka Terrace, Manuka ACT             | 100%          | Neighbourhood  |

Erindale Shopping Centre, Wanniasa ACT



1. Annual base rent.

## NEW SOUTH WALES PROPERTY PORTFOLIO

### Summary

|                                   |           |
|-----------------------------------|-----------|
| Number of properties              | 30        |
| Number of tenancies               | 865       |
| Total GLA (sqm)                   | 223,050   |
| <b>Tenancy statistics</b>         |           |
| WALE (by income)                  | 6.9 years |
| Occupancy (by income)             | 97.7%     |
| <b>Major tenants</b>              |           |
| ABR <sup>1</sup> Contribution (%) |           |
| Woolworths Limited                | 26.2%     |
| Wesfarmers                        | 22.1%     |

Singleton Square and Plaza, Singleton NSW



1. Annual base rent.

## NEW SOUTH WALES PROPERTY PORTFOLIO

**\$1,086.7**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.57%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

|  | OWNERSHIP (%) | CLASSIFICATION |
|--|---------------|----------------|
| Balo Square, Moree NSW                           | 100%          | Neighbourhood  |
| Bateau Bay Square, Bateau Bay NSW                | 48%           | Sub-regional   |
| Carnes Hill Marketplace, Horningsea Park NSW     | 50%           | Sub-regional   |
| Cooma Woolworths, Cooma NSW                      | 100%          | Freestander    |
| Cootamundra Woolworths, Cootamundra NSW          | 100%          | Freestander    |
| Dubbo Square, Dubbo NSW                          | 100%          | Sub-regional   |
| Earlwood Coles, Earlwood NSW                     | 100%          | Freestander    |
| Goonellabah Village, Goonellabah NSW             | 100%          | Neighbourhood  |
| Gordon Village Centre, Gordon NSW                | 100%          | Neighbourhood  |
| Goulburn Square, Goulburn NSW                    | 100%          | Sub-regional   |
| Highlands Marketplace, Mittagong NSW             | 50%           | Sub-regional   |
| Jerrabomberra Village, Jerrabomberra NSW         | 100%          | Neighbourhood  |
| Kings Langley Shopping Centre, Kings Langley NSW | 100%          | Neighbourhood  |
| Lake Macquarie Fair, Mount Hutton NSW            | 100%          | Sub-regional   |
| Morisset Shopping Centre, Morisset NSW           | 100%          | Neighbourhood  |
| Mount Hutton Plaza, Mount Hutton NSW             | 100%          | Neighbourhood  |
| Mudgee Metroplaza, Mudgee NSW                    | 100%          | Neighbourhood  |
| Narrabri Coles, Narrabri NSW                     | 100%          | Freestander    |
| Orange Central Square, Orange NSW                | 100%          | Neighbourhood  |
| Parkes Metroplaza, Parkes NSW                    | 100%          | Neighbourhood  |
| Pemulwuy Marketplace, Greystanes NSW             | 50%           | Neighbourhood  |
| Rosehill Woolworths, Rosehill NSW                | 100%          | Freestander    |
| Rutherford Marketplace, Rutherford NSW           | 50%           | Neighbourhood  |
| Singleton Square and Plaza, Singleton NSW        | 100%          | Sub-regional   |
| Sunnyside Mall, Murwillumbah NSW                 | 100%          | Neighbourhood  |
| Tamworth Square, Tamworth NSW                    | 100%          | Sub-regional   |
| Thornleigh Marketplace, Thornleigh NSW           | 50%           | Neighbourhood  |
| Tumut Coles, Tumut NSW                           | 100%          | Freestander    |
| West Ryde Marketplace, West Ryde NSW             | 50%           | Neighbourhood  |
| Young Woolworths, Young NSW                      | 100%          | Freestander    |

Gordon Village Centre, Gordon NSW





## NORTHERN TERRITORY PORTFOLIO

### Summary

|                      |       |
|----------------------|-------|
| Number of properties | 1     |
| Number of tenancies  | 23    |
| Total GLA (sqm)      | 7,162 |

### Tenancy statistics

|                       |           |
|-----------------------|-----------|
| WALE (by income)      | 7.3 years |
| Occupancy (by income) | 96.2%     |

### Major tenants

ABR<sup>1</sup> Contribution (%)

|                    |       |
|--------------------|-------|
| Woolworths Limited | 51.7% |
| Wesfarmers         | 8.8%  |

# \$28.8

TOTAL VALUE  
OF PORTFOLIO (A\$M)

# 8.0%

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

|   | OWNERSHIP (%) | CLASSIFICATION |
|---|---------------|----------------|
| Katherine Shopping Centre, Katherine NT | 100%          | Sub-regional   |



1. Annual base rent.

## QUEENSLAND PROPERTY PORTFOLIO

### Summary

|                      |         |
|----------------------|---------|
| Number of properties | 15      |
| Number of tenancies  | 381     |
| Total GLA (sqm)      | 104,180 |

### Tenancy statistics

|                       |           |
|-----------------------|-----------|
| WALE (by income)      | 7.1 years |
| Occupancy (by income) | 96.0%     |

### Major tenants ABR<sup>1</sup> Contribution (%)

|                    |       |
|--------------------|-------|
| Wesfarmers         | 25.5% |
| Woolworths Limited | 24.1% |

Bribie Island Shopping Centre, Bribie Island Qld



1. Annual base rent.

## QUEENSLAND PROPERTY PORTFOLIO

**\$501.1**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.84%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

|  | OWNERSHIP (%) | CLASSIFICATION |
|--|---------------|----------------|
| Albany Creek Square, Albany Creek Qld            | 100%          | Neighbourhood  |
| Allenstown Square, Rockhampton Qld               | 100%          | Neighbourhood  |
| Bay Plaza, Hervey Bay Qld                        | 100%          | Neighbourhood  |
| Bribie Island Shopping Centre, Bribie Island Qld | 100%          | Sub-regional   |
| Caboolture Square, Caboolture Qld                | 100%          | Sub-regional   |
| Coomera Square, Coomera Qld                      | 100%          | Neighbourhood  |
| Currimundi Markets, Currimundi Qld               | 100%          | Neighbourhood  |
| Gatton Plaza, Gatton Qld                         | 100%          | Neighbourhood  |
| Gladstone Square, Gladstone Qld                  | 50%           | Neighbourhood  |
| Kallangur Fair, Kallangur Qld                    | 100%          | Neighbourhood  |
| Mareeba Square, Mareeba Qld                      | 100%          | Neighbourhood  |
| Moranbah Fair, Moranbah Qld                      | 100%          | Neighbourhood  |
| Springfield Fair, Springfield Qld                | 100%          | Neighbourhood  |
| Sydney Street Markets, Mackay Qld                | 100%          | Neighbourhood  |
| Tablelands Square, Atherton Qld                  | 100%          | Neighbourhood  |

Sydney Street Markets, Mackay Qld



## SOUTH AUSTRALIA PROPERTY PORTFOLIO

### Summary

|                       |           |
|-----------------------|-----------|
| Number of properties  | 4         |
| Number of tenancies   | 130       |
| Total GLA (sqm)       | 46,033    |
| WALE (by income)      | 6.9 years |
| Occupancy (by income) | 90.3%     |
| Woolworths Limited    | 40.3%     |
| Wesfarmers            | 16.2%     |

### Tenancy statistics

### Major tenants ABR<sup>1</sup> Contribution (%)

|                    |       |
|--------------------|-------|
| Woolworths Limited | 40.3% |
| Wesfarmers         | 16.2% |

# \$148.2

TOTAL VALUE  
OF PORTFOLIO (A\$M)

# 7.21%

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

|   | OWNERSHIP (%) | CLASSIFICATION |
|---|---------------|----------------|
| Brickworks Marketplace, Torrensville SA | 50%           | Sub-regional   |
| Renmark Plaza, Renmark SA               | 100%          | Sub-regional   |
| Southgate Plaza, Morphett Vale SA       | 100%          | Sub-regional   |
| Wharflands Plaza, Port Augusta SA       | 100%          | Sub-regional   |

Brickworks Marketplace, Torrensville SA



1. Annual base rent.



## TASMANIA PROPERTY PORTFOLIO

### Summary

|                      |       |
|----------------------|-------|
| Number of properties | 3     |
| Number of tenancies  | 4     |
| Total GLA (sqm)      | 6,446 |

### Tenancy statistics

|                       |           |
|-----------------------|-----------|
| WALE (by income)      | 5.6 years |
| Occupancy (by income) | 100%      |

### Major tenants

ABR<sup>1</sup> Contribution (%)

|                    |       |
|--------------------|-------|
| Woolworths Limited | 64.0% |
| Wesfarmers         | 33.5% |

# \$25.3

TOTAL VALUE  
OF PORTFOLIO (A\$M)

# 6.9%

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

|                                    | OWNERSHIP (%) | CLASSIFICATION |
|------------------------------------|---------------|----------------|
| Newstead Coles, Newstead Tas.      | 100%          | Freestander    |
| Smithton Woolworths, Smithton Tas. | 100%          | Freestander    |
| Wynyard Woolworths, Wynyard Tas.   | 100%          | Freestander    |



1. Annual base rent.

## VICTORIA PROPERTY PORTFOLIO

### Summary

|                      |        |
|----------------------|--------|
| Number of properties | 8      |
| Number of tenancies  | 175    |
| Total GLA (sqm)      | 72,673 |

### Tenancy statistics

|                       |           |
|-----------------------|-----------|
| WALE (by income)      | 7.6 years |
| Occupancy (by income) | 96.4%     |

### Major tenants

ABR<sup>1</sup> Contribution (%)

|                    |       |
|--------------------|-------|
| Wesfarmers         | 35.4% |
| Woolworths Limited | 19.3% |

# \$294.4

TOTAL VALUE  
OF PORTFOLIO (A\$M)

# 6.53%

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

|                                       | OWNERSHIP (%) | CLASSIFICATION |
|---------------------------------------|---------------|----------------|
| Bairnsdale Coles, Bairnsdale Vic.     | 100%          | Freestander    |
| Kerang Safeway, Kerang Vic.           | 100%          | Freestander    |
| Kyneton Shopping Centre, Kyneton Vic. | 100%          | Neighbourhood  |
| Lansell Square, Bendigo Vic.          | 100%          | Sub-regional   |
| Moe Coles, Moe Vic.                   | 100%          | Freestander    |
| Moe Kmart, Moe Vic.                   | 100%          | Freestander    |
| Pakington Strand, Geelong West Vic.   | 50%           | Neighbourhood  |
| Rosebud Plaza, Rosebud Vic.           | 100%          | Sub-regional   |

Lansell Square, Bendigo Vic.



1. Annual base rent.

## WESTERN AUSTRALIA PROPERTY PORTFOLIO

### Summary

|                       |           |
|-----------------------|-----------|
| Number of properties  | 10        |
| Number of tenancies   | 236       |
| Total GLA (sqm)       | 82,463    |
| WALE (by income)      | 6.2 years |
| Occupancy (by income) | 95.6%     |
| Wesfarmers            | 30.2%     |
| Woolworths Limited    | 20.3%     |

### Tenancy statistics

### Major tenants

ABR<sup>1</sup> Contribution (%)

**\$361.9**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.88%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

|   | OWNERSHIP (%) | CLASSIFICATION |
|---|---------------|----------------|
| Albany Plaza, Albany WA                           | 100%          | Sub-regional   |
| Carnarvon Central, Carnarvon WA                   | 100%          | Neighbourhood  |
| Esperance Boulevard, Esperance WA                 | 100%          | Neighbourhood  |
| Kalgoorlie Central, Kalgoorlie WA                 | 100%          | Neighbourhood  |
| Maylands Coles, Maylands WA                       | 100%          | Freestander    |
| Narrogin Coles, Narrogin WA                       | 100%          | Freestander    |
| Secret Harbour Shopping Centre, Secret Harbour WA | 100%          | Neighbourhood  |
| South Hedland Square, South Hedland WA            | 100%          | Sub-regional   |
| Swan View Shopping Centre, Swan View WA           | 100%          | Neighbourhood  |
| Wanneroo Central, Wanneroo WA                     | 50%           | Sub-regional   |

South Hedland Square, South Hedland WA

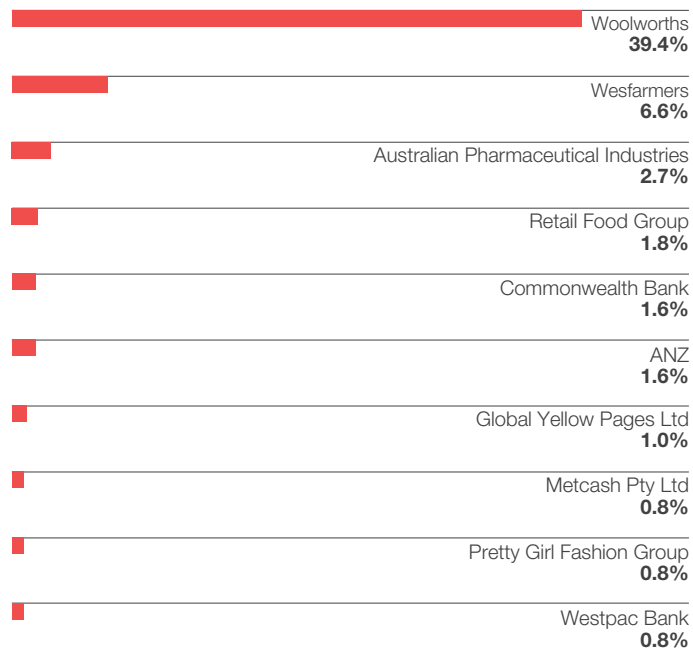


1. Annual base rent.

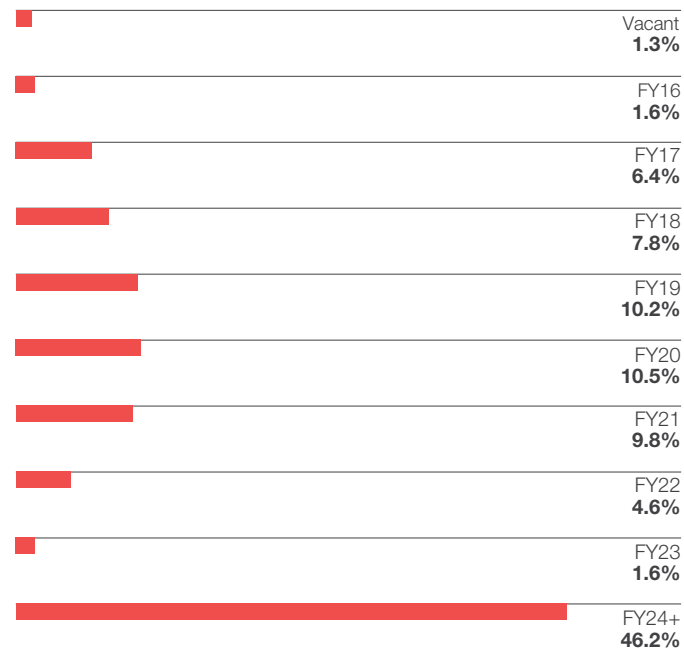
# RETAIL PARTNERSHIP NO.1

Retail Partnership No.1 (RP1) is a 50/50 joint-venture investment between the Charter Hall Retail REIT and a major Australian Superannuation Fund. The portfolio comprises supermarket anchored neighbourhood and sub-regional shopping centres.

## TOP TENANTS BY GROSS INCOME



## ANNUAL LEASE EXPIRY GROSS INCOME



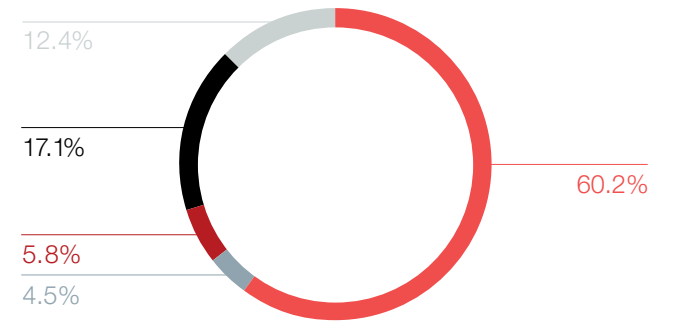
Wanneroo Central, Wanneroo WA







**GEOGRAPHICAL DIVERSIFICATION**  
BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia
- South Australia

## PROPERTY PORTFOLIO

**\$555.3**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.34%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

### Summary

|                      |         |
|----------------------|---------|
| Number of properties | 10      |
| Number of tenancies  | 351     |
| Total GLA (sqm)      | 107,395 |

### Tenancy statistics

|                       |            |
|-----------------------|------------|
| WALE (by income)      | 11.3 years |
| Occupancy (by income) | 98.7%      |

### Major tenants

ABR<sup>1</sup> Contribution (%)

|                    |       |
|--------------------|-------|
| Woolworths Limited | 39.4% |
| Wesfarmers         | 6.6%  |

### OWNERSHIP (%)

### CLASSIFICATION

|  |     |               |
|--|-----|---------------|
| Carnes Hill Marketplace, Horningsea Park NSW | 50% | Sub-regional  |
| Highlands Marketplace, Mittagong NSW         | 50% | Sub-regional  |
| Pemulwuy Marketplace, Greystanes NSW         | 50% | Neighbourhood |
| Rutherford Marketplace, Rutherford NSW       | 50% | Neighbourhood |
| Thornleigh Marketplace, Thornleigh NSW       | 50% | Neighbourhood |
| West Ryde Marketplace, West Ryde NSW         | 50% | Neighbourhood |
| Gladstone Square, Gladstone Qld              | 50% | Neighbourhood |
| Brickworks Marketplace, Torrensville SA      | 50% | Sub-regional  |
| Pakington Strand, Geelong West Vic.          | 50% | Neighbourhood |
| Wanneroo Central, Wanneroo WA                | 50% | Sub-regional  |

Highlands Marketplace, Mittagong NSW



1. Annual base rent.

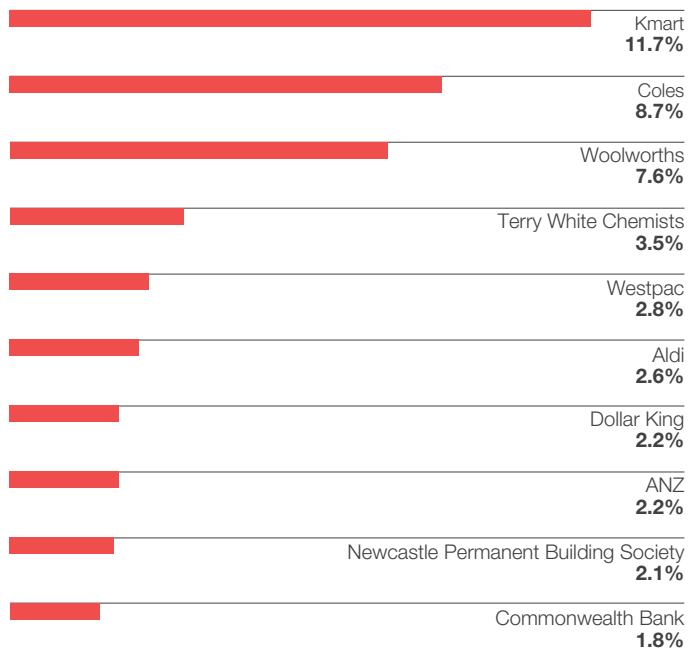




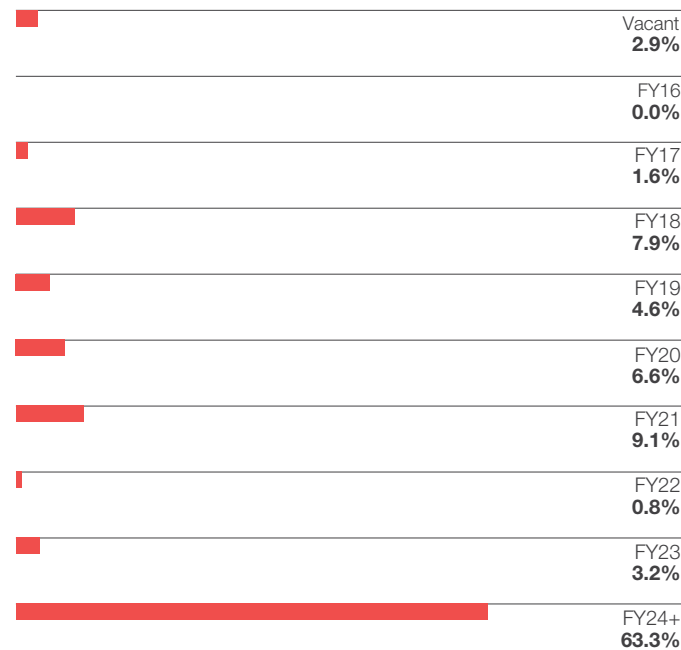
# RETAIL PARTNERSHIP NO.2

Bateau Bay Square is a sub-regional shopping centre on the Central Coast of NSW, acquired in 2011. The centre is strongly anchored and continues to strengthen its position providing convenient retail and services for the community and tourist market. The asset is owned by Retail Partnership No.2 (RP2), a wholesale partnership between Charter Hall Group (5%), Charter Hall Retail REIT (47.5%), and an institutional investor (47.5%)

## TOP TENANTS BY GROSS INCOME



## ANNUAL LEASE EXPIRY GROSS INCOME



Bateau Bay Square, Bateau Bay NSW





## PROPERTY PORTFOLIO



### BATEAU BAY SQUARE

Bateau Bay NSW

Located on a 9.9 hectare site, the centre offers a choice of three supermarkets: Woolworths, Coles and Aldi, plus a Kmart Discount Department Store. Mini-major retailers such as Best and Less, Dick Smith and Reject Shop complement the retail offer and specialty retailers provide a diverse shopping experience that meets the needs of the convenience focused shopper.

# \$215.5

TOTAL VALUE  
OF PORTFOLIO (A\$M)

# 6.00%

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

#### Summary

|                       |              |
|-----------------------|--------------|
| Number of properties  | 1            |
| Number of tenancies   | 104          |
| Total GLA (sqm)       | 29,191       |
| Ownership             | 100%         |
| Classification        | Sub-regional |
| WALE (by income)      | 5.4 years    |
| Occupancy (by income) | 97.1%        |

#### Tenancy statistics

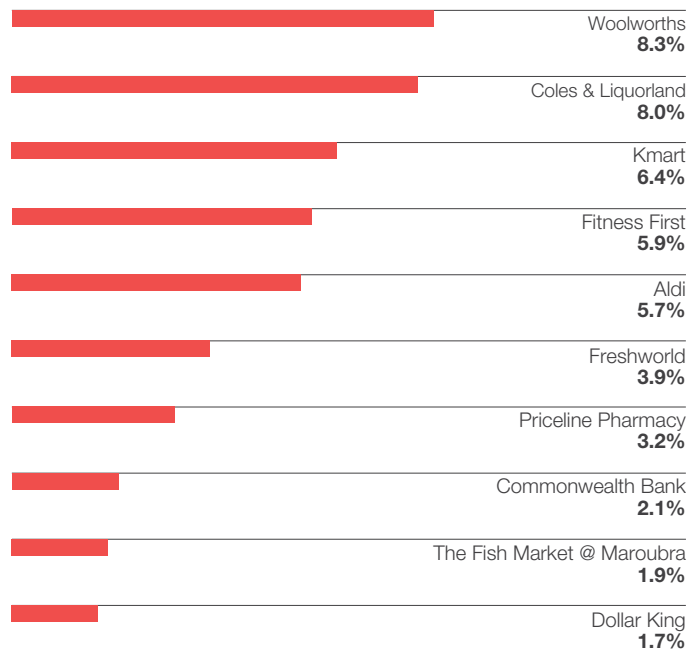
Bateau Bay Square, Bateau Bay NSW



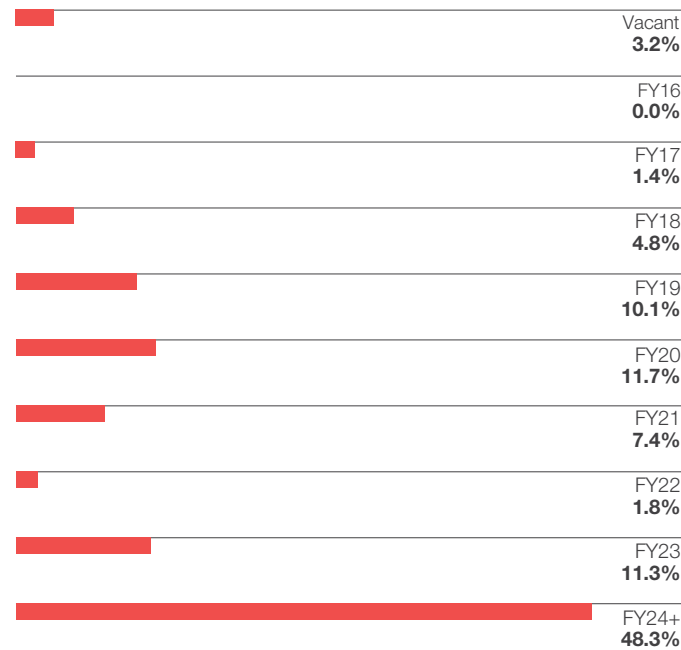
# RETAIL PARTNERSHIP NO.6

Retail Partnership No. 6 (RP6) is a wholesale partnership between Charter Hall Group (20%) and an institutional investor (80%). The portfolio comprises two supermarket anchored sub-regional shopping centres located in metro Sydney locations.

## TOP TENANTS BY GROSS INCOME



## ANNUAL LEASE EXPIRY GROSS INCOME



Pacific Square, Maroubra NSW



## PROPERTY PORTFOLIO



### PACIFIC SQUARE Maroubra NSW

The centre benefits from its positioning on the corner of the busy Anzac Parade (a key north-south arterial leading to the Sydney CBD) and Maroubra Road. The location allows convenient road access from all directions.



### BASS HILL PLAZA Bass Hill NSW

Bass Hill Plaza comprises a two level, fully enclosed sub-regional shopping centre. The centre is anchored by Kmart discount department store, Woolworths and Aldi supermarkets. Bass Hill is a western suburb of Sydney, approximately 25 kilometres west of the Sydney CBD and approximately eight kilometres north-east of the suburb of Liverpool.

# \$247.0

TOTAL VALUE  
OF PORTFOLIO (A\$M)

# 6.00%

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

#### Summary

|                      |              |
|----------------------|--------------|
| Number of properties | 2            |
| Number of tenancies  | 118          |
| Total GLA (sqm)      | 33,140       |
| Ownership            | 100%         |
| Classification       | Sub-regional |

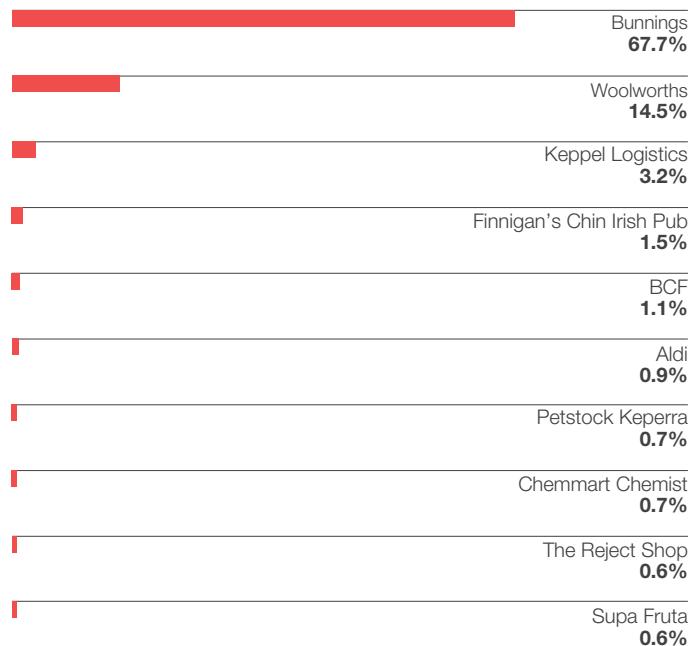
#### Tenancy statistics

|                       |           |
|-----------------------|-----------|
| WALE (by income)      | 4.2 years |
| Occupancy (by income) | 96.8%     |

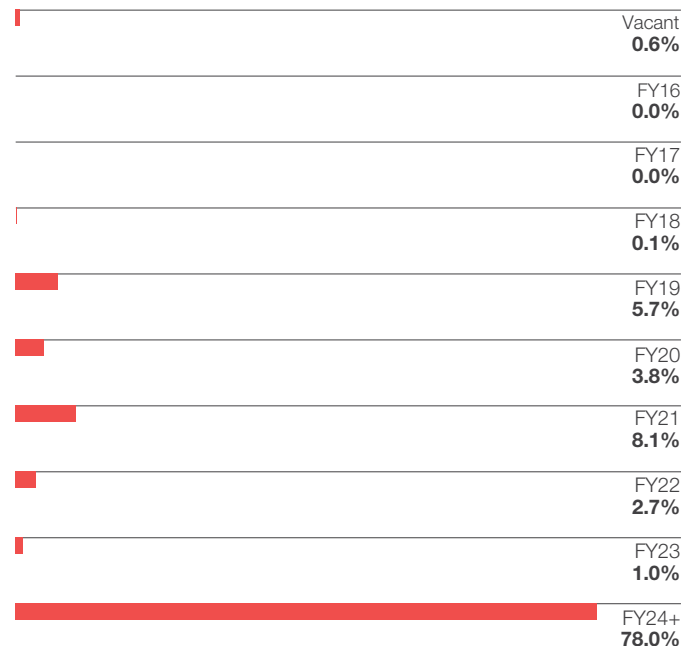
# LONG WALE HARDWARE PARTNERSHIP

BP Fund 1 (BP1), BP Fund 2 (BP2) and the TTP Wholesale Fund (TTP), together referred to as the Long WALE Hardware Partnership (LWHP), is a wholesale partnership with the investment strategy of acquiring and managing a portfolio of well located, long WALE home improvement assets leased to Bunnings and Woolworths across Australia.

## TOP TENANTS BY GROSS INCOME



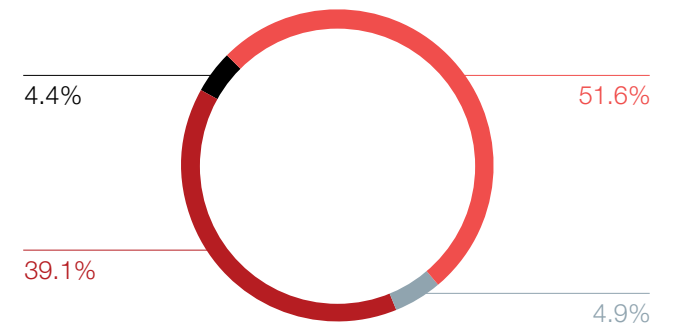
## ANNUAL LEASE EXPIRY GROSS INCOME







**GEOGRAPHICAL DIVERSIFICATION**  
BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia

## PROPERTY PORTFOLIO

**\$653.3**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**5.97%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

|   | OWNERSHIP (%) | CLASSIFICATION |
|---|---------------|----------------|
| Bunnings, Castle Hill NSW               | 100%          | Metro          |
| Bunnings, Chatswood NSW                 | 100%          | Metro          |
| Bunnings, Kingsgrove NSW                | 100%          | Metro          |
| Bunnings, Kirrawee NSW                  | 100%          | Metro          |
| Bunnings, Marsden Park NSW              | 100%          | Metro          |
| Bunnings, Narellan NSW                  | 100%          | Metro          |
| Masters, Penrith NSW                    | 100%          | Metro          |
| Bunnings, Burleigh Heads Qld            | 100%          | Metro          |
| Bunnings, Cairns Qld                    | 100%          | Regional       |
| Bunnings, Gympie Qld                    | 100%          | Regional       |
| Bunnings, Mackay North Qld              | 100%          | Regional       |
| Bunnings, Mackay South Qld              | 100%          | Regional       |
| Bunnings, Stafford Qld                  | 100%          | Metro          |
| Stafford Wiley Qld                      | 100%          | Metro          |
| Great Western Super Centre, Keppera Qld | 100%          | Metro          |
| Bunnings, Armadale WA                   | 100%          | Metro          |

### Summary

|                       |           |
|-----------------------|-----------|
| Number of properties  | 16        |
| Number of tenancies   | 68        |
| Total GLA (sqm)       | 202,763   |
| WALE (by income)      | 9.1 years |
| Occupancy (by income) | 99.4%     |

### Tenancy statistics





# LONG WALE INVESTMENT PARTNERSHIP

Long WALE Investment Partnership (LWIP) is a newly established fund in which the Group has a 50% interest. The portfolio comprises 54 hospitality assets subject to initial 20 year lease terms.

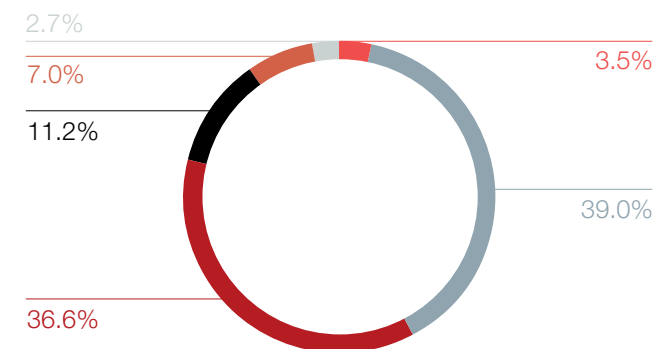
## Summary

|                      |         |
|----------------------|---------|
| Number of properties | 54      |
| Number of tenancies  | 54      |
| Total GLA (sqm)      | 151,308 |

## Tenancy statistics

|                       |            |
|-----------------------|------------|
| WALE (by income)      | 18.3 years |
| Occupancy (by income) | 100%       |

## GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia
- South Australia
- Tasmania



## PROPERTY PORTFOLIO

**\$678.7**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.12%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

|  | OWNERSHIP (%) |
|--|---------------|
| Boomerang Hotel, Lavington NSW                   | 100%          |
| Greenhouse Tavern, Coffs Harbour NSW             | 100%          |
| Westower Tavern, West Ballina NSW                | 100%          |
| Allenstown Hotel, Allenstown Qld                 | 100%          |
| Buderim Tavern, Buderim Qld                      | 100%          |
| Capalaba Tavern, Capalaba Qld                    | 100%          |
| Commercial Hotel, Nerang Qld                     | 100%          |
| Dog and Parrot Hotel, Robina Qld                 | 100%          |
| Federal Hotel, Toowoomba Qld                     | 100%          |
| Glenmore Tavern, Rockhampton Qld                 | 100%          |
| Harvey Road Tavern, Clinton Qld                  | 100%          |
| Highfields Tavern, Highfields Qld                | 100%          |
| Hinterland Hotel Motel, Nerang Qld               | 100%          |
| Kawana Waters Hotel, Kawana Waters Qld           | 100%          |
| Parkwood Tavern, Parkwood Qld                    | 100%          |
| Redbank Plains Tavern, Redbank Plains Qld        | 100%          |
| Royal Beenleigh Hotel, Beenleigh Qld             | 100%          |
| Russell Tavern, Dalby Qld                        | 100%          |
| Villa Noosa Hotel, Noosaville Qld                | 100%          |
| Waterfront Hotel, Diddillibah Qld                | 100%          |
| Federal Hotel, Mt Gambier SA                     | 100%          |
| Findon Hotel, Findon SA                          | 100%          |
| Norwood Hotel, Norwood SA                        | 100%          |
| Royal Oak, North Adelaide SA                     | 100%          |
| Slug N Lettuce British Pub, Parafield Gardens SA | 100%          |
| Victoria Hotel, O'Halloran Hill SA               | 100%          |
| Gateway Inn Hotel, Devonport Tas.                | 100%          |

|   | OWNERSHIP (%) |
|---|---------------|
| Carlyle Hotel, Derwent Park Tas.        | 100%          |
| Riverside Hotel Motel, Riverside Tas.   | 100%          |
| Albion Charles Hotel, Northcote Vic.    | 100%          |
| Balaclava Hotel, St Kilda East Vic.     | 100%          |
| Cherry Hill Tavern, Doncaster Vic.      | 100%          |
| Coolaroo Hotel, Coolaroo Vic.           | 100%          |
| Croxton Park Hotel, Thornbury Vic.      | 100%          |
| Excelsior Hotel, Thomastown Vic.        | 100%          |
| First & Last Hotel, Hadfield Vic.       | 100%          |
| Glengala Hotel, Sunshine Vic.           | 100%          |
| Manhattan Hotel, Ringwood Vic.          | 100%          |
| Monash Hotel, Clayton Vic.              | 100%          |
| Moreland Hotel, Brunswick Vic.          | 100%          |
| Oakleigh Junction Hotel, Oakleigh Vic.  | 100%          |
| Palace Hotel, Camberwell Vic.           | 100%          |
| Preston Hotel, Preston Vic.             | 100%          |
| St Albans Hotel, St Albans Vic.         | 100%          |
| Waltzing Matilda Hotel, Springvale Vic. | 100%          |
| Belmont Tavern, Cloverdale WA           | 100%          |
| Bull Creek Tavern, Bull Creek WA        | 100%          |
| Dunsborough Hotel, Dunsborough WA       | 100%          |
| Greenwood Hotel, Greenwood WA           | 100%          |
| Herdsmen Lake Tavern, Wembley WA        | 100%          |
| Highway Hotel, Bunbury WA               | 100%          |
| Hyde Park Hotel, West Perth WA          | 100%          |
| Lakers Tavern, Thornline WA             | 100%          |
| Peel Alehouse, Halls Head WA            | 100%          |

# LONG WALE INVESTMENT PARTNERSHIP NO.2

Long WALE Investment Partnership No.2 (LWIP2) is a newly established fund comprising of eight properties in which the Group has a 10% interest.

**\$136.8**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.34%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

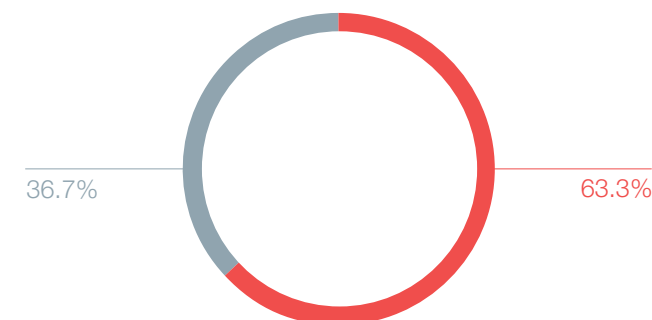
## Summary

## Tenancy statistics

|  | OWNERSHIP (%) |
|--|---------------|
| Blue Pacific Hotel, Woorim Qld                 | 100%          |
| Irish Finnegan's Hotel, Thuringowa Central Qld | 100%          |
| Kondari Hotel & Resort Qld                     | 100%          |
| The Royal Gatton, Gatton Qld                   | 100%          |
| Upper Ross Hotel, Rasmussen Qld                | 100%          |
| Millers Inn, Altona Vic.                       | 100%          |
| Royal Ferntree Gully Hotel Vic.                | 100%          |
| Seaford Hotel Vic.                             | 100%          |

|                       |            |
|-----------------------|------------|
| Number of properties  | 8          |
| Number of tenancies   | 8          |
| Total GLA (sqm)       | 22,671     |
| WALE (by income)      | 19.4 years |
| Occupancy (by income) | 100%       |

## GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



Victoria  
Queensland

# CHARTER HALL DIRECT BW TRUST

Charter Hall Direct BW Trust (CHIF11) is an unlisted property syndicate investing in near new Bunnings retail properties located in strategic metropolitan and regional areas.

**\$89.5**

TOTAL VALUE  
OF PORTFOLIO (A\$M)

**5.85%**

WEIGHTED AVERAGE  
CAPITALISATION  
RATE (WACR)

## Summary

## Tenancy statistics

**Major tenant**  
ABR<sup>1</sup> Contribution (%)

|                                 | OWNERSHIP (%) | WALE (YEARS) |
|---------------------------------|---------------|--------------|
| Bunnings, Armidale NSW          | 100%          | 9.2          |
| Bunnings, Rouse Hill NSW        | 100%          | 8.4          |
| Bunnings, Tarree NSW            | 100%          | 9.7          |
| Bunnings, Rosebud Vic.          | 100%          | 8.4          |
| <b>TOTAL / WEIGHTED AVERAGE</b> |               | <b>8.8</b>   |

|                       |           |
|-----------------------|-----------|
| Number of properties  | 4         |
| Number of tenancies   | 4         |
| Total GLA (sqm)       | 42,052    |
| WALE (by income)      | 8.8 years |
| Occupancy (by income) | 100%      |
| Bunnings              | 100%      |

Bunnings, Rouse Hill NSW



1. Annual base rent.

# CHARTER HALL DIRECT AUTOMOTIVE TRUST

Charter Hall Direct Automotive Trust (DAT) is an unlisted property syndicate investing in a portfolio of well located, high quality properties leased to Australia's largest automotive retailer, Automotive Holdings Group (AHG).

**\$102.3<sup>1</sup>**

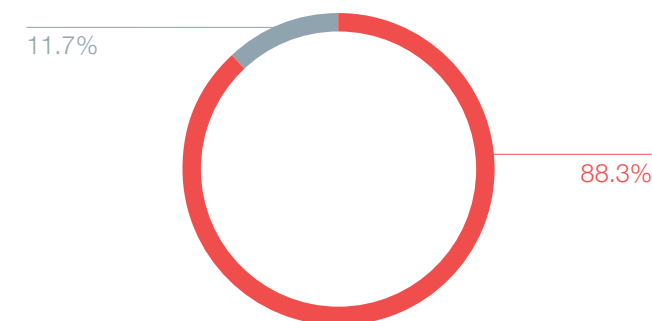
TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.41%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

|  | DAT<br>OWNERSHIP (%) | WALE<br>(YEARS) | WEIGHTED AVG<br>RENT REVIEWS (%) |
|--|----------------------|-----------------|----------------------------------|
| 2A Victoria Avenue, Castle Hill NSW            | 100%                 | 11.1            | 4.0%                             |
| 26-28 Waratah Street, Kirrawee NSW             | 100%                 | 14.3            | CPI + 0.5%                       |
| 18-28 Anzac Avenue, Hillcrest Qld <sup>2</sup> | 100%                 | 15.0            | CPI + 0.5%                       |
| <b>TOTAL/WEIGHTED AVERAGE</b>                  |                      | <b>12.3</b>     |                                  |

## GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



■ New South Wales  
■ Queensland

1. Includes end value of asset under development.  
2. Reflects lease following completion.



## 2A VICTORIA AVENUE

Castle Hill NSW



The property comprises three automotive dealerships in separate buildings together with 25 industrial units. Each dealership includes showroom, office, service centre and external display areas. This asset is located approximately 33 kilometres north-west of the Sydney CBD.

### Summary

|                             |           |
|-----------------------------|-----------|
| Year built (or refurbished) | 2012-2014 |
| Ownership                   | 100%      |
| Total GLA (sqm)             | 12,419    |

### Tenancy statistics

|                       |            |
|-----------------------|------------|
| WALE (by income)      | 11.1 years |
| Occupancy (by income) | 100%       |

### Major tenants (GLA sqm)

|                           |        |
|---------------------------|--------|
| Automotive Holdings Group | 12,419 |
|---------------------------|--------|

## 26/28 WARATAH STREET

Kirrawee NSW



This property comprises a showroom, office, service centre and external display areas together with a large basement car park. The property is located approximately 29 kilometres south of the Sydney CBD.

|                             |       |
|-----------------------------|-------|
| Year built (or refurbished) | 2014  |
| Ownership                   | 100%  |
| Total GLA (sqm)             | 3,772 |

|                       |            |
|-----------------------|------------|
| WALE (by income)      | 14.3 years |
| Occupancy (by income) | 100%       |

|                           |       |
|---------------------------|-------|
| Automotive Holdings Group | 3,772 |
|---------------------------|-------|

## 18-28 ANZAC AVENUE

Hillcrest Qld



Upon completion, the property will comprise a dealership with showroom, office, service centre and external display areas.

This property is due for completion in late 2016.

### Summary

|                             |       |
|-----------------------------|-------|
| Year built (or refurbished) | 2016  |
| Ownership                   | 100%  |
| Total GLA (sqm)             | 2,715 |

### Tenancy statistics

|                       |            |
|-----------------------|------------|
| WALE (by income)      | 15.0 years |
| Occupancy (by income) | 100%       |

### Major tenants (GLA sqm)

|                           |       |
|---------------------------|-------|
| Automotive Holdings Group | 2,715 |
|---------------------------|-------|

# CHARTER HALL DIRECT AUTOMOTIVE TRUST NO.2

Charter Hall Direct Automotive Trust No.2 (DAT2) is an unlisted property syndicate investing in a portfolio of well located, high quality properties leased to Australia's largest automotive retailer, Automotive Holdings Group (AHG).

**\$83.4**

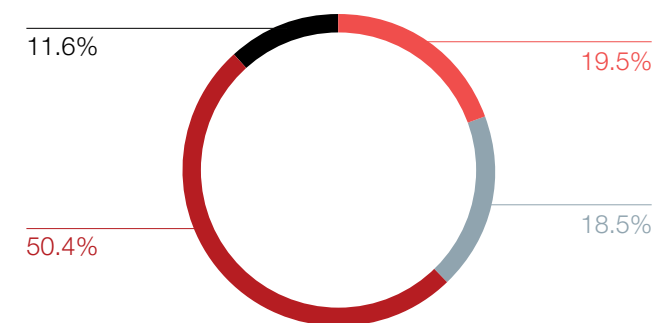
TOTAL VALUE  
OF PORTFOLIO (A\$M)

**6.85%**

WEIGHTED AVERAGE  
CAPITALISATION RATE  
(WACR)

|   | DAT<br>OWNERSHIP (%) | WALE<br>(YEARS) | WEIGHTED AVG<br>RENT REVIEWS (%) |
|---|----------------------|-----------------|----------------------------------|
| 375-377 Hume Highway, Liverpool NSW                       | 100%                 | 15.0            | CPI + 0.5%                       |
| Mount Gravatt Properties, Mount Gravatt Qld <sup>1</sup>  | 100%                 | 10.0            | CPI + 0.5%                       |
| Lot 1, 530 McDonalds Road, South Morang Vic. <sup>1</sup> | 100%                 | 15.0            | CPI + 0.5%                       |
| 441-445 Waneroo Road, Balcatta WA                         | 100%                 | 15.0            | CPI + 0.5%                       |
| <b>TOTAL/WEIGHTED AVERAGE</b>                             |                      | <b>12.4</b>     |                                  |

## GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE<sup>2</sup>



- New South Wales
- Victoria
- Queensland
- Western Australia

1. Includes development assets at "as if complete" value and lease term at development completion.

2. Includes development assets at "as if complete" value.

## 375-377 HUME HIGHWAY

Liverpool, NSW



Artist's Impression

Subject to development approvals and development, the property will comprise a dealership with showroom, office, service centre and external display areas. A separate Subaru service centre will form part of the development which will service an adjoining dealership.

Approximately 27 kilometres south-west of the Sydney CBD, the property enjoys a high profile location along the Hume Highway which provides easy accessibility to the site for the local and surrounding regional population.

### Summary

|                             |            |
|-----------------------------|------------|
| Year built (or refurbished) | 2017       |
| Ownership                   | 100%       |
| Total GLA (sqm)             | 3,172      |
| WALE (by income)            | 15.0 years |
| Occupancy (by income)       | 100%       |
| Automotive Holdings Group   | 3,172      |

### Tenancy statistics

### Major tenants (GLA sqm)

## MOUNT GRAVATT PROPERTIES

Mount Gravatt, Qld



The five properties at Mount Gravatt comprise seven dealerships with showroom, office and external display areas. Five of the dealerships also have service centres.

Approximately 10 kilometres south-east of the Brisbane CBD on the eastern and western sides of Logan Road, the properties dominate the Mount Gravatt automotive precinct.

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 1960 (2005) |
| Ownership                   | 100%        |
| Total GLA (sqm)             | 13,033      |
| WALE (by income)            | 10.0 years  |
| Occupancy (by income)       | 100%        |
| Automotive Holdings Group   | 13,033      |



## LOT 1, 530 MCDONALDS ROAD

South Morang, Vic.



Artist's Impression

Subject to development approvals and development, the property will comprise a two level automotive dealership showroom and an office, service centre and external display areas.

Approximately 27 kilometres north-east of the Melbourne CBD, this property is located on the northern side of McDonalds Road, close to the intersection with Plenty Road.

### Summary

|                             |       |
|-----------------------------|-------|
| Year built (or refurbished) | 2017  |
| Ownership                   | 100%  |
| Total GLA (sqm)             | 3,465 |

### Tenancy statistics

|                       |            |
|-----------------------|------------|
| WALE (by income)      | 15.0 years |
| Occupancy (by income) | 100%       |

### Major tenants (GLA sqm)

|                           |       |
|---------------------------|-------|
| Automotive Holdings Group | 3,465 |
|---------------------------|-------|

## 441-445 WANEROO ROAD

Balcatta, WA



The property comprises a modern showroom and service centre in the northern portion and offices, another showroom and service centre in the southern portion. The Property also features extensive bitumen paved display areas.

Approximately 16 kilometres north of the Perth CBD, this property is located on the western side of Wanneroo Road, approximately 300 metres south of the Balcatta industrial and commercial precinct.

|                             |             |
|-----------------------------|-------------|
| Year built (or refurbished) | 1978 (2004) |
| Ownership                   | 100%        |
| Total GLA (sqm)             | 3,455       |

|                       |            |
|-----------------------|------------|
| WALE (by income)      | 15.0 years |
| Occupancy (by income) | 100%       |

|                           |       |
|---------------------------|-------|
| Automotive Holdings Group | 3,455 |
|---------------------------|-------|

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| <b>NEW SOUTH WALES</b>   |           |  |  |
| Western Sydney University,<br>1 Parramatta Square, Parramatta NSW                | 10        |  |  |
| 1 Shelley Street, Sydney NSW   | 10        |  |  |
| 167 Macquarie Street, Sydney NSW   | 11        |  |  |
| 333 George Street, Sydney NSW  | 11        |  |  |
| St George Bank, 4-16 Montgomery Street, Kogarah NSW                              | 12        |  |  |
| 9 Castlereagh Street, Sydney NSW   | 12        |  |  |
| <b>QUEENSLAND</b>  |           |  |  |
| 100 Skyring Terrace, Brisbane Qld  | 13        |  |  |
| Brisbane Square, 266 George Street, Brisbane Qld                                 | 13        |  |  |
| 275 George Street, Brisbane Qld  | 14        |  |  |
| Northbank Plaza, 69 Ann Street, Brisbane Qld                                     | 14        |  |  |
| 900 Ann Street, Fortitude Valley Qld   | 15        |  |  |
| <b>SOUTH AUSTRALIA</b>   |           |  |  |
| ATO, 12-26 Franklin Street, Adelaide SA  | 15        |  |  |
| Bank SA, 97 King William Street, Adelaide SA                                     | 16        |  |  |
| <b>VICTORIA</b>  |           |  |  |
| 11-13 Exhibition St, Melbourne Vic.  | 16        |  |  |
| 55 King Street, Melbourne Vic.   | 17        |  |  |
| 570 Bourke Street, Melbourne Vic.  | 17        |  |  |
| <b>WESTERN AUSTRALIA</b>   |           |  |  |
| 109 St Georges Terrace, Perth WA   | 18        |  |  |
| 225 St Georges Terrace, Perth WA   | 18        |  |  |
| Bankwest Place and Raine Square, Perth WA  | 19        |  |  |
| <b>DEVELOPMENT SITES</b>   |           |  |  |
| 130 Lonsdale Street, Melbourne Vic.  | 19        |  |  |
| Precinct GPO, 2-10 Franklin Street<br>& 145-149 King William Street, Adelaide SA | 20        |  |  |
| <b>CHARTER HALL OFFICE TRUST (CHOT)</b>  | <b>21</b> |  |  |
| <b>NEW SOUTH WALES</b>   |           |  |  |
| No. 1 Martin Place, Sydney NSW   | 24        |  |  |
| Citigroup Centre, 2 Park Street, Sydney NSW                                      | 24        |  |  |
| Avaya House, 123 Epping Road, North Ryde NSW                                     | 25        |  |  |
| Allianz Centre, 2 Market Street, Sydney NSW                                      | 25        |  |  |
| The Denison, 65 Berry Street, North Sydney NSW                                   | 26        |  |  |
| <b>QUEENSLAND</b>  |           |  |  |
| 175 Eagle Street, Brisbane Qld   | 26        |  |  |
| Capital Hill, 83-85 George Street, Brisbane Qld                                  | 27        |  |  |
| <b>VICTORIA</b>  |           |  |  |
| 150 Lonsdale Street, Melbourne Vic.  | 27        |  |  |
| 171 Collins Street, Melbourne Vic.   | 28        |  |  |
| Argus Centre, 300 LaTrobe Street, Melbourne Vic.                                 | 28        |  |  |
| 5 Queens Road, Melbourne Vic.  | 29        |  |  |
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| <b>SOUTH AUSTRALIA</b>   |           |  |  |
| ATO, 12-26 Franklin Street, Adelaide SA  | 32        |  |  |
| Precinct GPO 2-10 Franklin Street &<br>145-149 King William Street, Adelaide SA  | 32        |  |  |
| <b>WESTERN AUSTRALIA</b>   |           |  |  |
| Bankwest Place and Raine Square, Perth WA  | 32        |  |  |
| <b>CHARTER HALL DIRECT OFFICE FUND (DOF)</b>                                     | <b>33</b> |  |  |
| <b>NEW SOUTH WALES</b>   |           |  |  |
| WSU, 1 Parramatta Square, Parramatta NSW   | 36        |  |  |
| 165 Walker St, North Sydney NSW  | 36        |  |  |
| St George Bank, 4-16 Montgomery Street, Kogarah NSW                              | 37        |  |  |
| 68 Pitt Street, Sydney NSW   | 37        |  |  |
| <b>QUEENSLAND</b>  |           |  |  |
| 100 Skyring Terrace, Brisbane Qld  | 38        |  |  |
| 900 Ann Street, Fortitude Valley Qld   | 38        |  |  |
| <b>VICTORIA</b>  |           |  |  |
| 1 Nicholson Street, Melbourne Vic.   | 39        |  |  |
| 200 Queen Street, Melbourne Vic.   | 39        |  |  |
| <b>WESTERN AUSTRALIA</b>   |           |  |  |
| 181 St Georges Tce, Perth WA   | 40        |  |  |
| <b>PFA DIVERSIFIED PROPERTY TRUST (PFA)</b>                                      | <b>41</b> |  |  |
| <b>NEW SOUTH WALES</b>   |           |  |  |
| 9 Wentworth Street, Parramatta NSW   | 44        |  |  |
| 657 Pacific Hwy, St Leonards NSW   | 44        |  |  |
| 706 Mowbray Rd, Lane Cove NSW  | 45        |  |  |
| <b>QUEENSLAND</b>  |           |  |  |
| Anzac Square, 200 Adelaide St, Brisbane Qld                                      | 45        |  |  |
| <b>TASMANIA</b>  |           |  |  |
| Lands Building, 134 Macquarie St, Hobart Tas.1                                   | 46        |  |  |
| <b>VICTORIA</b>  |           |  |  |
| Foxtel Building, 1-21 Dean St, Moonee Ponds Vic.                                 | 46        |  |  |
| <b>WESTERN AUSTRALIA</b>   |           |  |  |
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| <b>CHARTER HALL DIRECT WORKZONE TRUST (CHIF9)</b>                                | <b>48</b> |  |  |
| <b>WESTERN AUSTRALIA</b>   |           |  |  |
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| <b>CHARTER HALL DIRECT VA TRUST (CHIF10)</b>                                     | <b>49</b> |  |  |
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| Virgin Australia Headquarters,<br>56 Edmondstone Road, Bowen Hills Qld           | 49        |  |  |
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#### QUEENSLAND

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#### TASMANIA

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|--|----|

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|  |    |
|--|----|
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#### SOUTH AUSTRALIA

|   |    |
|---|----|
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|---|----|

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# FURTHER INFORMATION

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## ENQUIRIES

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