

## ASX Release

# Charter Hall Long WALE REIT – Interest Expense Hedged

11 November 2016

Charter Hall WALE Limited  
ACN 610 772 202  
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Responsible Entity of Charter Hall  
Long WALE REIT

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Charter Hall WALE Limited (“**CHWL**”) as responsible entity of each of LWR Finance Trust, Charter Hall Direct Industrial Fund, Canning Vale Logistics Trust No. 1, 218 Bannister Road Trust, CPOF Kogarah Holding Trust, Franklin Street Property Trust, and CHPT Dandenong Trust (together, Charter Hall Long WALE REIT) (**ASX:CLW**) today announced that it has entered into a \$140 million five-year interest rate swap at a rate of 2.14%.

The resulting forecast average interest rate under the REIT’s Debt Facility (defined in the Product Disclosure Statement dated 27 September 2016) is expected to be 3.7% on drawn amounts for the period from 10 November 2016 until the end of the 1H FY18, which is consistent with the forecast provided in the Supplementary Product Disclosure Statement dated 27 October 2016. The proportion of hedged balance sheet debt for the REIT is 58%, with the proportion of hedged look through debt being 66%.

### About Charter Hall Long WALE REIT

Charter Hall Long WALE REIT is an Australian Real Estate Investment Trust (“REIT”) listed on the ASX (ASX: CLW) and invests in high quality Australasian real estate assets that are predominantly leased to corporate and government tenants on long term leases.

Charter Hall Long WALE REIT is managed by Charter Hall Group (ASX:CHC) one of Australia’s leading fully integrated property groups, with over 25 years’ experience managing high quality property on behalf of institutional, wholesale and retail clients. Charter Hall has over \$17.5 billion of funds under management across the office, retail and industrial sectors. The Group has offices in Sydney, Melbourne, Brisbane, Adelaide and Perth.

The Group’s success is underpinned by a highly skilled and motivated team with diverse expertise across property sectors and risk-return profiles. Sustainability is a key element of its business approach and by ensuring its actions are commercially sound and make a difference to its people, customers and the environment, Charter Hall can make a positive impact for its investors, the community and the Group.

For further information, please contact

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