

ASX Release

Charter Hall's CPIF Acquires Fairfax Chullora Site 7 August 2015

Charter Hall Limited
ACN 113 531 150

Charter Hall
Funds Management Limited
ABN 31 082 991 786

Level 20, No.1 Martin Place
Sydney NSW 2000
GPO Box 2704 Sydney NSW 2001

T +61 2 8651 9000
F +61 2 9221 4655

www.charterhall.com.au

Charter Hall Group (ASX:CHC) (Charter Hall or the Group) today announced that its Core Plus Industrial Fund (CPIF) has acquired the landmark former Fairfax print and distribution facility in Chullora, New South Wales, for \$45 million.

The property, located on a high profile 10.3 hectare corner site within the established Chullora industrial precinct, has been acquired with vacant possession and is a strategic land holding with extensive street frontage to the Hume Highway and Worth Street. The acquisition extends CPIF's ownership of core holdings in land constrained Sydney industrial precincts.

CPIF Fund Manager, Paul Ford said the acquisition was consistent with the Group's strategy of acquiring properties in land constrained areas, with the ability to unlock value and leverage off existing customer relationships.

"The Chullora acquisition presents a strategic site acquisition in which CPIF can increase the floor space and capture strong tenant demand that exists for space within prime Sydney industrial precincts. This acquisition increases the Prime Sydney weighting of CPIF and extends the Group's industrial platform beyond \$3 billion."

CPIF is a \$1.25 billion wholesale fund with prime industrial facilities in all major Australian cities with a development pipeline across the eastern seaboard that has the capacity to deliver in excess of \$350 million of logistics facilities.

About Charter Hall

Charter Hall Group (ASX:CHC) is one of Australia's leading fully integrated property groups, with over 22 years' experience managing high quality property on behalf of institutional, wholesale and retail clients. Charter Hall has over \$12.7 billion¹ 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

David Harrison
Joint Managing Director
T +61 8651 9142
david.harrison@charterhall.com.au

David Southon
Joint Managing Director
T +61 8651 9143
david.southon@charterhall.com.au

For investor enquiries, please contact

Nick Kelly
Head of Investor Relations
Charter Hall
T +61 8651 9235
nick.kelly@charterhall.com.au

For media enquiries, please contact

Rachel Mornington-West
Head of Marketing and Communications
Charter Hall
T +61 8651 9248
rachel.mornington-west@charterhall.com.au