

CHARTER HALL PROPERTY PORTFOLIO

PERIOD ENDING 30 JUNE 2017



\$19.8_b

FUNDS UNDER MANAGEMENT

3.5%

WEIGHTED AVERAGE
RENT REVIEW
(WARR)



329

NUMBER OF
PROPERTIES



7.7 years

WEIGHTED AVERAGE
LEASE EXPIRY (WALE)



98.0%

OCCUPANCY





CONTENTS

CHARTER HALL GROUP	3
OUR FUNDS, PARTNERSHIPS & MANDATES	5
OFFICE	6
CHARTER HALL PRIME OFFICE FUND (CPOF)	7
CHARTER HALL OFFICE TRUST (CHOT)	21
OFFICE MANDATES AND PARTNERSHIPS	29
CHARTER HALL DIRECT OFFICE FUND (DOF)	31
DIRECT PFA FUND (PFA)	41
CHARTER HALL DIRECT WORKZONE TRUST (CHIF9)	47
CHARTER HALL DIRECT VA TRUST (CHIF10)	48
144 STIRLING STREET (CHIF8)	49
INDUSTRIAL	50
CHARTER HALL PRIME INDUSTRIAL FUND (CPIF)	51
CORE LOGISTICS PARTNERSHIP (CLP)	78
DIRECT INDUSTRIAL FUND NO.2 (DIF2)	81
DIRECT INDUSTRIAL FUND NO.3 (DIF3)	89
DIRECT INDUSTRIAL FUND NO.4 (DIF4)	97
CHARTER HALL DIRECT CDC TRUST (CHIF12)	102
RETAIL	104
CHARTER HALL PRIME RETAIL FUND (CPRF)	105
CHARTER HALL RETAIL REIT (CQR)	107
RETAIL PARTNERSHIP NO.1 (RP1)	119
RETAIL PARTNERSHIP NO.2 (RP2)	123
RETAIL PARTNERSHIP NO.6 (RP6)	125
LONG WALE HARDWARE PARTNERSHIP (LWHP)	127
LONG WALE INVESTMENT PARTNERSHIP (LWIP)	131
LONG WALE INVESTMENT PARTNERSHIP NO.2 (LWIP2)	133
CHARTER HALL DIRECT BW TRUST (CHIF11)	134
CHARTER HALL DIRECT AUTOMOTIVE TRUST (DAT)	135
CHARTER HALL DIRECT AUTOMOTIVE TRUST NO.2 (DAT2)	138
DIVERSIFIED	142
CHARTER HALL LONG WALE REIT	143
INDEX	159
FURTHER INFORMATION	165

CHARTER HALL GROUP

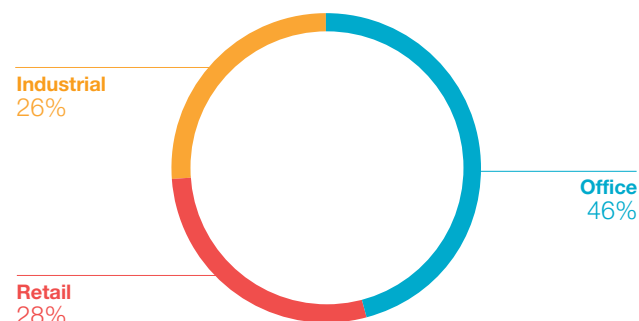
Charter Hall Group has grown to become one of Australia's leading property groups, with a total property portfolio of \$19.8 billion.

We own and manage 329 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.

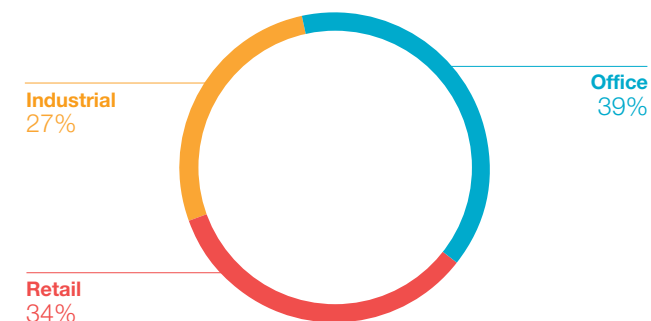
As a Group, we listed on the Australian Securities Exchange in 2005 under ASX Code: CHC. Charter Hall Group is a stapled security comprising a share in Charter Hall Limited (CHL), the operating business, and a unit in Charter Hall Property Trust (CHPT), which predominantly invests in the funds and partnerships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

CHARTER HALL FUNDS MANAGEMENT PLATFORM AS AT 30 JUNE 2017



	Office	Retail	Industrial	Total
Properties	50	168	111	329
NLA ('000 sqm) ¹	989	1,228	2,840	5,057
Value (\$ billion)	9.1	5.4	5.4	19.8

CHARTER HALL INVESTMENT PORTFOLIO AS AT 30 JUNE 2017



	Office	Retail	Industrial	Total
Investments (\$ million)	594	526	407	1,527

1. Retail and Industrial are based on GLA.

Charter Hall aims to outperform investment benchmarks, achieving high levels of tenant retention and rental growth across 329 assets

2
PROPERTIES

Office	0
Retail	1
Industrial	1

46
PROPERTIES

Office	9
Retail	22
Industrial	15

21
PROPERTIES

Office	4
Retail	10
Industrial	7

7
PROPERTIES

Office	1
Retail	5
Industrial	1

71
PROPERTIES

Office	11
Retail	28
Industrial	32

77
PROPERTIES

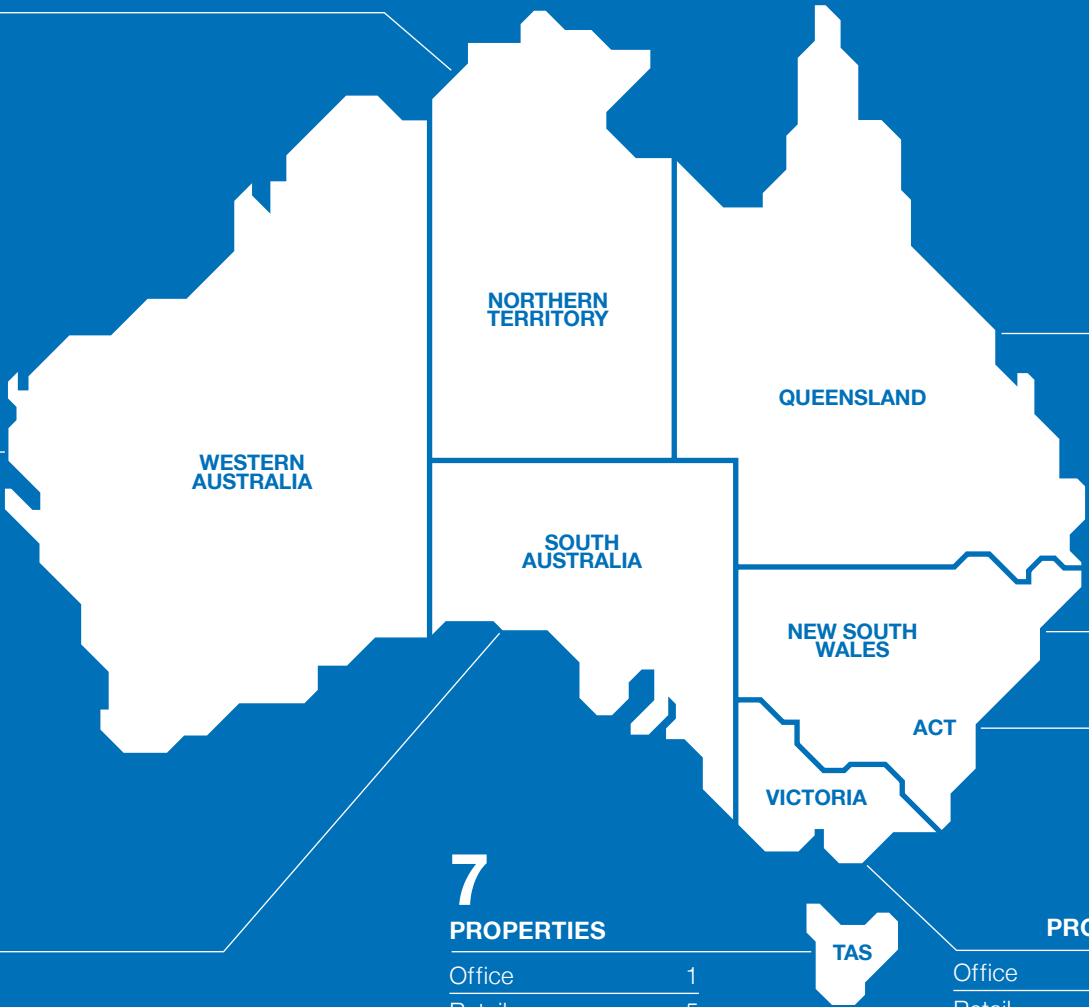
Office	10
Retail	48
Industrial	19

100
PROPERTIES

Office	15
Retail	50
Industrial	35

4
PROPERTIES

Office	0
Retail	4
Industrial	0



OUR FUNDS, PARTNERSHIPS & MANDATES¹

	ASSETS ²	GROSS PROPERTY ASSETS (\$ MILLION)	BALANCE SHEET GEARING	WEIGHTED AVERAGE CAPITALISATION RATE (WACR)	WALE (YEARS)	OCCUPANCY	CHARTER HALL CO-INVESTMENT (\$ MILLION)
OFFICE							
Charter Hall Prime Office Fund (CPOF)	21	\$3,391.7	26.4%	5.86%	6.4	97.9%	\$236.4
Charter Hall Office Trust (CHOT)	10	\$2,587.0	40.1%	5.51%	4.6	99.2%	\$212.9
Charter Hall Direct Office Fund (DOF)	11	\$1,217.6	30.3%	5.94%	9.1	99.8%	–
Direct PFA Fund (PFA)	6	\$243.1	34.8%	7.59%	7.0	100%	\$0.2
Brisbane Square Wholesale Fund (BSWF)	3	\$1,053.8	44.4%	6.10%	6.8	92.9%	\$99.6
Charter Hall Direct WorkZone Trust (CHIF9)	1	\$118.5	44.9%	7.13%	8.2	99.6%	–
Charter Hall Direct VA Trust (CHIF10)	1	\$84.0	33.8%	7.00%	8.8	100%	–
144 Stirling Street Trust (CHIF8)	1	\$53.8	43.2%	7.50%	3.8	100%	–
RETAIL							
Charter Hall Prime Retail Fund (CPRF)	1	\$205.0	41.3%	5.75%	4.1	97.4%	\$44.8
Charter Hall Retail REIT (CQR)	71	\$2,764.2	33.1%	6.31%	6.8	98.0%	\$321.2
Retail Partnership No.1 (RP1)	9	\$579.0	31.5%	5.91%	9.8	98.4%	–
Retail Partnership No.2 (RP2)	1	\$226.0	42.5%	5.75%	4.8	97.2%	\$6.4
Retail Partnership No.6 (RP6)	2	\$257.5	31.5%	5.75%	3.3	96.9%	\$34.3
Long WALE Hardware Partnership (LWHP)	17	\$740.0	27.4%	5.62%	9.3	99.6%	\$50.2
Long WALE Investment Partnership (LWIP)	57	\$727.8	47.3%	6.02%	17.3	100%	\$19.0
Long WALE Investment Partnership No.2 (LWIP2)	9	\$157.2	34.4%	6.01%	18.0	100%	\$10.1
Charter Hall Direct BW Trust (CHIF11)	4	\$93.1	35.5%	5.81%	7.8	100%	–
Charter Hall Direct Automotive Trust (DAT)	3	\$107.6	47.7%	6.16%	11.3	100%	–
Charter Hall Direct Automotive Trust No.2 (DAT2)	4	\$86.2	38.0%	6.48%	11.8	100%	–
INDUSTRIAL							
Charter Hall Prime Industrial Fund (CPIF)	48 ⁴	\$2,313.1	7.5%	6.35%	7.7	94.2%	\$117.1
Core Logistics Partnership (CLP)	23	\$1,334.3	21.3%	6.33%	9.6	100%	\$139.2
Direct Industrial Fund No.2 (DIF2)	10	\$266.3	36.3%	6.65%	11.1	100%	–
Direct Industrial Fund No.3 (DIF3)	8	\$309.9	35.4%	6.45%	13.1	100%	–
Direct Industrial Fund No.4 (DIF4)	3	\$196.9	37.5%	6.53%	11.6	100%	\$29.5
Charter Hall Direct CDC Trust (CHIF12)	1	\$85.8	42.6%	7.00%	9.6	100%	–
DIVERSIFIED							
Charter Hall Long WALE REIT (CLW)	80 ³	\$1,397.2	29.9%	6.20%	11.8	100.0	\$166.0

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

2. Includes properties jointly owned across funds.

3. Metrics include Bunnings South Mackay, Qld, which was acquired 3 July 2017.

4. Includes Bunnings RVN's.



OFFICE



50
NUMBER OF
PROPERTIES



5.87%
WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)



98.5%
OCCUPANCY

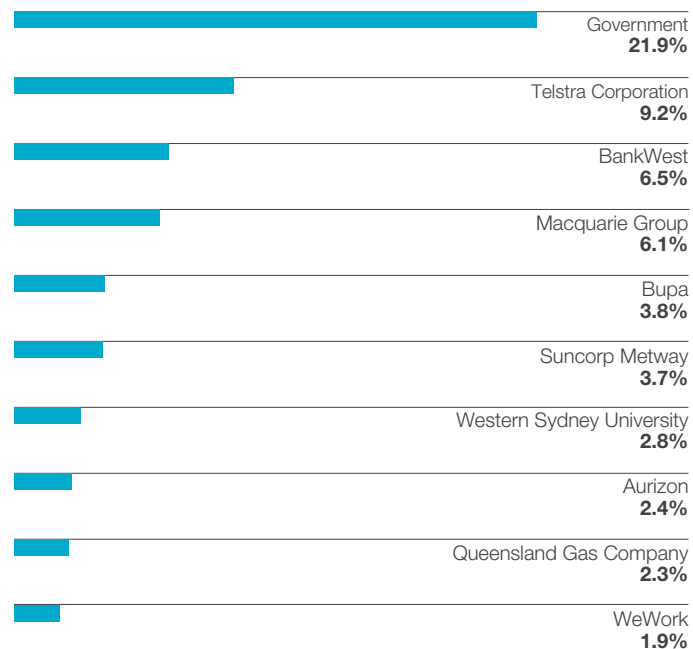


6.5 years
WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

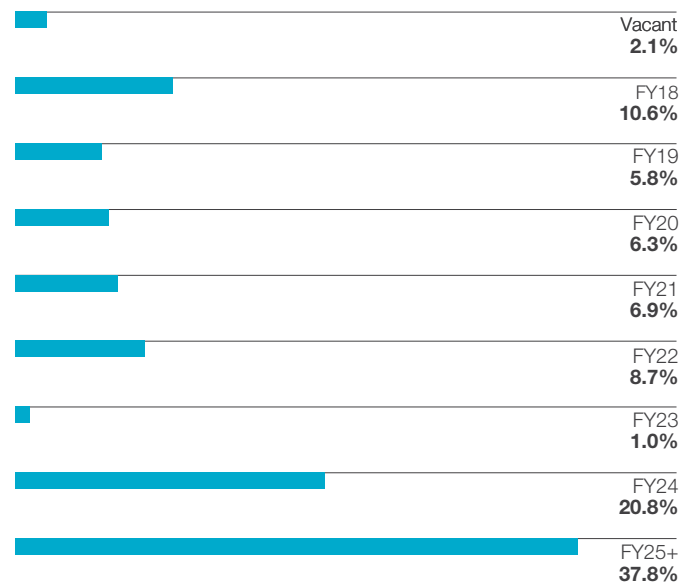
CHARTER HALL PRIME OFFICE FUND

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



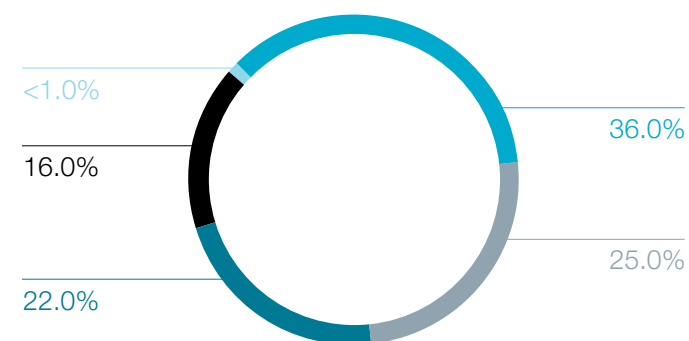
ANNUAL LEASE EXPIRY GROSS INCOME



Western Sydney University, 1 Parramatta Square, NSW



GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$3,391.7

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.86%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	CPOF OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Western Sydney University 1 Parramatta Square, Parramatta NSW	50%	14.6	3.8%
105 Phillip Street, Parramatta NSW	50%	12.0	3.8%
1 Shelley Street, Sydney NSW	50%	6.4	4.0%
167 Macquarie Street, Sydney NSW	100%	3.2	3.9%
333 George Street, Sydney NSW	100%	8.5	3.8%
9 Castlereagh Street, Sydney NSW	100%	3.4	4.0%
100 Skyring Terrace, Brisbane Qld	50%	8.9	3.9%
Brisbane Square 266 George Street, Brisbane Qld	49.9%	7.0	3.4%
275 George Street, Brisbane Qld	50%	6.1	4.5%
Northbank Plaza 69 Ann Street, Brisbane Qld	100%	4.8	3.8%
900 Ann Street, Fortitude Valley Qld	50%	12.0	3.3%
11–13 Exhibition St, Melbourne Vic.	100%	7.3	3.9%
55 King Street, Melbourne Vic.	100%	2.1	4.0%
570 Bourke Street, Melbourne Vic.	100%	6.8	3.6%
109 St Georges Terrace, Perth WA ¹	100%	0.6	3.4%
225 St Georges Terrace, Perth WA	100%	3.7	3.6%
BankWest Tower, Perth WA	49.9%	6.8	3.9%
Raine Square Retail, Perth WA	49.9%	5.9	3.5%
11 Breakfast Creek Road, Newstead, Qld (development site)	50%	–	–
GPO Exchange, Adelaide SA (development site)	50%	–	–
130 Lonsdale Street, Melbourne Vic. (development site)	100%	–	–
TOTAL / WEIGHTED AVERAGE		6.4	3.8%

Western Sydney University
1 Parramatta Square, Parramatta NSW



1. Sold post 30 June 2017.

WESTERN SYDNEY UNIVERSITY

1 Parramatta Square, Parramatta NSW



Recently completed 14-level prime office tower with ground floor retail and two levels of basement parking (80 spaces).

The property is located to the south western corner of Macquarie and Smith street approximately 150 metres north of Parramatta transport interchange, and is Western Sydney University's new age campus home to approximately 10,000 students.

105 PHILLIP STREET

Parramatta NSW



New A-grade building with practical completion forecast in May 2018, with strong environmental credentials.

The property is located in a strategically important location for the NSW Government, with a 12 year lease to Government Property NSW and with fixed 3.75% annual reviews.

Summary

Year built (or refurbished)	2016
Grade	A
Ownership	50%
Total NLA (sqm)	26,498
Typical floor plate (sqm)	1,400
Car spaces	92
WALE (by income)	14.6 years
Occupancy	100%
Western Sydney University	26,498

Tenancy statistics**Major tenants**
NLA (sqm)

Forecast Practical Completion	2018
Grade	A
Ownership	50%
Total NLA (sqm)	25,264
Typical floor plate (sqm)	2,200
Car spaces	49
WALE (by income)	12.0 years
Occupancy	99.4%
Government Property NSW	25,264

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 6.4 years, and provides an attractive investment proposition for both CPOF and the investment vehicle sponsored by MSREI and managed by Charter Hall.

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.

Summary

Year built (or refurbished)	2009
Grade	A
Ownership	50%
Total NLA (sqm)	32,986
Typical floor plate (sqm)	3,056
Car spaces	268
WALE (by income)	6.4 years
Occupancy	100%
Macquarie Group	32,986

Tenancy statistics**Major tenants**
NLA (sqm)

Year built (or refurbished)	2005
Grade	A
Ownership	100%
Total NLA (sqm)	9,742
Typical floor plate (sqm)	772
Car spaces	80
WALE (by income)	3.2 years
Occupancy	100%
FIL Investment Management	2,364
Gresham Partners	1,576
Regus	1,088

333 GEORGE STREET

Sydney NSW



Located on one of Sydney's most prominent corners at George Street and Martin Place, this contemporary workspace comprises 16 floors of office space over 12,453 square metres and 930 square metres of prime retail over three levels.

Completed in December 2016, the building offers a vertically connected environment and a unique outdoor workspace with five levels of cascading rooftop terraces.

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 74 vehicles.

Summary

Year built (or refurbished)	2016
Grade	A
Ownership	100%
Total NLA (sqm)	14,508
Typical floor plate (sqm)	961
Car spaces	17
WALE (by income)	8.5 years
Occupancy	99.4%
WeWork	4,300
Clyde & Co	4,184
Aimia	974

Tenancy statistics**Major tenants**
NLA (sqm)

Year built (or refurbished)	1989
Grade	A
Ownership	100%
Total NLA (sqm)	20,885
Typical floor plate (sqm)	671–767
Car spaces	74
WALE (by income)	3.4 years
Occupancy	97.4%
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 approximately 24,665 square metres of office space with large and efficient 1,965 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 195 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 of premium office space over 38 levels, ground floor retail and car parking spaces over three basement levels.

Summary

Year built (or refurbished)	2014
Grade	A
Ownership	50%
Total NLA (sqm)	24,665
Typical floor plate (sqm)	1,965
Car spaces	195
WALE (by income)	8.9 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	49.9%
Total NLA (sqm)	59,079
Typical floor plate (sqm)	1,431–1,702
Car spaces	346
WALE (by income)	7.0 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 Office As Built v2 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.

A new 7 year lease has been agreed with key covenant Telstra over 10,669 square metres for its expiry in 2018.

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)	6.1 years
Occupancy	100%
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)	26,780
Typical floor plate (sqm)	1,200–2,000
Car spaces	168
WALE (by income)	4.8 years
Occupancy	93.3%
Telstra Corporation Ltd	14,383
Parsons Brinckerhoff	3,463
RemServ	3,349

900 ANN STREET

Fortitude Valley, Qld



On completion in 2018, the property will comprise 18,991 square metres (NLA) of A-grade office accommodation over 22 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 has achieved a 5 star Green Star Office Design v3 rating and is registered for a Green Star Office As Built v3 rating.

Summary

Forecast Practical Completion	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)**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.

A new lease with Fair Work Australia has been executed for its existing space from late 2017.

Year built (or refurbished)	2005
Grade	A
Ownership	100%
Total NLA (sqm)	22,622
Typical floor plate (sqm)	1,665
Car spaces	340
WALE (by income)	7.3 years
Occupancy	100%
Bupa	12,084
Fair Work Australia (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.

Summary

Year built (or refurbished)	(2014)
Grade	A
Ownership	100%
Total NLA (sqm)	12,408
Typical floor plate (sqm)	1,619
Car spaces	59
WALE (by income)	2.1 years
Occupancy	100%
State of Victoria	10,790
M2 Group	1,618

Tenancy statistics**Major tenants**
NLA (sqm)**570 BOURKE STREET**

Melbourne Vic.



A 31 level prime office tower with 445 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.

Year built (or refurbished)	(2015)
Grade	A
Ownership	100%
Total NLA (sqm)	50,491
Typical floor plate (sqm)	1,000–1,200 / 2,700 (podium floors)
Car spaces	445
WALE (by income)	6.8 years
Occupancy	99.3%
Department of Human Services	13,734
Minister of Finance	11,454
Victorian Legal Aid	8,782

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.

The asset has been sold post 30 June 2017.

Summary

Year built (or refurbished)	2005
Grade	A
Ownership	100%
Total NLA (sqm)	13,891
Typical floor plate (sqm)	550
Car spaces	75
WALE (by income)	0.6 years
Occupancy	72.7%
Westpac Banking Corporation	8,169

Tenancy statistics**Major tenants**
NLA (sqm)**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.

Year built (or refurbished)	1990
Grade	A
Ownership	100%
Total NLA (sqm)	20,747
Typical floor plate (sqm)	1,130
Car spaces	373
WALE (by income)	3.7 years
Occupancy	95.4%
Jackson McDonald	3,401
Wilson Parking	373 bays
Bendigo Bank	1,146

BANKWEST TOWER

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 12 year lease.

CPOF acquired an additional 17% interest in the asset during quarter ended 30 June 2017.

RAINE SQUARE RETAIL

Perth WA



Raine Square Retail is an office and retail complex situated in a prime location within the Perth CBD market. 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.

The asset is currently undergoing a redevelopment including introducing a new cinema complex and re-positioning the retail precinct, opening the site lines, activating the dining options and re-energising the tenancy offering and ground planes.

Summary

Year built (or refurbished)	2011
Grade	A
Ownership	49.9%
Total NLA (sqm)	43,517
Typical floor plate (sqm)	1,740–2,200
Car spaces	378
WALE (by income)	6.8 years
Occupancy	100%
Bankwest (CBA)	43,499

Tenancy statistics**Major tenants**
NLA (sqm)

Forecast Practical Completion	2018
Grade	A
Ownership	49.9%
Total NLA (sqm)	17,564
Typical floor plate (sqm)	–
Car spaces	–
WALE (by income)	5.9 years
Occupancy	57.3%

11 BREAKFAST CREEK ROAD

Newstead, Qld



11 Breakfast Creek Road is currently a 3,254 square metre site located within the Gasworks Precinct, Newstead.

The project will comprise a 16 level 27,006 square metre office building developed in 50:50 partnership with John Holland upon reaching appropriate pre-commitment levels.

GPO EXCHANGE

10 Franklin Street, Adelaide SA



GPO Exchange 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 24,500 square metres of A-grade office accommodation and tenancy pre-commitment and builder selection are well advanced.

Summary

Year built (or refurbished)	Development Site
Ownership	50%
Acquisition date	May 2017

Year built (or refurbished)	Development Site
Ownership	50%
Acquisition date	May 2015

130 LONSDALE STREET

Melbourne Vic.



The development rights for 130 Lonsdale Street, Melbourne (Wesley Place Development) were acquired in November 2015.

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 60,000 square metres with revitalised heritage buildings and open space to create unique urban amenity.

The site is located in the Parliament precinct of the Melbourne CBD which has historically experienced high tenant retention rates and low vacancy.

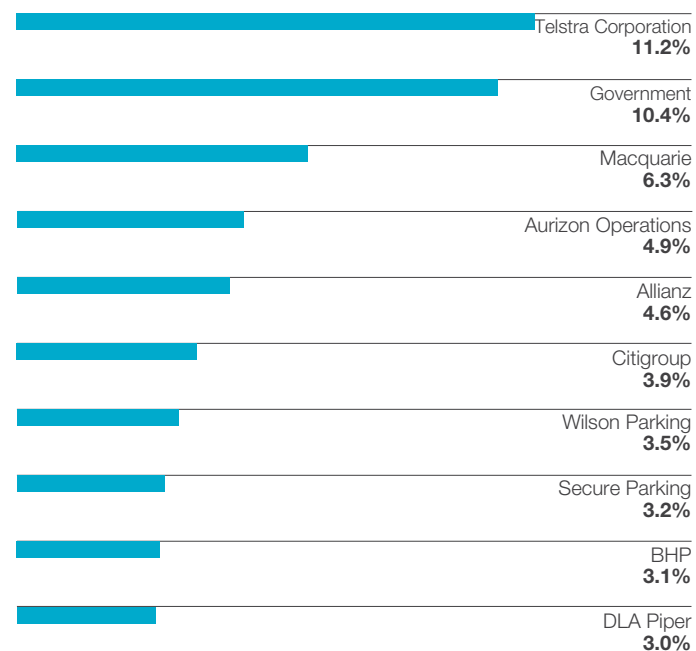
Summary

Year built (or refurbished)	Development Site
Ownership	100%
Acquisition date	November 2015

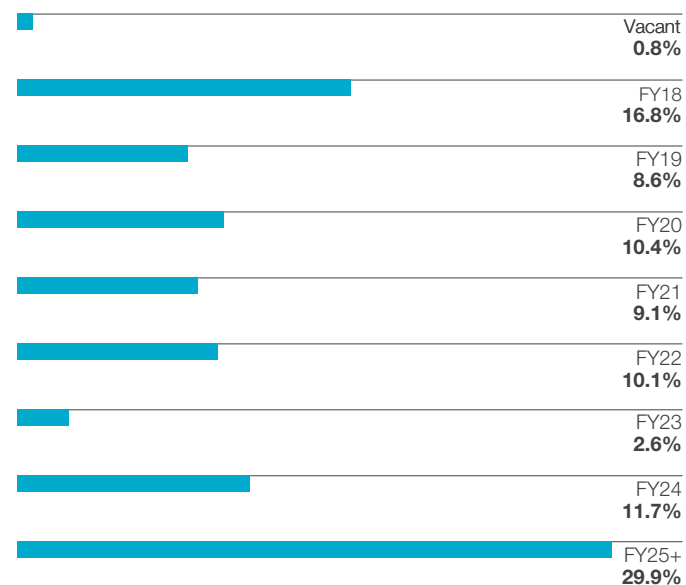
CHARTER HALL OFFICE TRUST

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



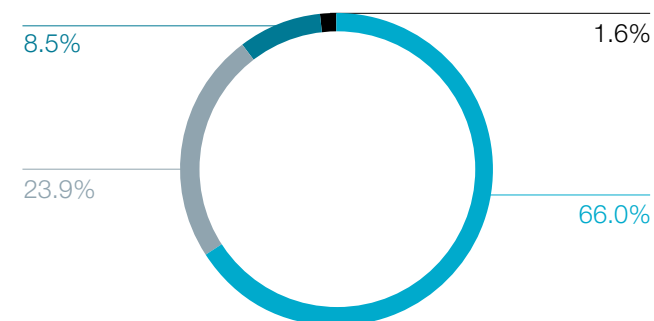
ANNUAL LEASE EXPIRY GROSS INCOME





171 Collins Street, Melbourne Vic.

GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia

PROPERTY PORTFOLIO

\$2,587.0

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.51%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

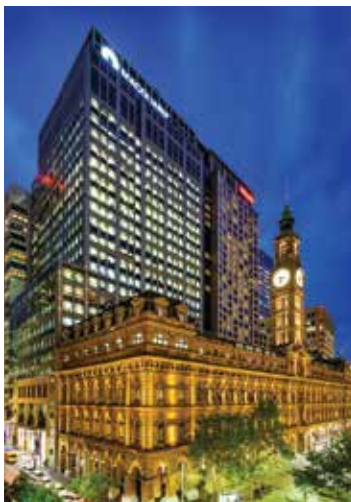
	CHOT OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
No.1 Martin Place, Sydney NSW	100%	6.2	3.9%
Citigroup Centre 2 Park Street, Sydney NSW	50%	5.5	3.9%
Allianz Centre 2 Market Street, Sydney NSW	50%	3.3	4.0%
The Denison 65 Berry Street, North Sydney NSW	100%	2.5	4.0%
175 Eagle Street, Brisbane Qld	100%	2.9	4.0%
Capital Hill 83–85 George Street, Brisbane Qld	100%	0.7	–
150 Lonsdale Street, Melbourne Vic.	100%	2.4	3.6%
171 Collins Street, Melbourne Vic.	50%	6.7	3.7%
Argus Centre 300 La Trobe Street, Melbourne Vic.	100%	5.9	3.6%
Eastpoint Plaza 233–237 Adelaide Terrace, Perth WA	100%	2.7	3.8%
TOTAL / WEIGHTED AVERAGE		4.6	3.7%

175 Eagle Street, Brisbane Qld



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



A 47 level premium grade commercial office tower located in the Sydney CBD directly above the retail shopping area known as 'The Galleries Victoria', opposite the Queen Victoria Building and Sydney Town Hall. The commercial tower has a total lettable area of 73,676 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)	40,210
Typical floor plate (sqm)	1,672
Car spaces	363
WALE (by income)	6.2 years
Occupancy	100%
Macquarie Group Ltd	13,034
APRA	8,094
DLA Piper	5,492

Tenancy statistics**Major tenants**
NLA (sqm)

Year built (or refurbished)	2000
Grade	Premium
Ownership	50%
Total NLA (sqm)	73,676
Typical floor plate (sqm)	1,865
Car spaces	285
WALE (by income)	5.5 years
Occupancy	100%
Citigroup	15,034
Amazon	12,793
QBE	7,942
Twitter	1,839

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 office tower complex comprising 39,757 square metres of space across two interconnected buildings with a central atrium. The building is characterised by its large floor-plates, along with excellent onsite amenity provided through the retail offering and onsite Fitness First gym.

2 Market Street features and impressive tenancy profile, with blue-chip covenants Allianz, Caltex and CBA occupying 80% of the building.

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.

Summary

Year built (or refurbished)	2007
Grade	A
Ownership	50%
Total NLA (sqm)	39,757
Typical floor plate (sqm)	1,954
Car spaces	286
WALE (by income)	3.3 years
Occupancy	100%
Allianz	18,909
Caltex	9,201
CBA	3,553

Tenancy statistics**Major tenants**
NLA (sqm)

Year built (or refurbished)	1986
Grade	A
Ownership	100%
Total NLA (sqm)	14,518
Typical floor plate (sqm)	873
Car spaces	262
WALE (by income)	2.5 years
Occupancy	98.9%
Mediacom	7,335
Reckon	2,442

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 strong tenant covenants including AON, Aurizon and a variety of high calibre professional services.

The 19 level office building currently has a 4 star NABERS Energy rating.

CAPITAL HILL

83–85 George Street, Brisbane Qld



Capital Hill is directly opposite the new multi-billion dollar casino and entertainment development around 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.

Summary

Year built (or refurbished)	2002 (2012)
Grade	A
Ownership	100%
Total NLA (sqm)	22,301
Typical floor plate (sqm)	1,159
Car spaces	162
WALE (by income)	2.9 years
Occupancy	98.8%
Aurizon	10,722
AON Risk Services	1,851

Tenancy statistics**Major tenants**
NLA (sqm)

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)	0.7 years
Occupancy	94.1%
State of Qld – Dept Main Roads	8,780

150 LONSDALE STREET

Melbourne Vic.



A 28 level, 28,765 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.

171 COLLINS STREET

Melbourne Vic.



Developed by Charter Hall and Cbus Property and designed by Bates Smart, 171 Collins Street achieved a 6 star NABERS Energy rating and a 6 star Green Star Office As Built v2 rating, representing 'World Leadership' in environmentally sustainable design.

Located on the prestigious "Paris-end" of Collins Street, the building comprises 33,128 square metres of office space across 18 floors in a new generation tower and seven levels of boutique office space in the heritage listed Mayfair building.

Summary

Year built (or refurbished)	1974 (2005)
Grade	A
Ownership	100%
Total NLA (sqm)	28,765
Typical floor plate (sqm)	1,130
Car spaces	647
WALE (by income)	2.4 years
Occupancy	99.1%
Telstra	19,910
Programmed Group	1,719

Tenancy statistics**Major tenants**
NLA (sqm)

Year built (or refurbished)	2013
Grade	Premium
Ownership	50%
Total NLA (sqm)	33,128
Typical floor plate (sqm)	1,823
Car spaces	137
WALE (by income)	6.7 years
Occupancy	100%
BHP	14,349
Wood Group	6,809
Vic Super	3,139
Evans and Partners	1,701

ARGUS CENTRE

300 La Trobe Street, Melbourne Vic.



A modern 34 level, A grade office tower comprising over 33,022 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.

EASTPOINT PLAZA

233–237 Adelaide Terrace, Perth WA



Eastpoint Plaza is a prominent 11 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)	1991 (2012)
Grade	A
Ownership	100%
Total NLA (sqm)	33,022
Typical floor plate (sqm)	1,487
Car spaces	526
WALE (by income)	5.9 years
Occupancy	100%
Telstra Corporation Ltd	23,455
Department of Veteran Affairs	4,749

Tenancy statistics**Major tenants**
NLA (sqm)

Year built (or refurbished)	1982
Grade	B
Ownership	100%
Total NLA (sqm)	11,419
Typical floor plate (sqm)	1,050
Car spaces	105
WALE (by income)	2.7 years
Occupancy	90.6%
Western Australian Government	4,604
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 1 Shelley Street Sydney, Brisbane Square, 275 George Street Brisbane, GPO Exchange Adelaide and Bankwest Place Perth.

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 6.4 years, and provides an attractive investment proposition.

Ownership

CPOF	50%
Institutional clients	50%

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.

CPOF	49.9%
Institutional client	33.3%

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 Office As Built v2 rating, the building offers sweeping 360 degree views of the Brisbane River and city scape.

GPO EXCHANGE

10 Franklin Street, Adelaide SA



GPO Exchange 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 12 year lease. The site covers the majority of an entire CBD block and also accommodates a variety of main street retail spaces, a hotel and two licensed bars.

Raine Square is currently undergoing a redevelopment including introducing a new cinema complex and re-positioning the retail precinct, opening the site lines, activating the dining options and re-energising the tenancy offering and ground planes.

Ownership

CPOF	50%
Institutional client	50%

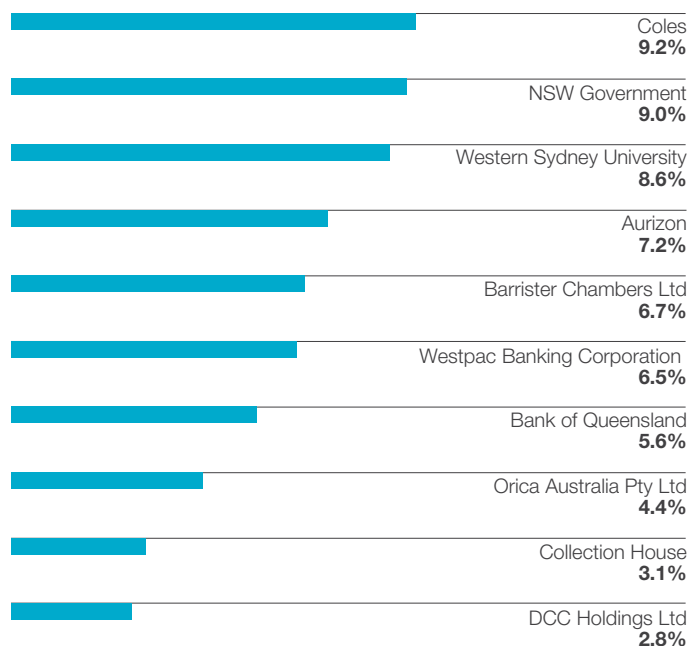
CPOF	50%
Institutional client	50%

CPOF	49.9%
Institutional client	33.3%

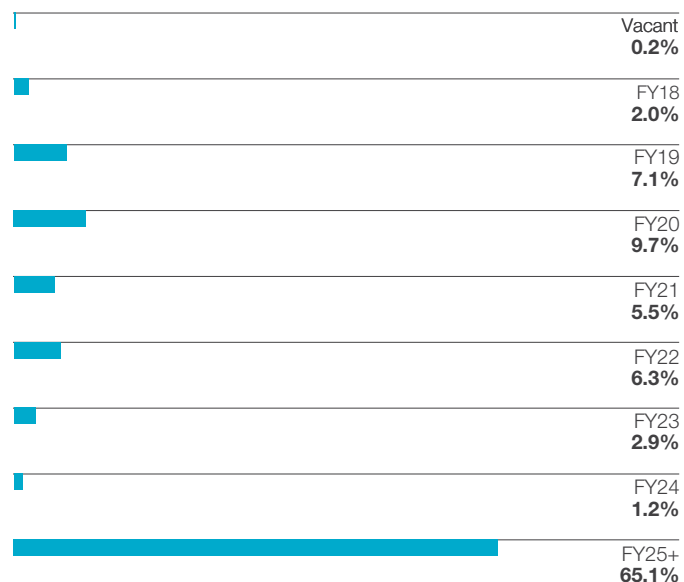
CHARTER HALL DIRECT OFFICE FUND

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



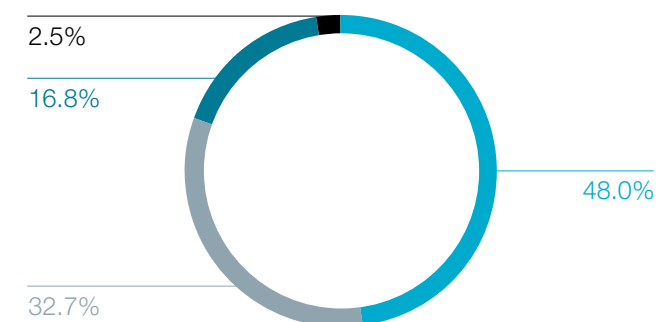
ANNUAL LEASE EXPIRY GROSS INCOME



200 Queen Street, Melbourne Vic.



GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



- New South Wales
- Victoria
- Queensland
- Western Australia

PROPERTY PORTFOLIO

\$1,217.6¹

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.94%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	DOF OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Western Sydney University 1 Parramatta Square, Parramatta NSW	50%	14.6	3.8%
105 Phillip Street, Parramatta NSW ²	50%	12.0	3.8%
165 Walker Street, North Sydney NSW ³	100%	3.1	3.8%
Westpac 4–16 Montgomery Street, Kogarah NSW	49.9%	17.0	2.0%
68 Pitt Street, Sydney NSW	100%	3.5	3.7%
100 Skyring Terrace, Newstead Qld	50%	8.9	3.9%
900 Ann Street, Fortitude Valley Qld ²	50%	12.0	3.3%
Coles HQ 800 Toorak Road, Hawthorn East Vic.	50%	12.7	3.3%
1 Nicholson Street, Melbourne Vic. ⁴	100%	6.7	3.7%
200 Queen Street, Melbourne Vic.	100%	6.8	3.4%
181 St Georges Terrace, Perth WA ⁴	100%	8.0	4.1%
TOTAL / WEIGHTED AVERAGE		9.1	3.6%

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

2. Lease term at development completion.

3. Sold post 30 June 2017.

4. Includes leasing deal in Heads of Agreement.

100 Skyring Terrace, Brisbane Qld



WESTERN SYDNEY UNIVERSITY

1 Parramatta Square, Parramatta NSW



Recently completed 14-level prime office tower with ground floor retail and two levels of basement parking (80 spaces).

The property is located to the south western corner of Macquarie and Smith street approximately 150 metres north of Parramatta transport interchange, and is Western Sydney University's new age campus home to approximately 10,000 students.

105 PHILLIP STREET

Parramatta NSW



Artist's Impression

New A-grade building with practical completion forecast in May 2018, with strong environmental credentials.

The property is located in a strategically important location for the NSW Government, with a 12 year lease to Government Property NSW and with fixed 3.75% annual reviews.

Summary

Year built (or refurbished)	2016
Grade	A
Ownership	50%
Total NLA (sqm)	26,498
Typical floor plate (sqm)	1,400
Car spaces	92
WALE (by income)	14.6 years
Occupancy	100%
Western Sydney University	26,498

Tenancy statistics**Major tenants**
NLA (sqm)

Year built (or refurbished)	2018
Grade	A
Ownership	50%
Total NLA (sqm)	25,264
Typical floor plate (sqm)	2,200
Car spaces	—
WALE (by income)	12.0 years
Occupancy	99.4%
NSW Government	25,264

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.

The asset has been sold post 30 June 2017.

WESTPAC

4–16 Montgomery Street, Kogarah NSW



The property is an A-grade commercial office building, constructed in 1990 and comprising five levels of office space and parking for 597 vehicles.

The property is currently leased to Westpac Banking Corporation, which occupies 100% of the property.

The building underwent an extensive refurbishment in 2016, which included base building works, upgrades to plant and equipment and tenant fitout works.

Summary

Year built (or refurbished)	1963 (2014)
Grade	B
Ownership	100%
Total NLA (sqm)	5,244
Typical floor plate (sqm)	874
Car spaces	37
WALE (by income)	3.1 years
Occupancy	100%
Sony	2,379
Access Prepaid Australia	788

Tenancy statistics**Major tenants**
NLA (sqm)

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)	17.0 years
Occupancy	100%
Westpac Banking Corporation	31,724

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.

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 1,965 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 195 car parking spaces.

Summary

Year built (or refurbished)	1965 (2011)
Grade	B
Ownership	100%
Total NLA (sqm)	14,294
Typical floor plate (sqm)	549
Car spaces	47
WALE (by income)	3.5 years
Occupancy	100%
Bird & Bird	1,699
Adecco	1,434
NIB	928
Urbanest Pty Ltd	574

Tenancy statistics**Major tenants**
NLA (sqm)

Year built (or refurbished)	2014
Grade	A
Ownership	50%
Total NLA (sqm)	24,665
Typical floor plate (sqm)	1,965
Car spaces	195
WALE (by income)	8.9 years
Occupancy	100%
Bank of Queensland	13,237
Collection House	8,007
Temando	1,098

900 ANN STREET

Fortitude Valley, Qld



Artist's Impression

On completion in 2018, the property will comprise 18,991 square metres (NLA) of A-grade office accommodation over 22 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 has achieved a 5 star Green Star Office Design v3 rating and is registered for a Green Star Office As Built v3 rating.

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)**COLES HQ**

800 Toorak Road, Hawthorn East Vic.



This landmark six level office complex is located in an inner Melbourne location with strong amenity and excellent transport connectivity being adjacent to the Monash Freeway. Leased to one of Australia's largest retailers, Coles Group, with a long lease term remaining.

Year built (or refurbished)	1986 (2014)
Grade	A
Ownership	50%
Total NLA (sqm)	41,898
Typical floor plate (sqm)	3,000–11,000
Car spaces	2,250
WALE (by income)	12.7 years
Occupancy	100%
Coles	41,898

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	B
Ownership	100%
Total NLA (sqm)	16,847
Typical floor plate (sqm)	920
Car spaces	55
WALE (by income)	6.7 years ¹
Occupancy	100%
Orica	7,374
DCC Holdings Pty Ltd	4,597
Arup	2,757

Tenancy statistics**Major tenants**
NLA (sqm)

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)	6.8 years
Occupancy	100%
Barristers Chambers Ltd	11,011
Redmon Group Pty Ltd	2,356

1. Includes leasing deal in Heads of Agreement.

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)	3,590
Typical floor plate (sqm)	535
Car spaces	12

Tenancy statistics

WALE (by income)	8.0 years ¹
Occupancy	100%

Major tenants NLA (sqm)

DOF Subsea	2,378
Westlink Logistics	533

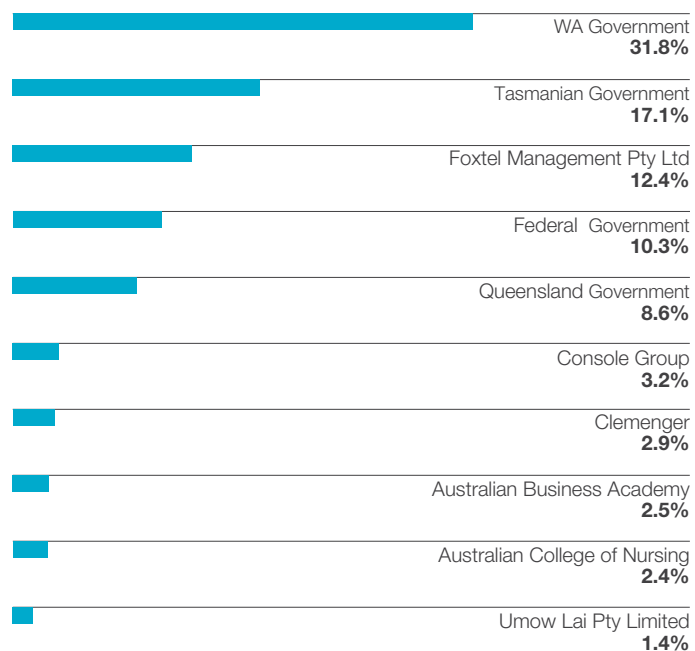
1. Includes leasing deal in Heads of Agreement.



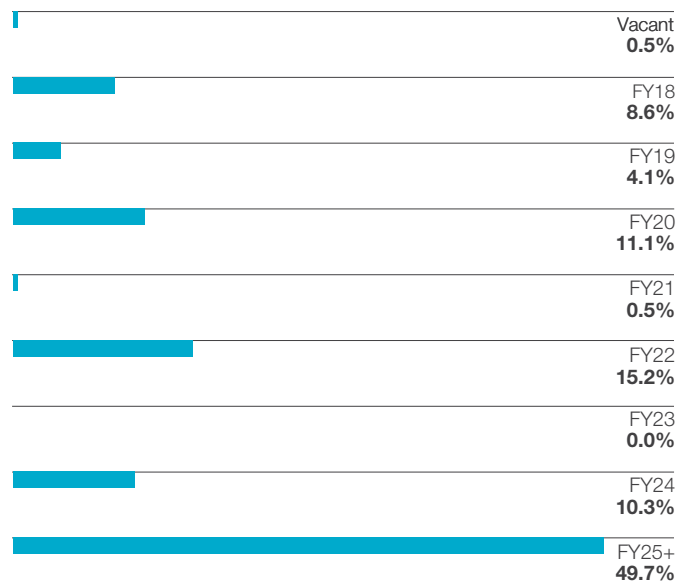
DIRECT PFA FUND

Direct PFA Fund (PFA) is an unlisted property fund with an established and growing portfolio of income generating Australian office properties anchored by government tenants.

TOP 10 TENANTS BY GROSS INCOME

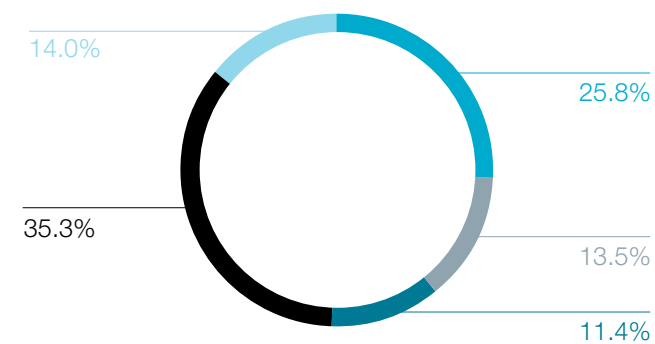


ANNUAL LEASE EXPIRY GROSS INCOME



657 Pacific Highway, St Leonards NSW

GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$243.1

TOTAL VALUE
OF PORTFOLIO (A\$M)

7.59%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	PFA OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
9 Wentworth Street, Parramatta NSW	100%	5.4	4.1%
657 Pacific Hwy, St Leonards NSW ¹	100%	2.8	3.8%
ANZAC Square 200 Adelaide St, Brisbane Qld	100%	1.2	3.6%
Lands Building 134 Macquarie St, Hobart Tas.	100%	11.7	2.3%
Foxtel Building 1–21 Dean St, Moonee Ponds Vic.	100%	4.7	3.0%
Sevenoaks 303 Sevenoaks St, Cannington WA	100%	10.0	4.0%
TOTAL / WEIGHTED AVERAGE		7.0	3.5%

200 Adelaide St, Brisbane Qld



1. Sold post 30 June 2017.

WENTWORTH PLACE

9 Wentworth Street, Parramatta NSW



Known as Wentworth Place, the property comprises a commercial tower that was refurbished in 2006. The building incorporates a ground level foyer and retail, six upper levels of office accommodation and basement parking for 91 cars.

Summary

Year built (or refurbished)	1988 (2006)
Grade	A
Ownership	100%
Total NLA (sqm)	7,682
Typical floor plate (sqm)	1,237
Car spaces	91
Tenancy statistics	
WALE (by income)	5.4 years
Occupancy	100%
Major tenants NLA (sqm)	
Federal Government	5,192
Australian Business Academy	1,237
Australian College of Nursing	1,222

657 PACIFIC HIGHWAY

St Leonards NSW



This B-grade office building comprises ground floor retail and eight upper level office accommodation plus basement level parking for 40 vehicles.

This asset has been sold post 30 June 2017.

Year built (or refurbished)	1970
Grade	B
Ownership	100%
Total NLA (sqm)	3,576
Typical floor plate (sqm)	460
Car spaces	40
WALE (by income)	2.8 years
Occupancy	93.0%
Summertime Fitness	558
Umow Lai Pty Ltd	530
Upskilled	460

ANZAC SQUARE

200 Adelaide Street, Brisbane Qld



The property forms part of the Property Council of Australia award winning ANZAC Square heritage complex and has direct access to Central Station via a pedestrian tunnel. It comprises five levels of office accommodation and ground floor retail space, plus basement level parking for 28 cars.

LANDS BUILDING

134 Macquarie Street, Hobart Tas.



Known as The Lands Building, the property comprises 10 levels of office accommodation, 32 basement car spaces and archival-quality storage spaces. With abundant natural light and impressive views over Hobart and the River Derwent, the Property underwent a major restoration in 1998 and 2017 to maintain its A-grade status.

Summary

Year built (or refurbished)	1957 (2016)
Grade	B
Ownership	100%
Total NLA (sqm)	5,957
Typical floor plate (sqm)	1,187
Car spaces	28
WALE (by income)	1.2 years
Occupancy	100%
Queensland State Government	3,538
Console Group	1,275

Tenancy statistics**Major tenants**
NLA (sqm)

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)	11.7 years
Occupancy	100%
State Government of Tasmania	11,675

FOXTEL BUILDING

1–21 Dean Street, Moonee Ponds Vic.



The property has five levels of office space and features virtually uninterrupted natural light. At the centre of the building is a four level high atrium with a translucent ceiling and suspended stairways. Substantial parking facilities for the property include 248 car spaces.

SEVENOAKS

303 Sevenoaks Street, Cannington WA



This modern four level office building offers large floor plates which are attractive to government and large corporate tenants. There are two internal atriums within the building that enhance natural lighting, and parking for 100 cars. The Perth suburb of Cannington is approximately 12 kilometres from the Perth CBD, and is predominantly occupied by government tenants.

Summary

Year built (or refurbished)	2004
Grade	B
Ownership	100%
Total NLA (sqm)	7,104
Typical floor plate (sqm)	1,718
Car spaces	248
WALE (by income)	4.7 years
Occupancy	100%
Foxtel	7,104

Tenancy statistics**Major tenants**
NLA (sqm)

Year built (or refurbished)	1992 (2016)
Grade	B
Ownership	100%
Total NLA (sqm)	20,837
Typical floor plate (sqm)	5,540
Car spaces	100
WALE (by income)	10.0 years
Occupancy	100%
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 Office As Built v3 rating and a 5.5 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 Mclver 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	141
WALE (by income)	8.2 years
Occupancy	99.6%
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)	8.8 years
Occupancy	100%
Virgin Australia	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 an 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 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.

This asset has been sold post 30 June 2017.

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)	3.8 years
Occupancy	100%

Major tenants NLA (sqm)

WA Government	5,936
Hatch	4,939

INDUSTRIAL



111
NUMBER OF
PROPERTIES



6.42%
WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)



97.4%
OCCUPANCY

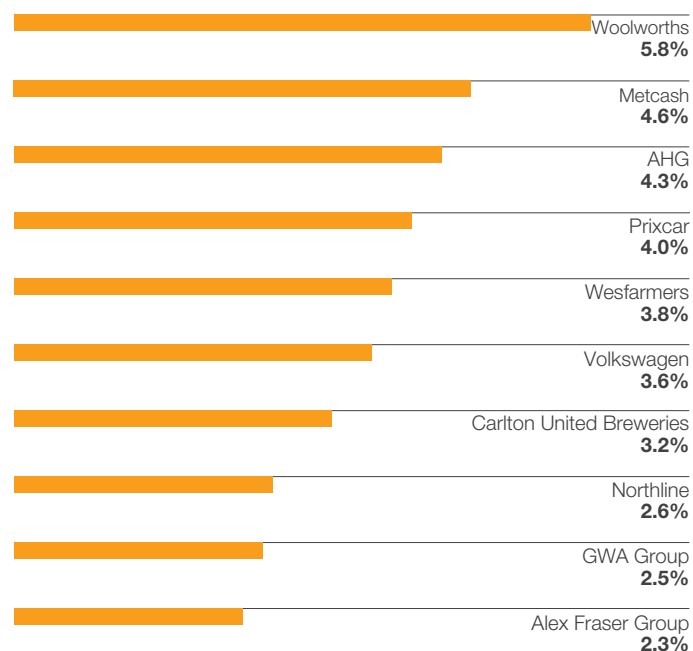


9.2 years
WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

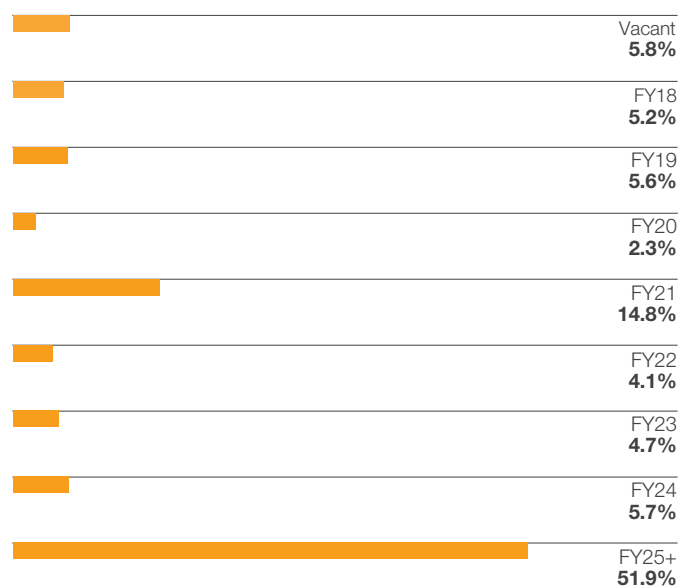
CHARTER HALL PRIME INDUSTRIAL FUND

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

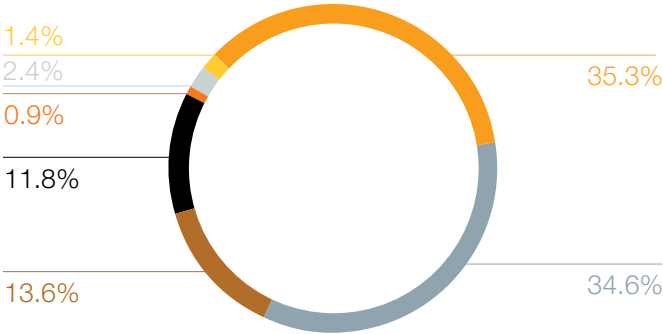


Berrinba Distribution Centre, Berrinba Qld





GEOGRAPHICAL DIVERSIFICATION
BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$2,313.1

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.35%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	CPIF OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Chatswood Business Park NSW	100%	4.7	2.8%
Chullora Distribution Facility NSW	100%	7.1	3.3%
Chullora Industrial Park NSW	100%	1.3	3.9%
Chullora Logistc Park (Lion & Fastway) NSW	100%	10.0	3.1%
Greenacre Logistics Facility NSW	100%	13.8	2.2%
Huntingwood Industrial Estate NSW	100%	5.7	2.8%
M5/M7 Logistics Park (Stage 1 & Stage 2) NSW	100%	8.6	3.3%
Minto Distribution Centre NSW	100%	2.5	2.2%
Prestons Distribution Facility NSW	100%	14.4	2.7%
Rosehill Distribution Centre NSW	100%	7.1	2.7%
Smithfield Distribution Facility NSW	100%	5.7	3.3%
Wetherill Park Distribution Centre NSW	100%	1.0	3.0%
Worth Street Distribution Centre NSW	100%	7.0	2.3%
East Arm Port Distribution Facility NT	100%	10.1	3.0%
Berrinba Distribution Centre Qld	100%	3.4	3.0%
Hemmant Industrial Park Qld	100%	8.1	3.4%
Holt Street Distribution Centre Qld	100%	4.8	3.8%
Main Beach Distribution Centre Qld	100%	5.4	3.3%
Motorway Industrial Park (QLS)	100%	7.0	3.3%
Peachey Road Distribution Centre Qld	100%	13.5	3.0%
Willawong Logistics Facility Qld	100%	22.8	3.6%
Gilman Distribution Centre SA	100%	4.0	3.5%
Translink Distribution Centre Tas.	50.1%	19.7	2.8%

	CPIF OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Alex Fraser, Clarinda Vic.	100%	6.9	3.3%
Alex Fraser, Epping Vic.	100%	12.8	3.3%
Alex Fraser, Laverton North Vic.	100%	19.4	3.3%
Altona Logistics Facility Vic.	100%	13.9	2.7%
Boundary Logistics Centre Vic.	100%	15.0	2.7%
Dandenong Distribution Centre Vic.	48%	20.0	2.8%
Discovery Industrial Estate Vic.	100%	5.7	3.2%
Fitzgerald Road Distribution Centre Vic.	100%	3.8	2.2%
Laverton Logistics Centre Vic.	100%	1.0	3.8%
ParkWest Industrial Estate Vic.	100%	6.8	3.2%
Somerton Logistics Centre Vic.	100%	4.2	3.0%
Truganina Distribution Facility Vic.	50%	14.9	3.5%
Canning Vale Distribution Centre WA	100%	3.3	3.0%
Canning Vale Logistics Centre WA	100%	–	–
Kewdale Distribution Centre WA	100%	2.6	3.0%
Stockyards Industrial Estate WA	50%	7.4	2.9%
Welshpool Distribution Centre WA	100%	6.8	3.5%
Chullora Logistics Park NSW (land)	100%	–	–
M5/M7 Logistics Park NSW (land)	100%	–	–
Huntingwood Logistics Park NSW (land)	100%	–	–
Motorway Industrial Park Qld (land)	100%	–	–
Sherbrooke Industrial Park Qld (land)	100%	–	–
Tradecoast Industrial Park Qld (land)	100%	–	–
TOTAL/WEIGHTED AVERAGE		7.7	3.0%

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.

Summary

Year built (or refurbished)	1986
Ownership	100%
Total GLA (sqm)	12,664
WALE (by income)	4.7 years
Occupancy	100%
Petbarn	4,605
The Good Guys	2,566

Tenancy statistics**Major tenants
(GLA sqm)****CHULLORA DISTRIBUTION FACILITY**

24 Muir Road, Chullora NSW



The property comprises 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.

Volkswagen has also committed to a 7,000 square metre warehouse expansion due for completion early 2018.

Year built (or refurbished)	2011
Ownership	100%
Total GLA (sqm)	26,739
WALE (by income)	7.1 years
Occupancy	100%
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.

Summary

Year built (or refurbished)	2010
Ownership	100%
Total GLA (sqm)	28,198
WALE (by income)	1.3 years
Occupancy	100%
Australia Post	10,794
Shiro	10,409
Volvo	6,995

Tenancy statistics**Major tenants
(GLA sqm)****CHULLORA LOGISTICS PARK (LION & FASTWAY)**

2 Hume Highway, Chullora NSW



Chullora Logistics Park is located in one of Australia's most highly sought after industrial precincts. The estate is situated 17 kilometres west of the Sydney CBD, offering efficient access to both the M4 and M5 Motorways and is also in close proximity to the Chullora Pacific National Rail Terminal and Enfield Intermodal Terminal.

Buildings 2 and 3 have been pre-committed to Lion Dairy and Drinks and Fastway Couriers for 9,989 square metres and 21,500 square metres respectively and both on 10 year lease terms. Lion Dairy and Drinks will reach practical completion in March 2018 and Fastway in June 2018.

Year built (or refurbished)	Will reach practical completion in 2018
Ownership	100%
Total GLA (sqm)	31,489
WALE (by income)	10.0 years
Occupancy	100%
Fastway Couriers	21,500
Lion Nathan	9,989

GREENACRE LOGISTICS FACILITY

1 Moondo Street, Greenacre NSW



The property comprises a 31,730 square metres land parcel with direct access to Roberts Road at Greenacre. The site is improved with a 12,813 square metre freestanding two storey office building and a high clearance cold storage warehouse facility. Internal clearances in the warehouse are up to 11.3 metre with access provided via fourteen raised docks with dock levellers. The property also benefits from a large hardstand forecourt providing excellent heavy vehicle marshalling and manoeuvrability.

Summary

Year built (or refurbished)	1999
Ownership	100%
Total GLA (sqm)	12,813
WALE (by income)	13.8 years
Occupancy	100%
Primo Meats	12,813

Tenancy statistics**Major tenants
(GLA sqm)****HUNTINGWOOD INDUSTRIAL ESTATE**

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 separate office and warehouse areas. 15 Huntingwood Drive comprises a 12,959 square metre freestanding building providing a high clearance warehouse, two-storey office and a dangerous goods store together with additional mezzanine storage.

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.

Year built (or refurbished)	1995–1996
Ownership	100%
Total GLA (sqm)	18,350
WALE (by income)	5.7 years
Occupancy	100%
Danks (Woolworths Limited)	12,959
Uni-Span Australia	5,391

M5/M7 LOGISTICS PARK (STAGE 1 & STAGE 2)

290 Kurradjong Road, Prestons NSW



Stage 1 of the Logistics Park was completed in May 2017. The facility incorporates a lettable area of 25,550 square metres, of which 15,250 square metres is leased to Bracknells Warehousing and 10,300 square metres to BAM Wine Logistics.

Stage 2 consists of a 30,801 square metre facility and is currently under construction. CPIF has a signed AFL with existing tenant customer GWA for 10 years from Practical Completion in March 2018.

The park has a total site area of 15 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 Moorebank Intermodal.

Summary

Year built (or refurbished)	2017 (Under Construction)
Ownership	100%
Total GLA (sqm)	56,351
Tenancy statistics	
WALE (by income)	8.6 years
Occupancy	100%
Major tenants (GLA sqm)	
GWA	30,801
Bracknells Warehousing	15,250
BAM Wine Logistics	10,300

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)	2.5 years
Occupancy	100%
Pact Group	10,766

PRESTONS DISTRIBUTION FACILITY

402 Hoxton Park Road, Prestons NSW



The property comprises a new two-storey office building with an attached high clearance warehouse and associated hardstand storage areas. The facility is used by Automotive Holdings Group (AHG) as its 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)	14.4 years
Occupancy	100%
Major tenants (GLA sqm)	AHG 17,234

ROSEHILL DISTRIBUTION CENTRE

5 Devon Street, Rosehill NSW



A generic logistics facility situated within the established and land constrained industrial suburb of Rosehill, approximately 2.5 radial kilometres east of the Parramatta Central Business District and approximately 21 kilometres west of the Sydney Central Business District. The site of 6.3 hectares sits adjacent to the M4 Motorway and will benefit from further infrastructure upgrades to the area, including West Connex and the Parramatta Light Rail. Improvements comprise a 30,812 square metre high clearance, generic logistics facility currently leased to AB InBev (Carlton United Breweries).

Year built (or refurbished)	2007
Ownership	100%
Total GLA (sqm)	30,812
WALE (by income)	7.1 years
Occupancy	100%
Major tenants (GLA sqm)	Carlton United Breweries 30,812

SMITHFIELD DISTRIBUTION FACILITY

15–17 Long Street, Smithfield NSW



The property is located in the western metropolitan Sydney area of Smithfield, a short distance west of the intersection of Long Street and the Cumberland Highway. This established industrial precinct is approx. 30 kilometres west of Sydney's CBD and 9 kilometres south of the Parramatta CBD.

The premises at 15 Long Street is leased to Northline for an 8-year term with a 5-year option. The premises at 17 Long Street is leased to Apollo Kitchens for a 11.5-year term and Axima Logistics for a 7-year term with a break clause after 5 years.

Summary

	15 LONG STREET (STAGE ONE)	17 LONG STREET (STAGE TWO)
Year built (or refurbished)	2014	2016
Ownership	100%	100%
Total Proposed GLA (sqm)	16,516	16,952
Tenancy statistics		
WALE (by income)	5.7 years	5.7 years
Occupancy	100%	100%
Major tenants (GLA sqm)		
Northline	16,516	–
Axima Logistics	–	8,594
Apollo Kitchens	–	8,358

WETHERILL PARK DISTRIBUTION CENTRE

300 Victoria Street, Wetherill Park NSW



The property is located within Sydney's western 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 8.0 hectares.

Building 1 comprises a modern 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, with 899 square metres of associated office/showroom and mezzanine. Other improvements include two stand alone offices, store shed and gatehouses at each site entrance providing a 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)	1.0 years
Occupancy	100%
GWA Group	40,774

WORTH STREET DISTRIBUTION CENTRE

21 Worth Street, Chullora NSW



The property comprises a 59,320 square metre land parcel improved with a freestanding office / warehouse building of 24,956 square metres. The building is configured into three tenancies ranging in size from 5,360 square metres and 13,218 square metres. The warehouse benefits from full drive around access together with high clearance (8.6 - 10.8 metres) ESFR sprinklered warehousing served by a combination of on grade roller shutter doors and recessed docks with dock levellers.

Summary

Year built (or refurbished)	1996
Ownership	100%
Total GLA (sqm)	24,956
WALE (by income)	7.0 years
Occupancy	100%
Spicers Australia	13,218
EWE Group	6,378
Primo Meats	5,360

Tenancy statistics**Major tenants
(GLA sqm)****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.

Year built (or refurbished)	2015
Ownership	100%
Total GLA (sqm)	14,835
WALE (by income)	10.1 years
Occupancy	100%
Northline Logistics	14,835

BERRINBA DISTRIBUTION CENTRE

29 Forest Way, Berrinba Qld



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

A brand new 19,753 square metre building was completed in April 2017. Detmold has executed a heads of agreement over Warehouse 1 for 9,510 square metres on a 7-year term commencing August 2017. Warehouse 2 remains vacant with 10,243 square metres.

Summary

Year built (or refurbished)	2017
Ownership	100%
Total GLA (sqm)	19,753
WALE (by income)	3.4 years
Occupancy	48.0%
Detmold	9,510

Tenancy statistics**Major tenants**
(GLA sqm)**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 11.8 hectares located within the prime Brisbane TradeCoast and Port of Brisbane precinct.

The properties effectively represent a future redevelopment opportunity with strong holding income in addition to the 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)	2017
Ownership	100%
Total GLA (sqm)	15,500
Usable site area (sqm)	121,496
WALE (by income)	8.1 years
Occupancy	100%
Ingham's	13,250
Tyne Container Services	884

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 the Brisbane Airport and Gateway Motorway.

Originally constructed in 2000, the facility was substantially upgraded in 2015 and divided into two tenancies, each with segregated traffic flow and dedicated, secure hardstand areas.

Extensive capital upgrades have been completed onsite. A 3,000 square metre expansion to the AP Eagers tenancy was also completed in 2017.

Summary

Year built (or refurbished)	2000 (2015)
Ownership	100%
Total GLA (sqm)	20,931
WALE (by income)	4.8 years
Occupancy	100%
AP Eagers	11,555
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.

The Ceva facility was completed in 2015 and lease expires in May 2025, whilst the former Arrium facility was purpose built at the end of 2009, and is now occupied by the Australian Federal Police.

Year built (or refurbished)	2009 (2015)
Ownership	100%
Total GLA (sqm)	19,738
WALE (by income)	5.4 years
Occupancy	100%
AFP	11,705
Ceva Logistics	8,033

MOTORWAY INDUSTRIAL PARK (QLS)

230–238 Gilmore Road, Berrinba Qld



The site is located in the prime industrial precinct of Berrinba approximately 21 kilometres 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 within south eastern Queensland. This is 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)	Under Construction
Ownership	100%
Total GLA (sqm)	12,300
WALE (by income)	7.0 years
Occupancy	100%
QLS	12,300

Tenancy statistics**Major tenants
(GLA sqm)****PEACHEY ROAD DISTRIBUTION CENTRE**

Lot 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 was purpose built for 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.

Year built (or refurbished)	2015
Ownership	100%
Total GLA (sqm)	10,863
WALE (by income)	13.5 years
Occupancy	100%
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.

Summary

Year built (or refurbished)	2015
Ownership	100%
Total GLA (sqm)	4,414
Usable site area (sqm)	100,920
WALE (by income)	22.8 years
Occupancy	100%
Prixcar	4,414

Tenancy statistics**Major tenants**
(GLA sqm)**GILLMAN DISTRIBUTION CENTRE**

Lot 2, Grand Trunkway, Gillman SA



The property comprises a 31,589 square metres generic distribution centre and is well located, being within close proximity to the Port of Adelaide and 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.

Year built (or refurbished)	1986 (2013)
Ownership	100%
Total GLA (sqm)	31,589
WALE (by income)	4.0 years
Occupancy	100%
AWH/DP World	31,589

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.

Summary

Year built (or refurbished)	2012
Ownership	50.1%
Total GLA (sqm)	45,041
WALE (by income)	19.7 years
Occupancy	100%
Woolworths	45,041

Tenancy statistics**Major tenants**
(GLA sqm)**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.

Year built (or refurbished)	-
Ownership	100%
Total GLA (sqm)	2,240
Usable site area (sqm)	90,500
WALE (by income)	6.9 years
Occupancy	100%
Alex Fraser Group	2,240

ALEX FRASER, EPPING

455 Cooper Street, 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, directly 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.

Summary

Year built (or refurbished)	-
Ownership	100%
Total GLA (sqm)	500
Usable site area (sqm)	242,000
WALE (by income)	12.8 years
Occupancy	100%
Alex Fraser Group	500

Tenancy statistics**Major tenants**
(GLA sqm)**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.

Year built (or refurbished)	-
Ownership	100%
Total GLA (sqm)	3,800
Usable site area (sqm)	305,000
WALE (by income)	19.4 years
Occupancy	100%
Alex Fraser Group	3,800

ALTONA LOGISTICS FACILITY

810–848 Kororoit Creek Road, Altona North Vic.



The property is a 35 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.

Summary

Year built (or refurbished)	2010
Ownership	100%
Total GLA (sqm)	10,551
Usable site area (sqm)	372,300
WALE (by income)	13.9 years
Occupancy	100%
Prixcar	10,551

Tenancy statistics**Major tenants**
(GLA sqm)**BOUNDARY 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. 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 in late 2017 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 GLA of 10,422 square metres and comprises parts storage, heavy vehicle facilities, showroom/office and external concrete sealed display and storage areas.

Year built (or refurbished)	Under Construction
Ownership	100%
Total GLA (sqm)	10,422
WALE (by income)	15.0 years
Occupancy	100%
AHG	10,422

DANDENONG DISTRIBUTION CENTRE

225 Glasscocks Road, Dandenong South Vic.



Currently under construction the property will comprise a state of the art distribution facility of 70,431 square metres 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)	Under Construction
Ownership	48%
Total GLA (sqm)	70,431
WALE (by income)	20.0 years
Occupancy	100%
Woolworths	70,431

Tenancy statistics**Major tenants**
(GLA sqm)**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)	5.7 years
Occupancy	100%
BJ Ball	24,059
Illinois Tool Works	21,657
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)	3.8 years
Occupancy	100%
Metcash	90,370

Tenancy statistics**Major tenants
(GLA sqm)****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.

Year built (or refurbished)	2004–2005
Ownership	100%
Total GLA (sqm)	46,218
WALE (by income)	1.0 years
Occupancy	47.9%
Fastline International	24,662
Kimberly-Clark	16,777

PARKWEST INDUSTRIAL ESTATE

Parkwest Drive, Derrimut 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.

Summary

Year built (or refurbished)	2000–2016
Ownership	100%
Total GLA (sqm)	97,129
WALE (by income)	6.8 years
Occupancy	100%
Abaris	37,767
Manassen Foods	11,105
Effective Logistics	12,643

Tenancy statistics**Major tenants
(GLA sqm)****SOMERTON LOGISTICS CENTRE**

Somerton Vic.



A landmark logistics estate in the north of Melbourne, the Somerton Logistics Centre comprises nine freestanding buildings separated into 11 tenancies, anchored by well known tenant customers such as Chemist Warehouse, Mazda Australia and VISY. The estate provides a highly generic, office and warehouse logistics estate of 128,024 square metres with 3.5% office content and is situated on a site area of 21.7 hectares with nine separate titles providing asset flexibility and the ability to sell down part/s of the estate.

Somerton is a prime industrial and logistics precinct, located approximately 30 kilometres north of the Melbourne CBD, 17 kilometres north east of Tullamarine Airport and 34 kilometres north of the Port of Melbourne.

Year built (or refurbished)	2008
Ownership	100%
Total GLA (sqm)	128,024
WALE (by income)	4.2 years
Occupancy	100%
Chemist Warehouse	39,003
Visy Logistics Pty Ltd	28,321

TRUGANINA DISTRIBUTION FACILITY

485 Dohertys Road, Truganina Vic.



The property provides a state-of-the-art logistics facility that is subject to a long term lease with strong fixed annual income growth of 3.5% p.a. The Lessee is Australia's market leading supermarket operator, Coles Group Limited, a wholly owned subsidiary of Wesfarmers Limited, an ASX top 20 company with a market capitalisation of over \$45 billion. The facility features 10–13.5 metre high clearance warehouse areas, an office content of 5.7% and large 35 metre awnings.

Truganina Distribution Facility Centre is located on a site of 15.9 hectares within the prime logistics precinct of Truganina, just 19 kilometres west of the Melbourne CBD. The property also provides future expansion land of approximately 1.7 hectares allowing potential for a further 10,000 square metres of GLA.

Summary

Year built (or refurbished)	2012
Ownership	50%
Total GLA (sqm)	69,074
WALE (by income)	14.9 years
Occupancy	100%
Major tenants (GLA sqm)	Coles Group Limited 69,074

Tenancy statistics**Major tenants
(GLA sqm)****CANNING VALE DISTRIBUTION CENTRE**

2 Bannister Road, Canning Vale WA



The property comprises a 16.8 hectares high profile corner site with an 76,376 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.

Year built (or refurbished)	1982 (2001)
Ownership	100%
Total GLA (sqm)	76,376
WALE (by income)	3.3 years
Occupancy	56.6%
Major tenants (GLA sqm)	AHG 16,669 IKEA 14,220

CANNING VALE LOGISTICS CENTRE

38 Bannister Road, Canning Vale WA



The property comprises an industrial complex situated on a 3.29 hectare site and, together with 2 Bannister Road, provides a strategic land holding of 19.5 hectares. The original improvements were constructed in 1984 and subsequently expanded in 2001 with modern warehouse accommodation, extending to a gross lettable area of 12,854 square metres. Canning Vale is regarded as the prime industrial precinct in WA, situated approximately 14 kilometres south east of the Perth CBD. The property is in close proximity to Roe Highway, which connects Canning Vale with the eastern industrial suburbs of Welshpool, Kewdale and Forrestfield.

Summary

Year built (or refurbished)	1984 (2001)
Ownership	100%
Total GLA (sqm)	12,854
WALE (by income)	0.0 years
Occupancy	0.0%

Tenancy statistics**Major tenants**
(GLA sqm)**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)	2007
Ownership	100%
Total GLA (sqm)	29,018
WALE (by income)	2.6 years
Occupancy	72.4%
Coles Myer	12,585
Woolworths	2,071

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, Penske, 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 87,617 square metres with expansion land and hardstand/expansion land areas of a further 65,379 square metres.

Summary

Year built (or refurbished)	2009-2012
Ownership	50%
Total GLA (sqm)	87,617
WALE (by income)	7.4 years
Occupancy	100%
Coca Cola	41,579
Linfox	19,810
Toll IPEC	16,405

Tenancy statistics**Major tenants**
(GLA sqm)**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.

Year built (or refurbished)	1984
Ownership	100%
Total GLA (sqm)	5,247
Usable site area (sqm)	31,991
WALE (by income)	6.8 years
Occupancy	100%
Milne Agrigroup	5,247

CHULLORA LOGISTICS PARK (LAND)

2 Hume Highway, Chullora NSW



Chullora Logistics Park is located in one of Australia's most highly sought after industrial precincts. The estate is situated 17 kilometres west of the Sydney CBD, offering efficient access to both the M4 and M5 Motorways and is also in close proximity to the Pacific National Rail Terminal and Enfield Intermodal Terminal.

A HoA has been signed with Rittal for 4,200 square metres on a 10 year lease over part of Building 1, with the development application currently being prepared. A development application is also being prepared for Building 4, for a potential speculative development of this final 12,000 square metre facility which can be leased to two occupiers.

Summary

Year built (or refurbished)	Development Site
Ownership	100%
Total Proposed GLA (sqm)	21,000

M5/M7 LOGISTICS PARK (LAND)

290 Kurrajong Road, Prestons NSW



The property comprises the balance of the M5/M7 Logistics Park and incorporates a vacant, rectangular shaped site of 5.4 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 27,000 square metres and an early works development application has been lodged.

Year built (or refurbished)	Development Site
Ownership	100%
Total Proposed GLA (sqm)	27,000

HUNTINGWOOD LOGISTICS PARK (LAND)

30 Huntingwood Drive, Huntingwood NSW



30 Huntingwood Drive is situated in one of Sydney's premium industrial locations in a market filled by many of the largest corporate industrial occupiers.

The property comprises 5.6 hectares of industrial-zoned land benefited by expansive frontage to the great Western Highway, Huntingwood Drive and the M4 Motorway.

Occupiers have a great opportunity to secure high profile premises, tailored to their needs with flexibility in design and specification.

Summary

Year built (or refurbished)	Development Site
Ownership	100%
Total Proposed GLA (sqm)	32,500

MOTORWAY INDUSTRIAL PARK

230–238 Gilmore Road, Berrinba Qld



The site is located in the prime industrial precinct of Berrinba approximately 21 kilometres 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.

Year built (or refurbished)	Development Site
Ownership	100%
Total Proposed GLA (sqm)	40,000

SHERBROOKE INDUSTRIAL PARK

450 Sherbrooke Road, Willawong Qld



The property comprises a 6 hectare site and 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.

Summary

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

TRADECOAST INDUSTRIAL PARK

200 Holt Street, Pinkenba Qld



The property comprises a 42,000 square metres site that is situated in the Eagle Farm/Pinkenba industrial precinct, one of the most tightly held industrial locations in Brisbane that is sought after by industrial/commercial users given its unparalleled access to the Gateway Arterial Network, Airport and Port.

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 has been obtained for construction of two buildings over a total of 17,500 square metres, with the ability to be split into four tenancies.

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

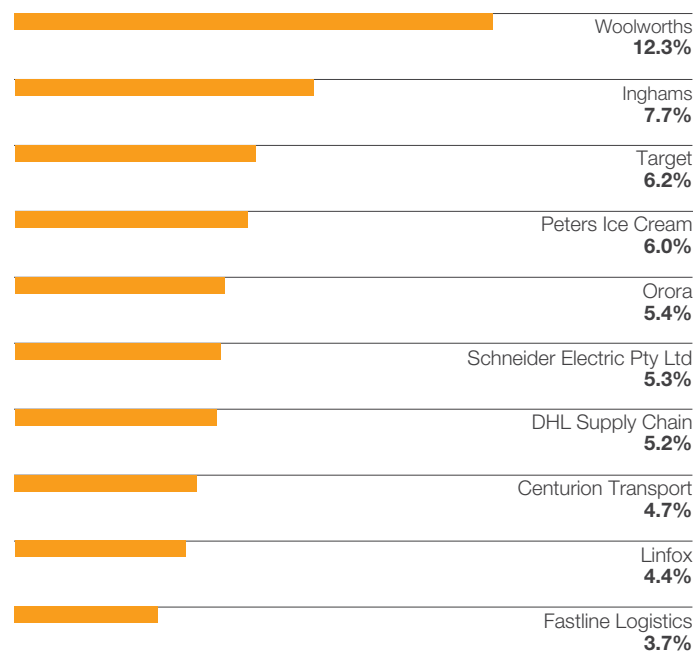


Berrinba Distribution Centre, Berrinba Qld

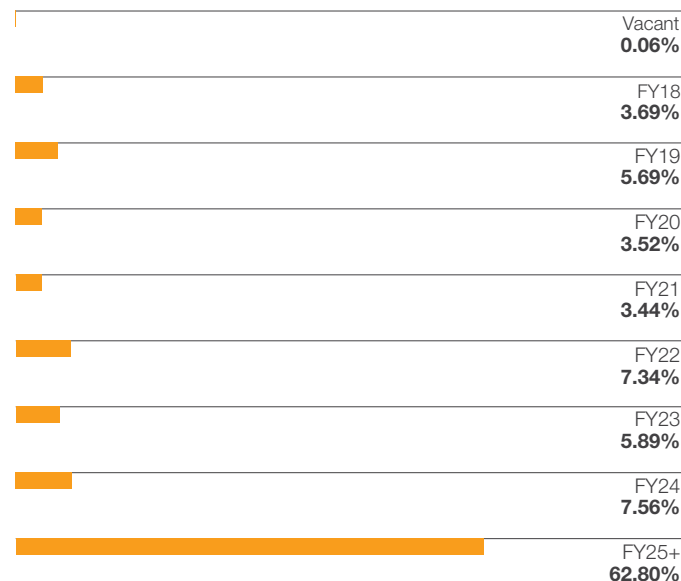
CORE LOGISTICS PARTNERSHIP

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



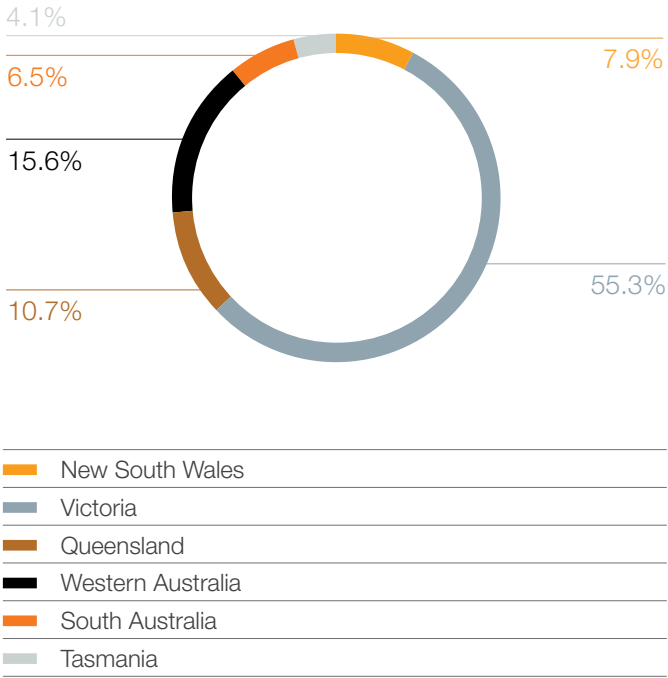
ANNUAL LEASE EXPIRY GROSS INCOME



Gepps Cross Distribution Centre, SA



**GEOGRAPHICAL DIVERSIFICATION
BY CURRENT VALUE**



Summary

Number of properties	23
Number of tenancies	44
Total GLA (sqm)	701,759
WALE (by income)	9.6 years
Occupancy	100%

Tenancy statistics

PROPERTY PORTFOLIO

\$1,334.3

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.33%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

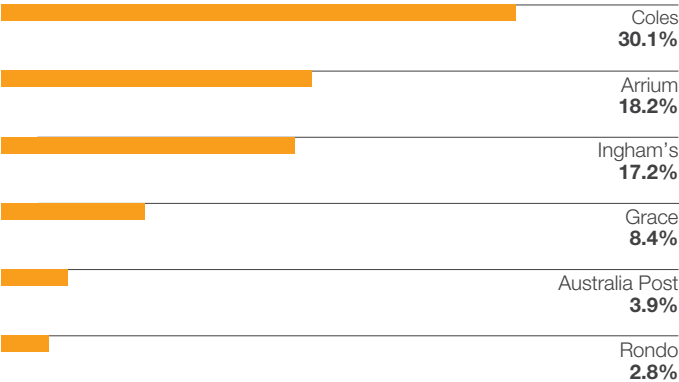
	CLP OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Chullora Distribution Facility NSW	100%	6.9	3.5%
Smithfield Logistics Centre NSW	100%	1.6	3.5%
Yennora Distribution Facility NSW	100%	5.5	3.0%
Cascade Distribution Centre, Connectwest Industrial Park Qld	100%	8.0	3.0%
Murarrie Distribution Centre Qld	100%	17.3	3.0%
Edinburgh Parks Distribution Centre SA	50%	22.4	3.0%
Gepps Cross Distribution Centre SA	100%	6.1	3.0%
Translink Distribution Centre Tas.	49.9%	19.7	2.8%
Courier Please Distribution Centre Vic.	100%	7.0	3.0%
Laverton Cold Storage Distribution Centre, Drystone Estate Vic.	100%	15.0	3.2%
Mulgrave Distribution Facility Vic.	100%	16.5	3.5%
ParkWest Industrial Park Vic.	100%	4.3	3.2%
Rand Distribution Centre Vic.	100%	4.4	3.2%
Reject Shop Distribution Centre, Drystone Estate Vic.	100%	9.3	3.0%

	CLP OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Scoresby Distribution Centre Vic.	100%	7.2	3.0%
Target Distribution Centre, Drystone Estate Vic.	100%	9.5	2.7%
Truganina Logistics Park Vic.	100%	0.3	0.8%
Woolworths Distribution Centre, Drystone Estate Vic.	100%	18.1	2.8%
Stockyards Industrial Estate WA	50%	7.4	2.9%
Hazelmere Distribution Centre WA	100%	15.8	3.0%
Welshpool Industrial Centre WA	100%	9.4	3.5%
Drystone Estate Vic. (land)	100%	-	-
Connectwest Industrial Park Qld (land)	100%	-	-
TOTAL/WEIGHTED AVERAGE		9.6	3.0%

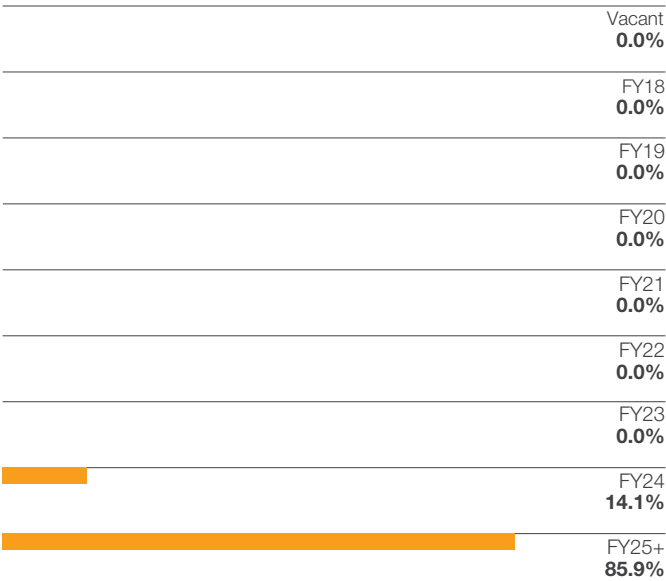
DIRECT INDUSTRIAL FUND NO.2

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

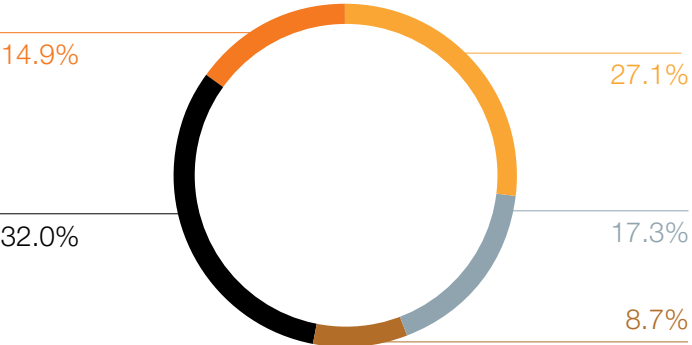


Campbelltown Distribution Centre,
Campbelltown NSW





GEOGRAPHICAL DIVERSIFICATION
BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$266.3

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.65%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	DIF2 OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
St Marys Logistics Facility, St Marys NSW	100%	6.2	3.3%
Campbelltown Distribution Centre, Campbelltown NSW	100%	9.0	3.2%
Ingleburn Distribution Centre, Ingleburn NSW	100%	17.4	3.0%
Cleveland Distribution Centre, Cleveland Qld	100%	19.4	3.0%
Coles Distribution Centre, Adelaide SA	24%	9.6	2.8%
Rondo Facility, Dandenong South, Vic.	100%	6.4	3.2%
Rowville Distribution Centre, Rowville Vic.	100%	10.9	3.3%
Thomastown Distribution Centre, Thomastown Vic.	100%	17.4	3.0%
Coles Distribution Centre, Perth WA	25%	10.9	2.8%
Bibra Lake Distribution Centre, Bibra Lake WA	100%	8.2	3.3%
TOTAL/WEIGHTED AVERAGE		11.1	3.0%

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)	18,418
WALE (by income)	6.2 years
Occupancy	100%
Arrium	18,418

Tenancy statistics**Major tenants**
(GLA sqm)**CAMPBELLTOWN DISTRIBUTION CENTRE**

6 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)	1999 (2014)
Ownership	100%
Total GLA (sqm)	17,766
WALE (by income)	9.0 years
Occupancy	100%
Grace Worldwide Group	17,766

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)	17.4 years
Occupancy	100%
Ingham's	7,748

Tenancy statistics**Major tenants**
(GLA sqm)**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.

Year built (or refurbished)	1985 (1993)
Ownership	100%
Total GLA (sqm)	8,942
WALE (by income)	19.4 years
Occupancy	100%
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 67,947 square metres which was purpose built for Coles in 2008. 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.

Summary

Year built (or refurbished)	2008
Ownership	25%
Total GLA (sqm)	67,947
WALE (by income)	9.6 years
Occupancy	100%
Major tenants (GLA sqm)	Coles Group Limited 67,947

RONDO FACILITY

1 Columbia Court, Dandenong South Vic.



The property is situated to the southern section of Power Park Industrial Estate. The site is located on the corner of Discovery Road and Columbia (Estate) Court and has return frontage to Glasscocks Road. Practical completion of a modern and conventional office warehouse building of 6,500 square metres was achieved in December 2016. The building features segregated truck-marshalling areas, along with 2,200 square metres of canopies.

Year built (or refurbished)	2016
Ownership	100%
Total GLA (sqm)	6,509
WALE (by income)	6.4 years
Occupancy	100%
Major tenants (GLA sqm)	Rondo 6,509

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
WALE (by income)	10.9 years
Occupancy	100%
Major tenants (GLA sqm)	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
WALE (by income)	17.4 years
Occupancy	100%
Major tenants (GLA sqm)	Ingham's 9,063

COLES DISTRIBUTION CENTRE

136 Horrie Miller Drive, Perth WA



The property is a logistics facility with a GLA of 81,647 square metres purpose built for Coles and is located on a 25.0 hectare site strategically situated within Perth Airport, 10 kilometres east of the Perth CBD.

Perth Airport is one of the major logistics hubs in Western Australia, with tenants including Woolworths, Toll, Electrolux and Linfox. The facility comprises a combination of ambient, temperature controlled and freezer facilities together with an administration office and amenities. The property operates as a regional distribution centre for Coles servicing the whole of Western Australia from this location.

Summary

Year built (or refurbished)	2008
Ownership	25%
Total GLA (sqm)	81,647
WALE (by income)	10.9 years
Occupancy	100%
Major tenants (GLA sqm)	Coles Group Limited 81,647

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.

Year built (or refurbished)	1987
Ownership	100%
Total GLA (sqm)	15,698
WALE (by income)	8.2 years
Occupancy	100%
Major tenants (GLA sqm)	Arrium 15,698

DIRECT INDUSTRIAL FUND NO.3

Direct Industrial Fund No.3 (DIF3) was established in September 2014 and is an unlisted property fund invested in a diversified portfolio of quality Australian industrial property assets.

TOP 8 TENANTS BY GROSS INCOME

	Coles 32.8%
	Bradken Resources 15.1%
	Woolworths 12.0%
	Wild Breads Pty Ltd 10.4%
	Cospak 7.4%
	Loscam Australia Pty Ltd 7.4%
	SCT Logistics 6.5%
	Kingston Industries (Tutt Bryant) 4.8%

ANNUAL LEASE EXPIRY GROSS INCOME

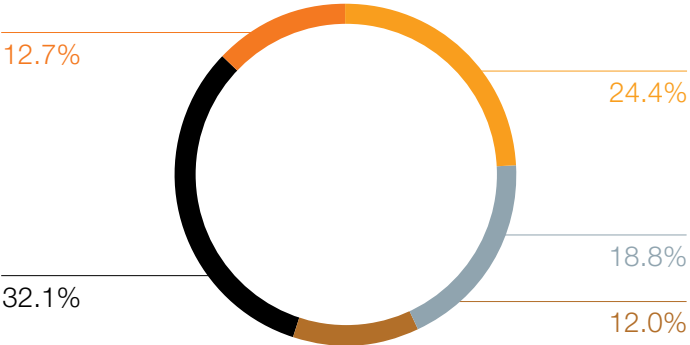
	Vacant 0.0%
	FY18 0.0%
	FY19 0.0%
	FY20 0.0%
	FY21 5.0%
	FY22 0.0%
	FY23 0.0%
	FY24 1.7%
	FY25+ 93.3%

Coles Distribution Centre WA





GEOGRAPHICAL DIVERSIFICATION
BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$309.9¹

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.45%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	DIF3 OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
1 Culverston & 21 Huntsmore Roads, Minto NSW	100%	10.1	2.3%
34–42 Tyrone Place, Erskine Park NSW	100%	3.0	3.5%
54 Tyrone Place, Erskine Park NSW	100%	13.5	3.1%
45 Kiln, Darra Qld	100%	18.5	3.5%
Coles Distribution Centre, Adelaide SA	24%	9.6	2.8%
Dandenong Distribution Centre, Dandenong South Vic. ¹	26%	20.0	2.8%
Bassendean Industrial Estate, Bassendean WA	100%	13.0	3.3%
Coles Distribution Centre, Perth WA	25%	10.9	2.8%
TOTAL/WEIGHTED AVERAGE		13.1	3.0%

2637 Ipswich Road, Darra Qld



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

1 CULVERSTON & 21 HUNTSMORE ROADS

Minto NSW



Located 40 kilometres west of the Sydney CBD in a tightly held industrial market, this property consists of two freestanding warehouse and office buildings that is easily accessible from the Hume Motorway. The Culverston Road premises comprises a large freestanding office and warehouse facility with a GLA totalling 11,428 square metres constructed in 2002. The Huntsmore Rd premises comprise two industrial office and warehouse facilities with a GLA totalling 3,915 square metres.

Summary

Year built (or refurbished)	2002
Ownership	100%
Total GLA (sqm)	15,343
WALE (by income)	10.1 years
Occupancy	100%
Cospak	15,343

Tenancy statistics**Major tenants
(GLA sqm)****34-42 TYRONE PLACE**

Erskine Park NSW



Comprising a modern industrial facility providing high clearance warehousing, and associated offices and staff amenities over two levels and on-grade parking for 53 cars. The property features a large awning with high clearance and hardstand area. The property was developed in 2015. Leased to a privately owned Australian logistics company. The property is located in Erskine Park, a prime industrial location with convenient access to both the M4 and M7 Motorways and the Great Western Highway.

Year built (or refurbished)	2015
Ownership	100%
Total GLA (sqm)	4,570
WALE (by income)	3.0 years
Occupancy	100%
SCT Logistics	4,570

54 TYRONE PLACE

Erskine Park NSW



The property is located at the end of a cul-de-sac within the established industrial Hub at Erskine Park. Works have commenced and are expected to complete in Q3 2017. On completion, the property will comprise two new warehouses with associated offices, container rated hardstands and parking. Both facilities have pre-lease commitments to Loscam Australia and Tutt Bryant.

Summary

Year built (or refurbished)	2017 (expected)
Ownership	100%
Total GLA (sqm)	6,850
Tenancy statistics	
WALE (by income)	13.5 years
Occupancy	100%
Major tenants (GLA sqm)	
Loscam	6,000
Tutt Bryant	850

45 KILN 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.

Year built (or refurbished)	2015
Ownership	100%
Total GLA (sqm)	12,348
WALE (by income)	18.5 years
Occupancy	100%
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.

Summary

Year built (or refurbished)	2007
Ownership	24%
Total GLA (sqm)	67,944
WALE (by income)	9.6 years
Occupancy	100%
Major tenants (GLA sqm)	Coles Group Limited 67,944

DANDENONG DISTRIBUTION CENTRE

225 Glasscocks Road, Dandenong South Vic.



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.

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

BASSENDAN 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.

Summary

Year built (or refurbished)	1950s (2000s)
Ownership	100%
Total GLA (sqm)	31,704
WALE (by income)	13.0 years
Occupancy	100%
Major tenants (GLA sqm)	Bradken Resources 31,704

COLES DISTRIBUTION CENTRE

136 Horrie Miller Drive, Perth WA



The property is a logistics facility with a GLA of 81,647 square metres purpose built for Coles and is located on a 25.0 hectare site strategically situated within Perth Airport, 10 kilometres east of the Perth CBD.

Perth Airport is one of the major logistics hubs in Western Australia, with tenants including Woolworths, Toll, Electrolux and Linfox. The facility comprises a combination of ambient, temperature controlled and freezer facilities together with an administration office and amenities. The property operates as a regional distribution centre for Coles servicing the whole of Western Australia from this location.

Year built (or refurbished)	2008
Ownership	25%
Total GLA (sqm)	81,647
WALE (by income)	10.9 years
Occupancy	100%
Major tenants (GLA sqm)	Coles Group Limited 81,647

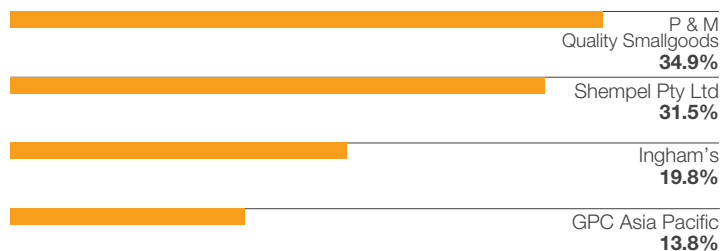


Coles Distribution Centre,
2 Sturton Road, Adelaide SA

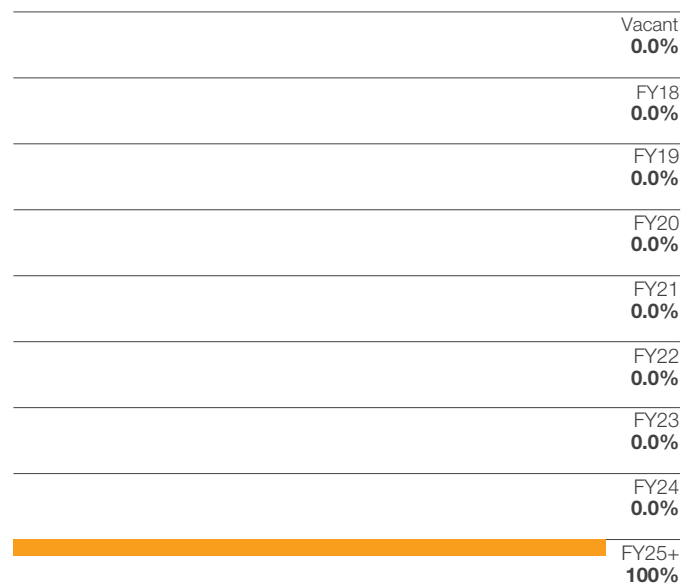
DIRECT INDUSTRIAL FUND NO.4

Direct Industrial Fund No.4 (DIF4) is the fourth in the successful and highly rated industrial fund series which initially launched in 2010. Launched in November 2016, DIF4 will progressively acquire and manage a portfolio of quality long-leased Australian industrial properties.

TOP 4 TENANTS¹ BY GROSS INCOME



ANNUAL LEASE EXPIRY¹ GROSS INCOME



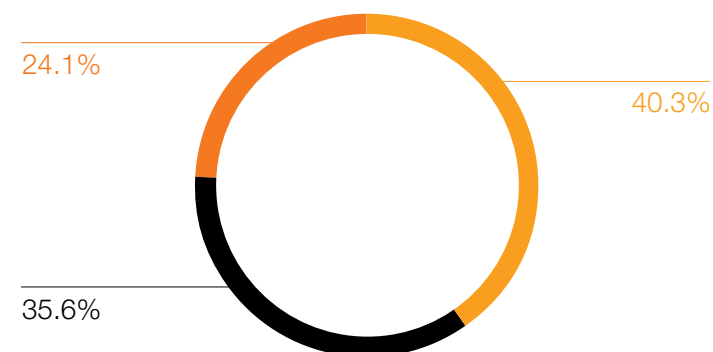
13–39 Pilbara Road, Welshpool WA



1. Excludes DIF4's investment in Core Logistics Partnership (CLP).



GEOGRAPHICAL DIVERSIFICATION¹ BY CURRENT VALUE



- New South Wales
- Western Australia
- South Australia

1. Excludes DIF4's investment in Core Logistics Partnership (CLP).

PROPERTY PORTFOLIO

\$196.9

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.53%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	DIF4 OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
115–121 Jedda Road, Prestons NSW	100%	11.9	CPI
Edinburgh Parks Distribution Centre SA	50%	22.4	3.0%
13–39 Pilbara Road, Welshpool WA	100%	8.7	3.5%
TOTAL/WEIGHTED AVERAGE		11.6	-



115-121 JEDDA ROAD

Prestons NSW



This property is 100% occupied to a strong tenant covenant and is located in a prime industrial corridor of NSW, some 38 kilometres south west of Sydney. Leased to P&M Quality Smallgoods, a wholly owned subsidiary of JBS Meats, Australia's largest meat packer and exporter who has 8,500 employees and exports to more than 50 countries. The property has a purpose built temperature controlled facility of 14,920 square metres across three buildings on a 53,260 square metre site.

Summary

Year built (or refurbished)	1997 (2002)
Ownership	100%
Total GLA (sqm)	14,920
WALE (by income)	11.9 years
Occupancy	100%
P&M Quality Smallgoods	14,920

Tenancy statistics**Major tenants
(GLA sqm)****EDINBURGH PARKS DISTRIBUTION CENTRE**

27-35 Sturton Road, Edinburgh SA



Conveniently located near all major northern industrial road networks, the property is approximately 22 kilometres north of the Adelaide CBD. The property comprises a modern, high quality industrial processing and distribution centre, offices, warehouse and workshop accommodation. The Fund has a 50% interest in the property. With a lettable area of 21,595 square metres and extensive expansion land, the property has 100% occupancy and a 22.4 year lease term. Rent reviews are the lesser of two times CPI or 3% pa. The property was purpose built in 2007 for Ingham's, Australia and New Zealand's largest integrated poultry producer, with more than 8,000 employees.

Year built (or refurbished)	2011
Ownership	50%
Total GLA (sqm)	21,595
WALE (by income)	22.4 years
Occupancy	100%
Ingham's	21,595

13-39 PILBARA ROAD

Welshpool WA



The property is well located within one of the main industrial precincts in WA, within close proximity to all major transport routes both into and out of metropolitan Perth. The property, a large scale, modern industrial facility comprised of two freestanding office and warehouse buildings, extends to 31,291 square metres. The property is fully occupied on long term leases to major automotive parts suppliers AMCAP and GPC. Improvements were completed circa 2005 and again in 2012.

Summary

Year built (or refurbished)	2005 (2012)
Ownership	100%
Total GLA (sqm)	31,291

Tenancy statistics

WALE (by income)	8.7 years
Occupancy	100%

**Major tenants
(GLA sqm)**

AMCAP	19,704
GPC	11,587

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 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.

\$85.8

TOTAL VALUE
OF PORTFOLIO (A\$M)

Summary

Year built (or refurbished)	2007
Ownership	52%
Total GLA (sqm)	67,944
WALE (by income)	9.6 years
Occupancy	100%
Coles Group Limited	67,944

Tenancy statistics

Major tenants (GLA sqm)





RETAIL



168

NUMBER OF
PROPERTIES



6.08%

WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)



97.5%

OCCUPANCY



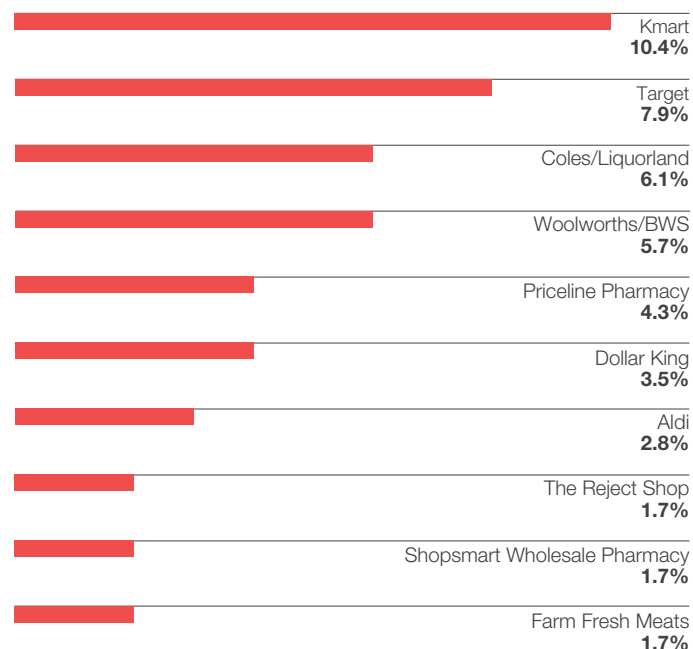
8.5 years

WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

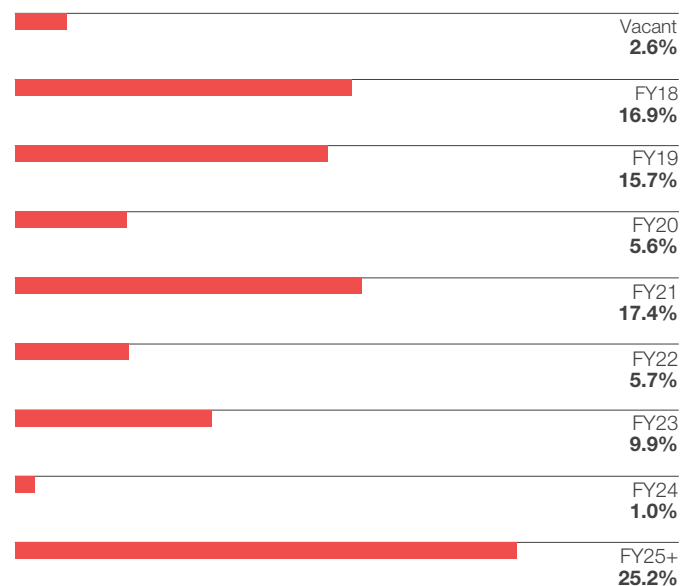
CHARTER HALL PRIME RETAIL FUND

Charter Hall Prime Retail Fund (CPRF) is a wholesale partnership between Charter Hall Group (38%) and an institutional investor (62%). The Fund's seed asset, Campbelltown Mall, was acquired in 2016.

TOP TENANTS BY GROSS INCOME



ANNUAL LEASE EXPIRY GROSS INCOME



PROPERTY PORTFOLIO



CAMPBELLTOWN MALL

271 Queen Street, Campbelltown NSW

Campbelltown Mall comprises a two level sub-regional shopping centre with a total GLA of 42,125 square metres. The centre is anchored by Kmart and Target discount department stores, Coles, Woolworths and Aldi supermarkets.

\$205.0

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.75%

WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)

Summary

Number of properties	1
Number of tenancies	121
Year built (or refurbished)	2007
Ownership	100%
Total GLA (sqm)	42,125

Tenancy statistics

WALE (by income)	4.1 years
Occupancy (by income)	97.4%

Major tenants

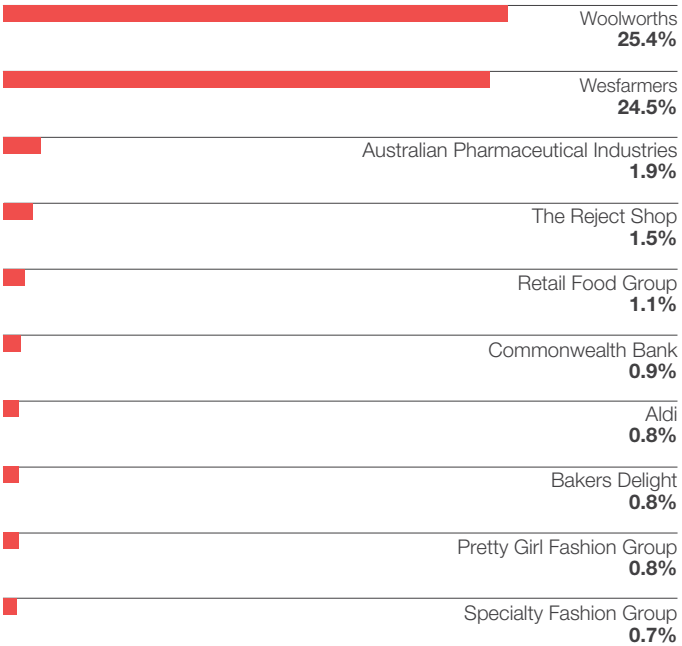
Gross Income
Contribution (%)

Wesfarmers	24.4%
Woolworths Limited	5.7%

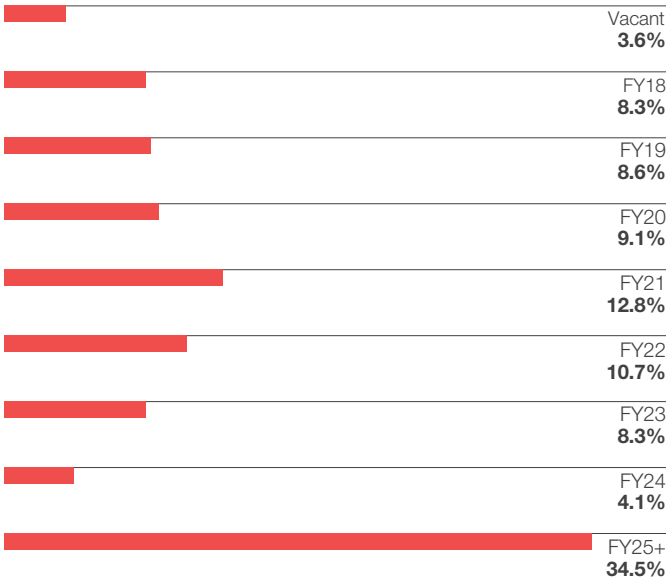
CHARTER HALL RETAIL REIT

Charter Hall Retail REIT (CQR) is a specialist REIT with 22 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 BASE RENT



ANNUAL LEASE EXPIRY GROSS INCOME

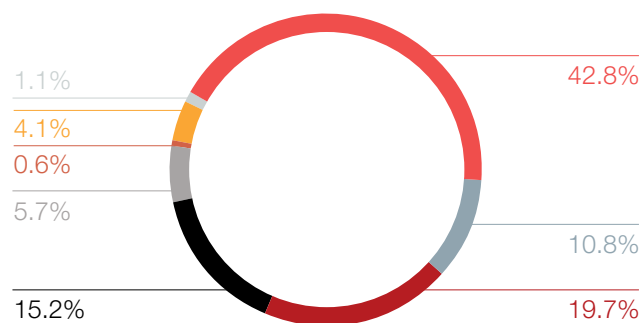


Arana Hills Plaza, Arana Hills Qld



CHARTER HALL RETAIL REIT

GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



■	New South Wales
■	Victoria
■	Queensland
■	Western Australia
■	South Australia
■	Tasmania
■	Australian Capital Territory
■	Northern Territory

SUMMARY

Number of properties	71
Gross lettable area (CQR share, '000 sqm)	560.1
Valuation (CQR share, \$m)	2,764.2
Same property NOI growth	1.0%
Occupancy (by GLA)	98.0%
Average fixed specialty rental increases ¹	4.1%
Portfolio WALE (years)	6.8

OPERATIONAL PERFORMANCE METRICS

1. On existing leases over FY17.

AUSTRALIAN CAPITAL TERRITORY PROPERTY PORTFOLIO

Summary

Number of properties	3
Number of tenancies	67
Total GLA (sqm)	17,314
WALE (by income)	5.4 years
Occupancy (by GLA)	96.8%
Woolworths Limited	29.1%
Wesfarmers	19.1%

Tenancy statistics

Major tenants

ABR¹ Contribution (%)

\$113.6

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.20%

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	869
Total GLA (sqm)	221,541

Tenancy statistics

WALE (by income)	6.6 years
Occupancy (by GLA)	98.4%

Major tenants

ABR¹ Contribution (%)

Woolworths Limited	26.1%
Wesfarmers	21.7%

Salamander Bay Square, Salamander Bay NSW



1. Annual base rent.

NEW SOUTH WALES PROPERTY PORTFOLIO

\$1,184.1

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.15%

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
Cootamundra Woolworths, Cootamundra NSW	100%	Freestander
Cooma Woolworths, Cooma 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 Square Shopping Centre, Morisset NSW	100%	Neighbourhood
Mount Hutton Plaza, Mount Hutton NSW	100%	Neighbourhood
Mudgee Metroplaza, Mudgee NSW	100%	Neighbourhood
Narrabi Coles, Narrabi 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

Singleton Square, Singleton NSW



NORTHERN TERRITORY PORTFOLIO

Summary

Number of properties	1
Number of tenancies	21
Total GLA (sqm)	7,155

Tenancy statistics

WALE (by income)	6.8 years
Occupancy (by GLA)	94.4%

Major tenants

ABR¹ Contribution (%)

Woolworths Limited	54.7%
Wesfarmers	8.1%

\$30.1

TOTAL VALUE
OF PORTFOLIO (A\$M)

7.75%

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	366
Total GLA (sqm)	105,270

Tenancy statistics

WALE (by income)	7.1 years
Occupancy (by GLA)	97.2%

Major tenants

ABR¹ Contribution (%)

Wesfarmers	25.0%
Woolworths Limited	24.3%

Highfields Village Shopping Centre, Highfields Qld



1. Annual base rent.

QUEENSLAND PROPERTY PORTFOLIO

\$544.6

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.42%

WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)

	OWNERSHIP (%)	CLASSIFICATION
Albany Creek Square, Albany Creek Qld	100%	Neighbourhood
Allenstown Square, Rockhampton Qld	100%	Neighbourhood
Arana Hills Plaza, Arana Hills Qld	100%	Sub-regional
Atherton Square, Atherton Qld	100%	Neighbourhood
Bay Plaza, Hervey Bay Qld	100%	Neighbourhood
Bribie Island Shopping Centre, Bribie Island 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 ¹	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

Arana Hills Plaza, Arana Hills Qld



1. Divestment Settled July 2017.

SOUTH AUSTRALIA PROPERTY PORTFOLIO

Summary

Number of properties	4
Number of tenancies	129
Total GLA (sqm)	46,458
WALE (by income)	6.6 years
Occupancy (by GLA)	97.0%
Woolworths Limited	38.5%
Wesfarmers	16.7%

Tenancy statistics

Major tenants

ABR¹ Contribution (%)

\$156.7

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.70%

WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)

OWNERSHIP (%)

CLASSIFICATION

Brickworks Marketplace, Torrensville SA	50%	Sub-regional
Renmark Square, Renmark SA	100%	Sub-regional
Southgate Square, Morphett Vale SA	100%	Sub-regional
Wharflands Plaza, Port Augusta SA ²	100%	Sub-regional

Brickworks Marketplace, Torrensville SA



1. Annual base rent.
2. Divestment Settled July 2017.

TASMANIA PROPERTY PORTFOLIO

Summary

Number of properties	2
Number of tenancies	3
Total GLA (sqm)	4,824

Tenancy statistics

WALE (by income)	5.3 years
Occupancy (by GLA)	100%

Major tenants

ABR¹ Contribution (%)

Woolworths Limited	96.4%
--------------------	-------

\$17.7

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.61%

WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)

	OWNERSHIP (%)	CLASSIFICATION
Smithton Woolworths, Smithton Tas.	100%	Freestander
Wynyard Woolworths, Wynyard Tas.	100%	Freestander

1. Annual base rent.



VICTORIA PROPERTY PORTFOLIO

Summary

Number of properties	6
Number of tenancies	155
Total GLA (sqm)	63,734
WALE (by income)	6.4 years
Occupancy (by GLA)	98.6%
Wesfarmers	34.5%
Woolworths Limited	17.9%

Tenancy statistics

Major tenants

ABR¹ Contribution (%)

\$297.4

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.06%

WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)

	OWNERSHIP (%)	CLASSIFICATION
Bairnsdale Coles, Bairnsdale Vic.	100%	Freestander
Kerang Safeway, Kerang Vic.	100%	Freestander
Kyneton Shopping Centre, Knyeton Vic.	100%	Neighbourhood
Lansell Square, Bendigo Vic.	100%	Sub-regional
Moe Coles, Moe Vic.	100%	Freestander
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	271
Total GLA (sqm)	93,790

Tenancy statistics

WALE (by income)	7.9 years
Occupancy (by GLA)	97.6%

Major tenants

ABR¹ Contribution (%)

Wesfarmers	31.4%
Woolworths Limited	18.5%

\$420.0

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.58%

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 Square, Secret Harbour WA	100%	Sub-regional
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

Secret Harbour Square, Secret Harbour WA

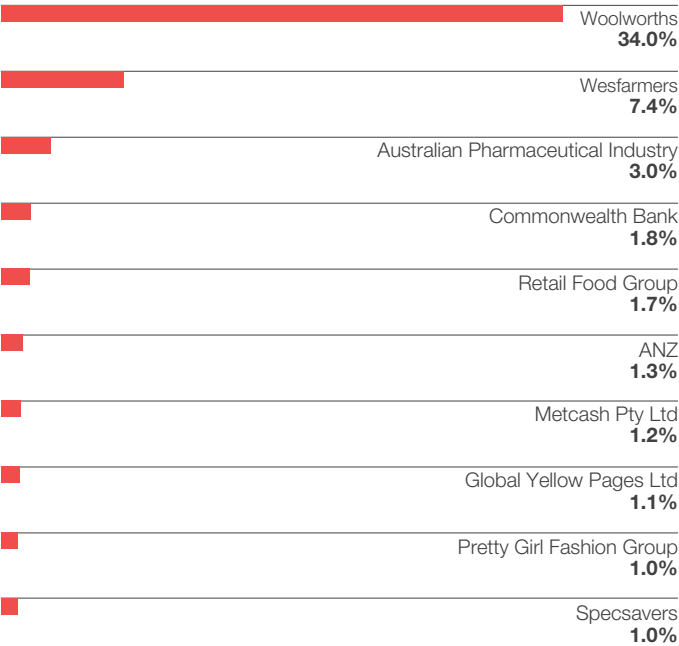


1. Annual base rent.

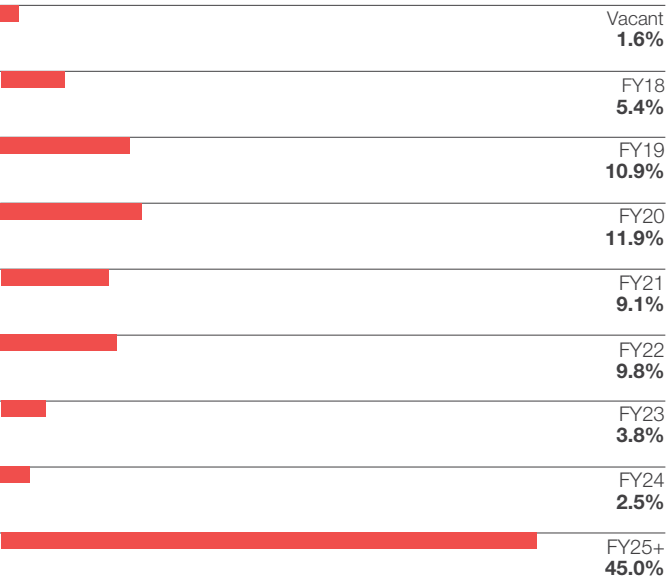
RETAIL PARTNERSHIP NO.1

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

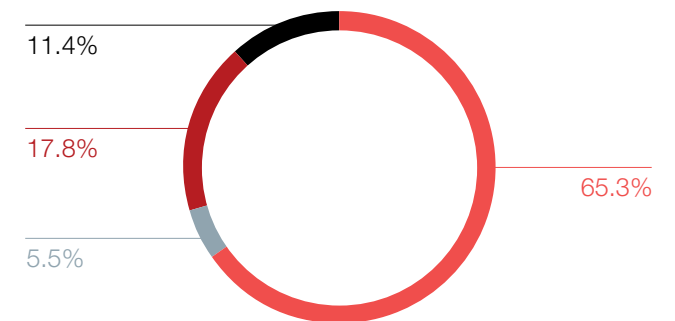


Wanneroo Central, Wanneroo WA





GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$579.0

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.91%

WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)

Summary

Tenancy statistics

Major tenants

Gross Income
Contribution (%)

	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 ¹	50%	Neighbourhood
Brickworks Marketplace, Torrensville SA	50%	Sub-regional
Wanneroo Central, Wanneroo WA	50%	Sub-regional

Number of properties	9
Number of tenancies	332
Total GLA (sqm)	102,066
WALE (by income)	9.8 years
Occupancy (by income)	98.4%
Woolworths Limited	34.0%
Wesfarmers	7.4%

Carnes Hill Marketplace, Horningsea Park NSW

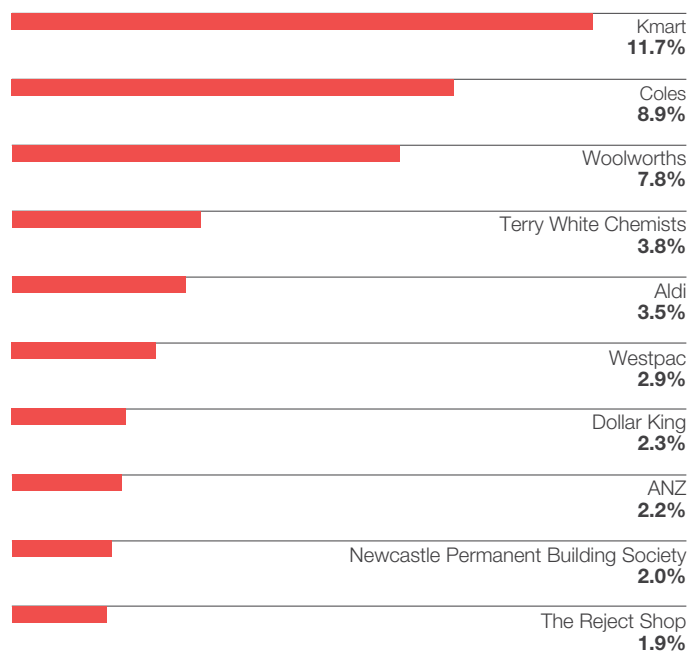




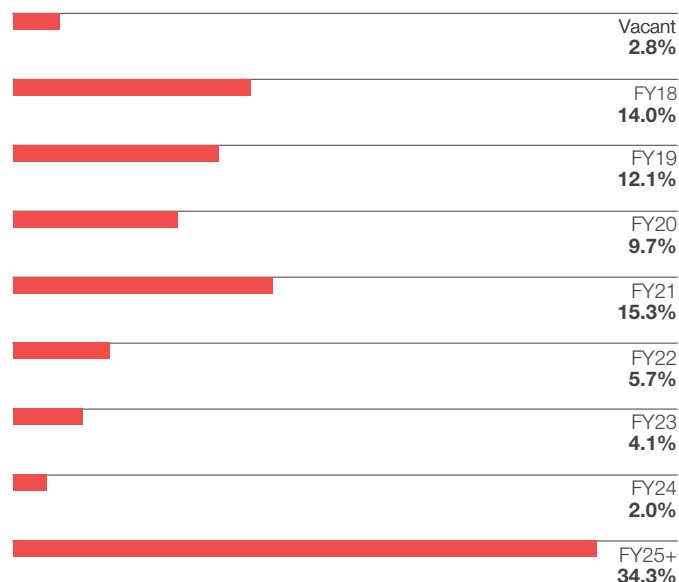
RETAIL PARTNERSHIP NO.2

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.

\$226.0

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.75%

WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)

Summary

Number of properties	1
Number of tenancies	106
Total GLA (sqm)	29,151
Ownership	52.5%
Classification	Sub-regional

Tenancy statistics

WALE (by income)	4.8 years
Occupancy (by income)	97.2%

Major tenants

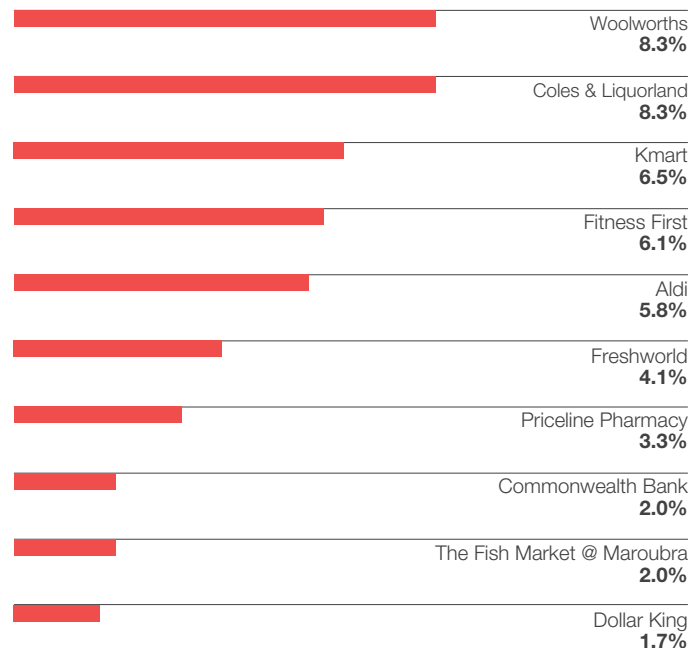
Gross Income
Contribution (%)

Wesfarmers	20.6%
Woolworths Limited	7.8%

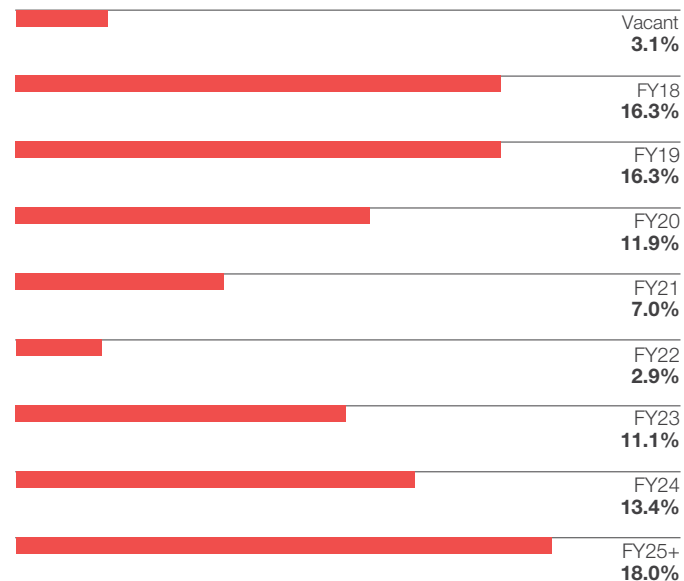
RETAIL PARTNERSHIP NO.6

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.

\$257.5

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.75%

WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)

Summary

Number of properties	2
Number of tenancies	128
Total GLA (sqm)	33,301
Ownership	100%
Classification	Sub-regional

Tenancy statistics

Major tenants

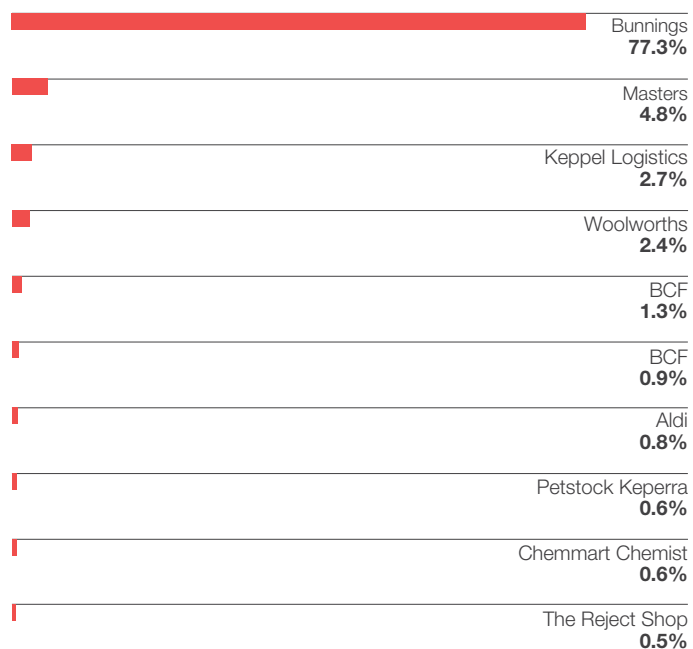
Gross Income
Contribution (%)

WALE (by income)	3.3 years
Occupancy (by income)	96.9%
Wesfarmers	14.8%
Woolworths Limited	8.3%

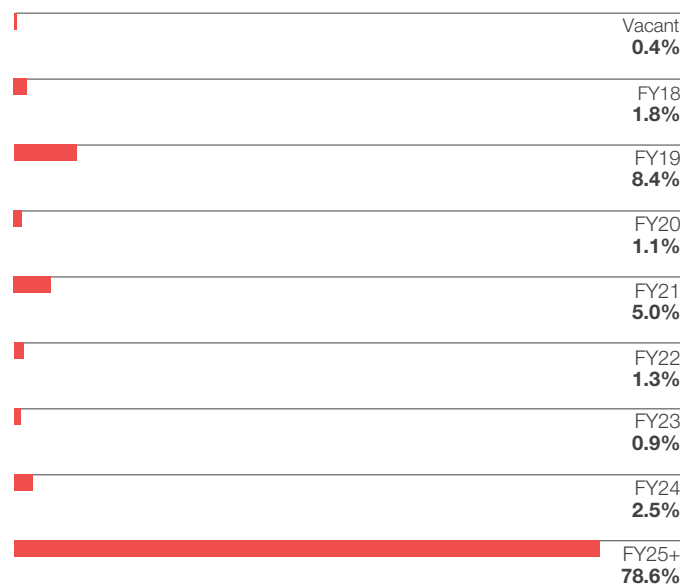
LONG WALE HARDWARE PARTNERSHIP

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

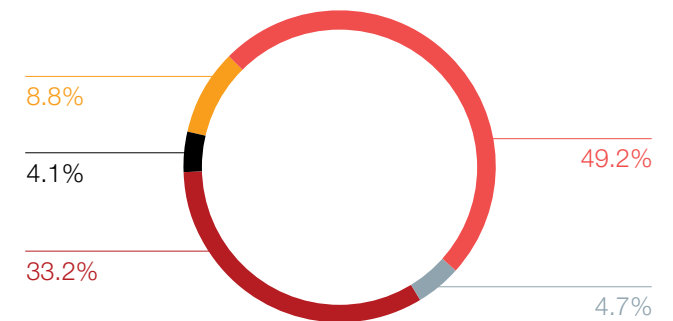


ANNUAL LEASE EXPIRY GROSS INCOME





GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$740.0

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.62%

WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)

	OWNERSHIP (%)	CLASSIFICATION
Bunnings, Gungahlin ACT	100%	Metro
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, Northmead NSW	100%	Metro
Bunnings, Burleigh Heads Qld	100%	Metro
Bunnings, Cairns Qld	100%	Regional
Bunnings, Keperra Qld	100%	Metro
Bunnings, Mackay South Qld ¹	100%	Regional
Bunnings, Stafford Qld	100%	Metro
Stafford Wiley Qld	100%	Metro
Great Western Super Centre, Keppera Qld	100%	Metro
Bunnings, Dandenong Vic.	100%	Metro
Bunnings, Armadale WA	100%	Metro

Summary

Number of properties	17
Number of tenancies	84
Total GLA (sqm)	250,060
WALE (by income)	9.3 years
Occupancy (by income)	99.6%

Tenancy statistics

1. Divested July 2017.





LONG WALE INVESTMENT PARTNERSHIP

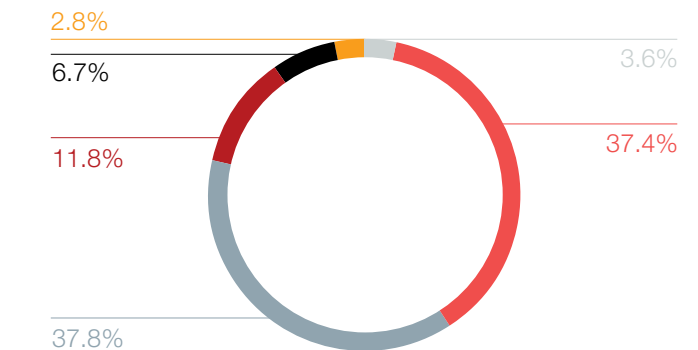
Long WALE Investment Partnership (LWIP) is a newly established fund in which the Charter Hall Group has a 5% interest. The portfolio comprises 57 hospitality assets subject to initial 20 year lease terms.

Summary

Number of properties	57
Number of tenancies	57
Total GLA (sqm)	160,721
WALE (by income)	17.3 years
Occupancy (by income)	100%

Tenancy statistics

GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$727.8

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.02%

WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)

	OWNERSHIP (%)
Boomerang Hotel, Lavington NSW	55%
Greenhouse Tavern, Coffs Harbour NSW	55%
Westower Tavern, West Ballina NSW	55%
Allenstown Hotel, Allenstown Qld	55%
Brunswick Hotel, New Farm Qld	55%
Buderim Tavern, Buderim Qld	55%
Capalaba Tavern, Capalaba Qld	55%
Commercial Hotel, Nerang Qld	55%
Dog and Parrot Hotel, Robina Qld	55%
Federal Hotel, Toowoomba Qld	55%
Glenmore Tavern, Rockhampton Qld	55%
Harvey Road Tavern, Clinton Qld	55%
Highfields Tavern, Highfields Qld	55%
Hinterland Hotel Motel, Nerang Qld	55%
Kawana Waters Hotel, Kawana Waters Qld	55%
Old Sydney Hotel, Maryborough Qld	55%
Parkwood Tavern, Parkwood Qld	55%
Redbank Plains Tavern, Redbank Plains Qld	55%
Royal Beenleigh Hotel, Beenleigh Qld	55%
Russell Tavern, Dalby Qld	55%
Villa Noosa Hotel, Noosaville Qld	55%
Waterfront Hotel, Diddillibah Qld	55%
Federal Hotel, Mt Gambier SA	55%
Findon Hotel, Findon SA	55%
Norwood Hotel, Norwood SA	55%
Royal Oak, North Adelaide SA	55%
Slug N Lettuce British Pub, Parafield Gardens SA	55%
Victoria Hotel, O'Halloran Hill SA	55%
Carlyle Hotel, Derwent Park Tas.	55%

	OWNERSHIP (%)
Gateway Inn Hotel, Devonport Tas.	55%
Riverside Hotel Motel, Riverside Tas.	55%
Albion Charles Hotel, Northcote Vic.	55%
Balaclava Hotel, St Kilda East Vic.	55%
Cherry Hill Tavern, Doncaster Vic.	55%
Coolaroo Hotel, Coolaroo Vic.	55%
Croxton Park Hotel, Thornbury Vic.	55%
Excelsior Hotel, Thomastown Vic.	55%
First & Last Hotel, Hadfield Vic.	55%
Glengala Hotel, Sunshine Vic.	55%
Manhattan Hotel, Ringwood Vic.	55%
Monash Hotel, Clayton Vic.	55%
Moreland Hotel, Brunswick Vic.	55%
Oakleigh Junction Hotel, Oakleigh Vic.	55%
Palace Hotel, Camberwell Vic.	55%
Preston Hotel, Preston Vic.	55%
St Albans Hotel, St Albans Vic.	55%
Waltzing Matilda Hotel, Springvale Vic.	55%
Belmont Tavern, Cloverdale WA	55%
Bull Creek Tavern, Bull Creek WA	55%
Dunsborough Hotel, Dunsborough WA	55%
Greenwood Hotel, Greenwood WA	55%
Herdsmen Lake Tavern, Wembley WA	55%
Highway Hotel, Bunbury WA	55%
Hyde Park Hotel, West Perth WA	55%
Lakers Tavern, Thornline WA	55%
Peel Alehouse, Halls Head WA	55%
Ship Inn, Busselton WA	55%

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 Charter Hall Group has a 10% interest.

\$157.2

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.01%

WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)

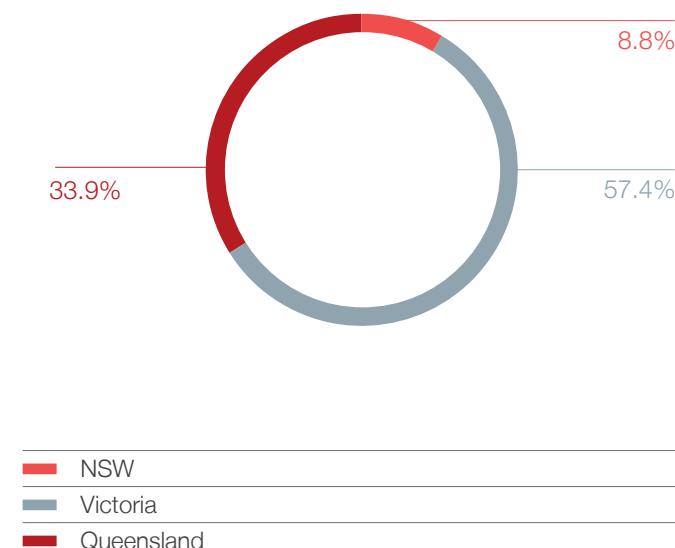
Summary

Tenancy statistics

	OWNERSHIP (%)
Dan Murphy's Mosman NSW	100%
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	9
Number of tenancies	9
Total GLA (sqm)	22,671
WALE (by income)	18.0 years
Occupancy (by income)	100%

GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



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.

\$93.1

TOTAL VALUE
OF PORTFOLIO (A\$M)

5.81%

WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)

Summary

Tenancy statistics

Major tenant

ABR¹ Contribution (%)

	OWNERSHIP (%)	WALE (YEARS)
Bunnings, Armidale NSW	100%	8.1
Bunnings, Rouse Hill NSW	100%	7.4
Bunnings, Tarree NSW	100%	8.7
Bunnings, Rosebud Vic.	100%	7.4
TOTAL / WEIGHTED AVERAGE		7.8

Number of properties	4
Number of tenancies	4
Total GLA (sqm)	42,052
WALE (by income)	7.8 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).

\$107.6

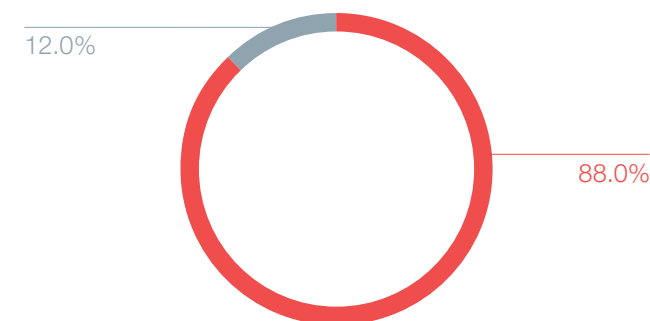
TOTAL VALUE
OF PORTFOLIO (A\$M)

6.16%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	DAT OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
2A Victoria Avenue, Castle Hill NSW	100%	10.1	4.0%
26-28 Waratah Street, Kirrawee NSW	100%	13.2	CPI + 0.5%
18-28 Anzac Avenue, Hillcrest Qld	100%	14.4	CPI + 0.5%
TOTAL / WEIGHTED AVERAGE		11.3	-

GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



■ New South Wales
■ Queensland

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)	10.1 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)	13.2 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 was completed in December 2016.

Summary

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

Tenancy statistics

WALE (by income)	14.4 years
Occupancy (by income)	100%

Major tenants (GLA sqm)

Automotive Holdings Group	2,715
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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).

\$86.2¹

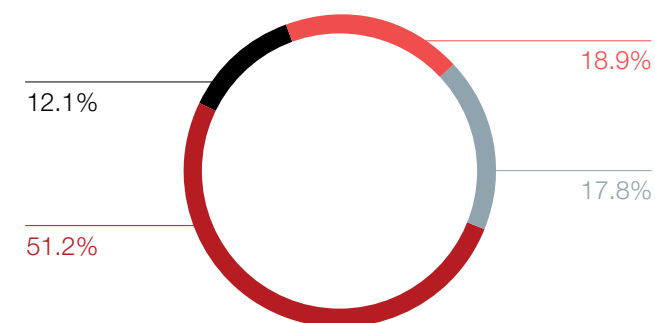
TOTAL VALUE
OF PORTFOLIO (A\$M)

6.48%

WEIGHTED AVERAGE
CAPITALISATION RATE
(WACR)

	DAT OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
375-377 Hume Highway, Liverpool NSW ²	100%	15.0	CPI + 0.5%
Mount Gravatt Properties, Mount Gravatt Qld	100%	9.0	CPI + 0.5%
Lot 1, 530 McDonalds Road, South Morang Vic. ²	100%	15.0	CPI + 0.5%
441-445 Waneroo Road, Balcatta WA	100%	14.0	3.5%
TOTAL/WEIGHTED AVERAGE		11.8	-

GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE²



■	New South Wales
■	Victoria
■	Queensland
■	Western Australia

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

2. Lease term at development completion.

375-377 HUME HIGHWAY

Liverpool, NSW



Artist's Impression

The property is under construction and 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)	9.0 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)	3,467
WALE (by income)	15.0 years
Occupancy (by income)	100%
Automotive Holdings Group	3,467

Tenancy statistics**Major tenants**
(GLA sqm)**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)	14.0 years
Occupancy (by income)	100%
Automotive Holdings Group	3,455



DIVERSIFIED



80¹

NUMBER OF
PROPERTIES



6.20%¹

WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)



100%¹

OCCUPANCY



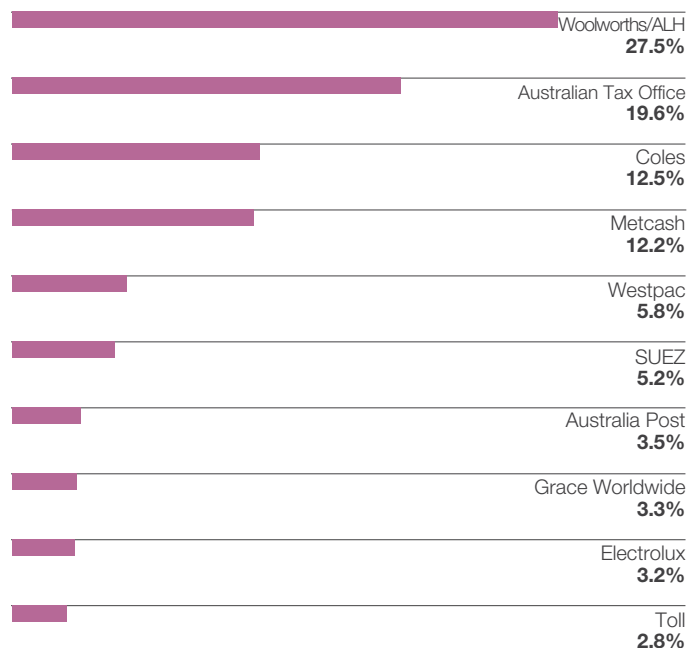
11.8 years¹

WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

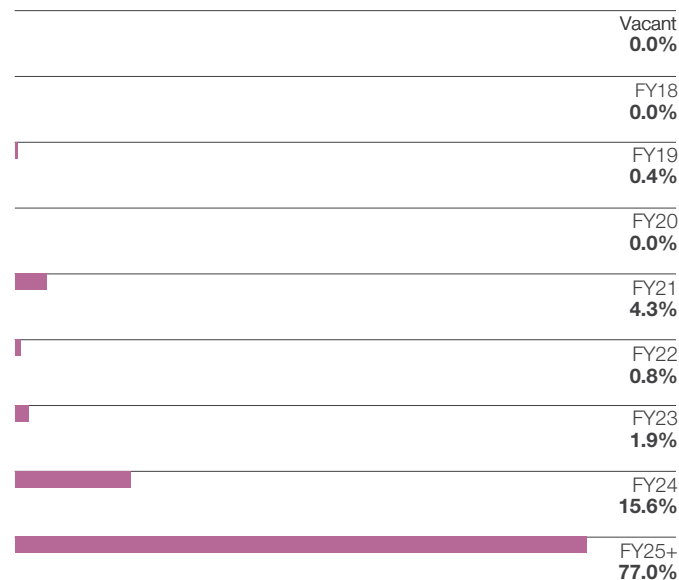
CHARTER HALL LONG WALE REIT

Charter Hall Long WALE REIT (ASX: CLW), is an Australian Real Estate Investment Trust ("REIT") listed on the ASX. The REIT is focused on providing investors with stable and secure income and targeting income and capital growth through an exposure to long WALE properties. The REIT is focused on assets that are predominantly leased to tenants with strong covenants on long term leases.

TOP 10 TENANTS BY GROSS INCOME



ANNUAL LEASE EXPIRY GROSS INCOME



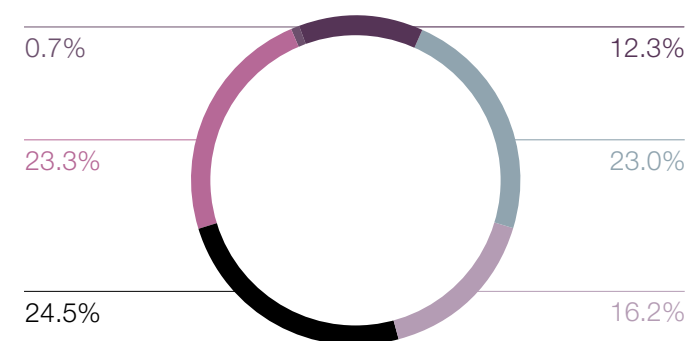
Note: Metrics include Bunnings South Mackay, Qld, acquired 3 July 2017.



Australia Post, Kingsgrove NSW



GEOGRAPHICAL DIVERSIFICATION BY CURRENT VALUE



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

PROPERTY PORTFOLIO

\$1,397.2

TOTAL VALUE
OF PORTFOLIO (A\$M)

6.20%

WEIGHTED AVERAGE
CAPITALISATION
RATE (WACR)

11.8YRS

WEIGHTED AVERAGE
LEASE EXPIRY (WALE)

2.9%

WEIGHTED AVERAGE
RENT REVIEWS
(WARR)

OFFICE

	CLW OWNERSHIP (%)	WALE (YEARS)	WEIGHTED AVG RENT REVIEWS (%)
Westpac 4-16 Montgomery Street Kogarah NSW	50.1%	17.0	CPI

Australian Taxation Office 12-26 Franklin Street Adelaide SA	100%	9.8	3.8%
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INDUSTRIAL

Australia Post Australia Post Business Hub Kingsgrove NSW	100%	9.0	3.5%
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12 Lancley Place Artarmon NSW	100%	29.5	3.0%
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20 Davis Road Wetherill Park NSW	100%	9.5	3.0%
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201-205 Newton Road Wetherill Park NSW	100%	4.5	3.0%
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Coates Hire 29-47 Mudgee Street Kingston Qld	100%	15.7	4.0%
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Grace Worldwide 420 Sherbrooke Road Willawong Qld	100%	6.1	3.5%
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28 Weyba Street Lower Nudgee Qld	100%	19.5	3.0%
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Electrolux 76-80 Howards Road Beverley SA	100%	7.4	3.5%
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Coles Distribution Centre Truganina 485 Dohertys Road Truganina Vic.	50%	15.0	3.5%
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INDUSTRIAL CONTINUED

Toll 13-20 Horsburgh Drive Altona North Vic.	100%	8.4	3.5%
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Woolworths Distribution Centre Dandenong 255 Glasscocks Road Dandenong Vic.	26%	20.0 ¹	2.8%
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Woolworths Distribution Centre Hoppers Crossing 364-426 Old Geelong Road Hoppers Crossing Vic.	100%	3.5	3.0%
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64-84 Waterview Close Dandenong South Vic.	100%	9.5	3.0%
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71 Bosworth Road Bairnsdale Vic.	100%	1.5	3.0%
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252-254 Rex Road Campbellfield Vic.	100%	1.5	3.0%
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Coles Distribution Centre Perth 136 Horrie Miller Drive Perth WA	49.9%	10.9	2.8%
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Metcash Distribution Centre 218 Bannister Road Canningvale WA	100%	6.6	CPI
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15 Attwell Street Landsdale WA	100%	14.5	3.0%
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82 Leviathan Street South Boulder WA	100%	14.5	3.0%
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116 Kurnall Road Welshpool WA	100%	14.5	3.0%
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1. Reflects WALE on lease commencement.

PROPERTY PORTFOLIO

	OWNERSHIP (%)
RETAIL	
Boomerang Hotel, Lavington NSW	45%
Greenhouse Tavern, Coffs Harbour NSW	45%
Westtower Tavern, West Ballina NSW	45%
Harvey Road Tavern, Clinton Qld	45%
Allenstown Hotel, Allenstown Qld	45%
Brunswick Hotel, New Farm Qld	45%
Buderim Tavern, Buderim Qld	45%
Capalaba Tavern, Capabala Qld	45%
Commercial Hotel, Nerang Qld	45%
Dog and Parrot Hotel, Robina Qld	45%
Federal Hotel, Toowoomba Qld	45%
Glenmore Tavern, Rockhampton Qld	45%
Highfields Tavern, Highfields Qld	45%
Hinterland Hotel Motel, Nerang Qld	45%
Kawana Waters Hotel, Kawana Waters Qld	45%
Old Sydney Hotel, Maryborough Qld	45%
Parkwood Tavern, Parkwood Qld	45%
Redbank Plains Tavern, Redbank Plains Qld	45%
Royal Beenleigh Hotel, Beenleigh Qld	45%
Russell Tavern, Dalby Qld	45%
Villa Noosa Hotel, Noosaville Qld	45%
Waterfront Hotel, Diddillibah Qld	45%
Federal Hotel, Mt Gambier SA	45%
Findon Hotel, Findon SA	45%
Norwood Hotel, Norwood SA	45%
Royal Oak, North Adelaide SA	45%
Slug N Lettuce British Pub, Parafield Gardens SA	45%
Victoria Hotel, O'Halloran Hill SA	45%
Carlyle Hotel, Derwent Park Tas.	45%

	OWNERSHIP (%)
RETAIL CONTINUED	
Gateway Inn Hotel, Devonport Tas.	45%
Riverside Hotel Motel, Riverside Tas.	45%
Albion Charles Hotel, Northcote Vic.	45%
Balaclava Hotel, St Kilda East Vic.	45%
Cherry Hill Tavern, Doncaster Vic.	45%
Coolaroo Hotel, Coolaroo Vic.	45%
Croxtan Park Hotel, Thornbury Vic.	45%
Excelsior Hotel, Thomastown Vic.	45%
First & Last Hotel, Hadfield Vic.	45%
Glengala Hotel, Sunshine Vic.	45%
Manhattan Hotel, Ringwood Vic.	45%
Monash Hotel, Clayton Vic.	45%
Moreland Hotel, Brunswick Vic.	45%
Oakleigh Junction Hotel, Oakleigh Vic.	45%
Palace Hotel, Camberwell Vic.	45%
Preston Hotel, Preston Vic.	45%
St Albans Hotel, St Albans Vic.	45%
Waltzing Matilda Hotel, Springvale Vic.	45%
Belmont Tavern, Cloverdale WA	45%
Bull Creek Tavern, Bull Creek WA	45%
Dunsborough Hotel, Dunsborough WA	45%
Greenwood Hotel, Greenwood WA	45%
Herdsmen Lake Tavern, Wembley WA	45%
Highway Hotel, Bunbury WA	45%
Hyde Park Hotel, West Perth WA	45%
Lakers Tavern, Thornline WA	45%
Peel Alehouse, Halls Head WA	45%
Ship Inn, Busselton WA	45%
Bunnings South Mackay, Qld ¹	100%

1. Settled July 2017.

WESTPAC

4–16 Montgomery Street, Kogarah NSW



The property is an A-grade commercial office building, constructed in 1990 and comprising five levels of office space and parking for 597 vehicles.

The property is currently leased to Westpac Banking Corporation, which occupies 100% of the property.

The building underwent an extensive refurbishment in 2016, which included base building works, upgrades to plant and equipment and tenant fitout works.

Summary

Year built (or refurbished)	1990 (2016)
Grade	A
Ownership	50.1%
Total NLA (sqm)	31,724
Typical floor plate (sqm)	5,226
Car spaces	597
WALE (by income)	17.0 years
Occupancy	100%
Westpac Banking Corporation	31,724

Tenancy statistics**Major tenants**
NLA (sqm)**AUSTRALIAN TAXATION OFFICE**

12–26 Franklin Street, Adelaide SA



The Australian Taxation Office Adelaide is a modern, A-grade CBD high rise office tower, constructed in 2012. The building comprises 17 levels of office space and basement parking for 114 vehicles. The building has been certified with a 5 Star Green Star Office As Built v3 rating and a base building 5.5 star NABERS Energy rating.

The property is located within the core office precinct of the Adelaide CBD and forms part of the City Central precinct, a redevelopment that includes the existing GPO building.

The building is fully leased to four tenants including the major tenant, the Commonwealth of Australia (represented by the Australian Taxation Office).

Year built (or refurbished)	2013
Grade	A
Ownership	100%
Total NLA (sqm)	36,802
Typical floor plate (sqm)	1,769–2,513
Car spaces	114
WALE (by income)	9.8 years
Occupancy	100%
Commonwealth Government	30,979
Australia Post	5,291

AUSTRALIA POST

Australia Post Business Hub, Kingsgrove NSW



The property comprises a modern office and warehouse facility of 6,729 square metres situated on a site of 1.4 hectares fully leased to Australia Post. The property was purpose built for Australia Post and has been configured to comprise ground floor post bike storage, post office, mail sorting area and rear warehousing together with first floor offices.

The property is located within the Kingsgrove industrial precinct, some 13 kilometres south-west of the Sydney CBD and features convenient access to the M5 Motorway, Sydney Airport and Port Botany.

Summary

Year built (or refurbished)	2011
Ownership	100%
Total GLA (sqm)	6,729
WALE (by income)	9.0 years
Occupancy	100%
Major tenants (GLA sqm)	Australia Post 6,729

12 LANCLEY PLACE

Artarmon NSW



The property comprises a purpose built waste transfer station, with the main building built over two levels. The building provides a large central floor opening with four pits which permit gravity processing to various waste packers below and an overhead deodoriser. The pits transfer waste from the sorting floor of the warehouse into transfer vehicles to take the waste to offsite landfill.

Located in a tightly-held industrial precinct in Artarmon, the property benefits from easy access to the Pacific Highway and Gorehill Freeway. The property is situated in a cul-de-sac among well established industrial properties and close to the North Shore Private Hospital. The property is located 7 kilometres north of the Sydney CBD and 3 kilometres north of North Sydney.

Year built (or refurbished)	1995
Ownership	100%
Total GLA (sqm)	4,309
WALE (by income)	29.5 years
Occupancy	100%
Major tenants (GLA sqm)	SUEZ 4,309

20 DAVIS ROAD

Wetherill Park NSW



The property comprises a purpose built waste transfer station and weighbridge. The building has a two storey office component at the front and large open span waste processing area to the rear. The warehouse is accessed via multiple roller shutter doors and offers internal clearances ranging from 8.9–9.2 metres. A large awning provides all weather loading and additional undercover storage. The site offers full drive around capability providing excellent vehicle circulation.

The property is surrounded by traditional industrial developments of low to high clearance warehouses and other operations. Wetherill Park is located approximately 30 kilometres west of the Sydney CBD and enjoys excellent access to major Sydney arterial road networks including the Prospect Highway, Cumberland Highway, the M4, M5 and M7 Motorways.

Summary

Year built (or refurbished)	1993
Ownership	100%
Total GLA (sqm)	3,975
WALE (by income)	9.5 years
Occupancy	100%
Major tenants (GLA sqm)	SUEZ 3,975

201–205 NEWTON ROAD

Wetherill Park NSW



The property comprises an office component over two levels adjoining warehouse amenity. The main warehouse provides open plan storage and operational uses, with the second and smaller one offering paint and wash bay facilities. Both warehouses comprise multiple roller door access. The property also comprises extensive hardstand areas and staff parking.

The property is situated on the northern side of Newton Road between Coates Place and Hexham Place and is surrounded by traditional industrial developments of low to high clearance warehouses and other operations. Wetherill Park is located approximately 30 kilometres west of the Sydney CBD and enjoys excellent access to major Sydney arterial road networks including the Prospect Highway, Cumberland Highway, the M4, M5 and M7 Motorways.

Year built (or refurbished)	1991
Ownership	100%
Total GLA (sqm)	2,987
WALE (by income)	4.5 years
Occupancy	100%
Major tenants (GLA sqm)	SUEZ 2,987

COATES HIRE

29–47 Mudgee Street, Kingston Qld



The property was purpose built in 2012 for Coates Hire and is situated on a site with a usable area of 5.9 hectares located in the established industrial locality of Kingston, approximately 24 kilometres south-east of the Brisbane CBD.

The property features extensive hardstand used for the storage of rental equipment and has significant exposure to the Logan Motorway, one of South-East Queensland's busiest transport routes.

Summary

Year built (or refurbished)	2012
Ownership	100%
Total GLA (sqm)	1,835
WALE (by income)	15.7 years
Occupancy	100%
Coates Hire	1,835

Tenancy statistics**Major tenants**
(GLA sqm)**GRACE WORLDWIDE**

420 Sherbrooke Road, Willawong Qld



The property is a modern warehouse facility located at Willawong, 15 kilometres south of Brisbane's CBD with easy access and egress to the Logan Motorway, the Ipswich Motorway and the Brisbane CBD.

The facility comprises an area of 22,108 square metres of generic warehousing and is situated on a site of 3.9 hectares.

Grace Worldwide is one of the largest record management, removals and storage companies in Australasia.

Year built (or refurbished)	2011
Ownership	100%
Total GLA (sqm)	22,108
WALE (by income)	6.1 years
Occupancy	100%
Grace Worldwide	22,108

28 WEYBA STREET

Lower Nudgee Qld



The property incorporates an office building with adjoining workshop, separate covered refuelling facility, a separate container building and concrete paved driveways and hardstand area.

The property is located centrally within the Banyo industrial precinct, being only a short distance from major thoroughfare Nudgee Road. This central north side location provides excellent access to all northern arterial routes including Gateway Motorway and is close to Brisbane Airport and Port of Brisbane.

Summary

Year built (or refurbished)	1985
Ownership	100%
Total GLA (sqm)	1,760
WALE (by income)	19.5 years
Occupancy	100%
SUEZ	1,760

Tenancy statistics**Major tenants**
(GLA sqm)**ELECTROLUX**

76–80 Howards Road, Beverley SA



The property is a modern logistics facility incorporating 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 December 2012 and was purpose built for Electrolux. The property is situated on a site of 3.9 hectares in the inner ring suburb of Beverley, approximately 6 kilometres north-west of the Adelaide CBD in an established industrial precinct, with good access to major arterial roads and 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)	7.4 years
Occupancy	100%
Electrolux	25,562

COLES DISTRIBUTION CENTRE TRUGANINA

485 Dohertys Road, Truganina Vic.



A purpose built Coles distribution centre completed in 2012. The building provides 69,074 square metres of GLA, of which 2,559 square metres is ambient temperature controlled. Ancillary improvements include canopies of 10,217 square metres, two weighbridges, a turnstile entrance, an outdoor canteen, a truck parking area and an onsite staff car parking for 502 cars. There is expansion capacity for circa 10,000 square metres of GLA on 1.6 hectares of land to the west of the existing improvements.

Truganina is situated approximately 20 kilometres west of the Melbourne CBD and is set to benefit from a number of proposed infrastructure projects including the Western Distributor, the M80 Ring Road Upgrade, the Palmers Road Corridor and the Western Interstate Freight Terminal.

Summary

Year built (or refurbished)	2012
Ownership	50%
Total GLA (sqm)	69,074
WALE (by income)	15.0 years
Occupancy	100%
Major tenants (GLA sqm)	Coles 69,074

Tenancy statistics**Major tenants
(GLA sqm)****TOLL**

13–20 Horsburgh Drive, Altona North Vic.



A modern logistics facility of 6,310 square metres that is situated on a site of 4.9 hectares. Constructed in 2010, the property is located in Altona North, 14 kilometres west of Melbourne's CBD with direct access to the West Gate Freeway, the Port of Melbourne and Melbourne Airport.

The property provides an extensive auto storage hardstand area that occupies the majority of the site and consists of truck parking areas, car storage, pull up and car parking.

Year built (or refurbished)	2010
Ownership	100%
Total GLA (sqm)	6,310
WALE (by income)	8.4 years
Occupancy	100%
Toll	6,310

WOOLWORTHS DIST. CENTRE DANDENONG¹

255 Glasscocks Road, Dandenong Vic.



Upon completion in 2018 the property will comprise a state of the art distribution centre of approximately 70,431 square metres, purpose built for Woolworths on a site of approximately 15.9 hectares. The warehouse will be partitioned into various storage components and will feature three varying clearance heights from approximately 6 metres to 45 metres.

The warehouse will have extensive loading facilities, hardstand and truck parking. Woolworths will invest a significant amount of capital in the internal fitout of the facility including extensive automation systems. The warehouse will be located within the Portlink Estate adjacent to a proposed inland port which will provide direct access to the Port of Melbourne. The estate is located in Dandenong South, approximately 36 kilometres south-east of the Melbourne CBD.

Summary

Year built (or refurbished)	2018
Ownership	26.0%
Total GLA (sqm)	70,431
WALE (by income)	20.0 years
Occupancy	100%
Woolworths	70,431

Tenancy statistics**Major tenants
(GLA sqm)****WOOLWORTHS DIST. CENTRE HOPPERS CROSSING**

364–426 Old Geelong Road, Hoppers Crossing Vic.



The property comprises a logistics facility situated on a site of 14.5 hectares in the established industrial locality of Hoppers Crossing, approximately 21 kilometres south-west of Melbourne CBD. The facility comprises 52,364 square metres GLA with canopies, loading docks of a further 5,354 square metres and expansion land of approximately 27,000 square metres.

Year built (or refurbished)	1990 (2010)
Ownership	100%
Total GLA (sqm)	52,364
WALE (by income)	3.5 years
Occupancy	100%
Woolworths	52,364

1. All metrics for Woolworths Dandenong DC are presented on a forecast as completed basis.

64-84 WATERVIEW CLOSE

Dandenong South Vic.



The property comprises a purpose built industrial complex including office, warehouse with associated hardstand and parking areas. The offices are constructed over two levels, with one warehouse adjoining and the other being freestanding. Both have reasonable internal clearances and are accessed via multiple roller doors.

The property is situated within the well established Dandenong industrial precinct being approximately 40 kilometres south east of the Melbourne CBD. A number of primary arterial roads including the South Gippsland Highway, South Gippsland Freeway and Princess Highway are all in close proximity. Surrounding development generally comprises modern warehouses and other industrial improvements.

Summary

Year built (or refurbished)	1991
Ownership	100%
Total GLA (sqm)	2,767
WALE (by income)	9.5 years
Occupancy	100%
SUEZ	2,767

Tenancy statistics**Major tenants**
(GLA sqm)**71 BOSWORTH ROAD**

Bairnsdale Vic.



The property comprises two small industrial buildings with an amenities block and a residence along with surplus land and yard with drive around access.

The property is located within the industrial precinct of Bairnsdale in Gippsland Victoria being approximately 2 kilometres south of the Bairnsdale town centre and 230 kilometres east of the Melbourne CBD. The premises are accessed via Bairnsdale Road which links to the Princess Highway approximately 1.5 kilometres to the east.

Year built (or refurbished)	1979
Ownership	100%
Total GLA (sqm)	387
WALE (by income)	1.5 years
Occupancy	100%
SUEZ	387

252-254 REX ROAD

Campbellfield Vic.



Erected on the land is an office building, two adjoining workshops, spray painting shed, lunch room, amenities, truck wash and on-site parking.

Located in Campbellfield approximately 25 kilometres north of the Melbourne CBD, the location offers excellent connectivity to Sydney Road/Hume Highway, the Hume Freeway and the Metropolitan Ring/Western Ring Roads. The property is situated within a well established industrial precinct which generally comprises a mixture of older style and modern warehouse properties.

Summary

Year built (or refurbished)	1991
Ownership	100%
Total GLA (sqm)	1,537
WALE (by income)	1.5 years
Occupancy	100%
Major tenants (GLA sqm)	SUEZ 1,537

COLES DISTRIBUTION CENTRE PERTH

136 Horrie Miller Drive, Perth WA



The property is a logistics facility with a GLA of 81,647 square metres purpose built for Coles and is located on a 25.0 hectare site strategically situated within Perth Airport, 10 kilometres east of the Perth CBD.

Perth Airport is one of the major logistics hubs in Western Australia, with tenants including Woolworths, Toll, Electrolux and Linfox. The facility comprises a combination of ambient, temperature controlled and freezer facilities together with an administration office and amenities. The property operates as a regional distribution centre for Coles servicing the whole of Western Australia from this location.

Year built (or refurbished)	2008
Ownership	49.9%
Total GLA (sqm)	81,647
WALE (by income)	10.9 years
Occupancy	100%
Major tenants	Coles 81,647

METCASH DISTRIBUTION CENTRE

218 Bannister Road, Canningvale WA



The property incorporates a purpose built logistics facility 100% occupied by Metcash, having a Gross Lettable Area of 98,295 square metres located within the land constrained core industrial precinct of Canning Vale approximately 14 kilometres south-east of the Perth CBD. Located on the site are six primary buildings, five of which were constructed in the 1990's, with the sixth most recent building, a meat processing facility, having been constructed in 2010. The improvements are situated on a large land holding of 20.9 hectares with the ability to provide multi-tenant accommodation and possible future expansion.

Summary

Year built (or refurbished)	2011
Ownership	100%
Total GLA (sqm)	98,295
WALE (by income)	6.6 years
Occupancy	100%
Major tenants (GLA sqm)	Metcash 98,295

15 ATTWELL STREET

Landsdale WA



The property incorporates a waste processing, recycling, collection and storage facility with associated single level office building. The warehouse and work shop areas have reasonable to high clearances and are accessed by multiple roller doors. There is also a storage shed and wash bay on-site.

Welshpool is known as the heart of Perth's industrial locations, being approximately 10 kilometres south-east of the Perth CBD and having excellent access to major roads and highways including Welshpool Road, Orrong Road, Kewdale Road, Roe Highway and Tonkin Highway. Surrounding development includes modern and older style warehouses, distribution facilities and transport centres.

Year built (or refurbished)	–
Ownership	100%
Total GLA (sqm)	2,598
WALE (by income)	14.5 years
Occupancy	100%
Major tenants (GLA sqm)	SUEZ 2,598

82 LEVIATHAN STREET

South Boulder WA



Erected on the land are two industrial buildings together with a covered wash bay and functional office building.

The property is located approximately 5 kilometres from Kalgoorlie's town centre and 600 kilometres east of Perth. The facility is situated within the South Boulder industrial precinct, which is well positioned to the Golden Mile and the Eastern Bypass Road.

Summary

Year built (or refurbished)	1992
Ownership	100%
Total GLA (sqm)	630
WALE (by income)	14.5 years
Occupancy	100%
SUEZ	630

Tenancy statistics**Major tenants**
(GLA sqm)**116 KURNALL ROAD**

Welshpool WA



The property incorporates a waste processing, recycling, collection and storage facility with associated single level office building. The warehouse and work shop areas have reasonable to high clearances and are accessed by multiple roller doors. There is also a storage shed and wash bay on-site.

Welshpool is known as the heart of Perth's industrial locations, being approximately 10 kilometres south-east of the Perth CBD and having excellent access to major roads and highways including Welshpool Road, Orrong Road, Kewdale Road, Roe Highway and Tonkin Highway. Surrounding development includes modern and older style warehouses, distribution facilities and transport centres.

Year built (or refurbished)	1997
Ownership	100%
Total GLA (sqm)	3,460
WALE (by income)	14.5 years
Occupancy	100%
SUEZ	3,460



INDEX

OFFICE

CHARTER HALL PRIME OFFICE FUND (CPOF) 7

NEW SOUTH WALES

Western Sydney University,	10
1 Parramatta Square, Parramatta NSW	10
105 Phillip Street, Parramatta NSW	11
1 Shelley Street, Sydney NSW	11
167 Macquarie Street, Sydney NSW	12
333 George Street, Sydney NSW	12
9 Castlereagh Street, Sydney NSW	12

QUEENSLAND

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

VICTORIA

11–33 Exhibition Street, Melbourne Vic.	15
55 King Street, Melbourne Vic.	16
570 Bourke Street, Melbourne Vic.	16

WESTERN AUSTRALIA

109 St Georges Terrace, Perth WA	17
225 St Georges Terrace, Perth WA	17
Bankwest Tower, Perth WA	18
Raine Square Retail, Perth WA	18

DEVELOPMENT SITES

11 Breakfast Creek Road, Newstead, Qld	19
GPO Tower, 10 Franklin Street, Adelaide SA	19
130 Lonsdale Street, Melbourne Vic.	20

CHARTER HALL OFFICE TRUST (CHOT) 21

NEW SOUTH WALES

No. 1 Martin Place, Sydney NSW	24
Citigroup Centre, 2 Park Street, Sydney NSW	24
Allianz Centre, 2 Market Street, Sydney NSW	25
The Denison, 65 Berry Street, North Sydney NSW	25

QUEENSLAND

175 Eagle Street, Brisbane Qld	26
Capital Hill, 83-85 George Street, Brisbane Qld	26

VICTORIA

150 Lonsdale Street, Melbourne Vic.	27
171 Collins Street, Melbourne Vic.	27
Argus Centre, 300 La Trobe Street, Melbourne Vic.	28

WESTERN AUSTRALIA

Eastpoint Plaza, 233-237 Adelaide Terrace, Perth WA	28
---	----

OFFICE MANDATES AND PARTNERSHIPS 29

NEW SOUTH WALES

1 Shelley Street, Sydney NSW	29
------------------------------	----

QUEENSLAND

Brisbane Square, 266 George Street, Brisbane Qld	29
275 George Street, Brisbane Qld	30

SOUTH AUSTRALIA

GPO Tower, 10 Franklin Street, Adelaide SA	30
--	----

WESTERN AUSTRALIA

Bankwest Place and Raine Square, Perth WA	30
---	----

CHARTER HALL DIRECT OFFICE FUND (DOF) 31

NEW SOUTH WALES

Western Sydney University,	34
1 Parramatta Square, Parramatta NSW	34
105 Phillip Street, Parramatta NSW	35
165 Walker Street, North Sydney NSW	35
Westpac, 4–16 Montgomery Street, Kogarah NSW	36
68 Pitt Street, Sydney NSW	36

QUEENSLAND

100 Skyring Terrace, Brisbane Qld	36
900 Ann St, Fortitude Valley, Qld	37

VICTORIA

Coles HQ, 800 Toorak Road, Hawthorn East Vic.	37
1 Nicholson Street, Melbourne Vic.	38
200 Queen Street, Melbourne Vic.	38

WESTERN AUSTRALIA

181 St Georges Terrace, Perth WA	39
----------------------------------	----

PFA DIVERSIFIED PROPERTY TRUST (PFA) 41

NEW SOUTH WALES

Wentworth Place, 9 Wentworth Street, Parramatta NSW	44
657 Pacific Highway, St Leonards NSW	44

QUEENSLAND

ANZAC Square, 200 Adelaide Street, Brisbane Qld	45
---	----

TASMANIA

Lands Building, 134 Macquarie Street, Hobart Tas.	45
---	----

VICTORIA

Foxtel Building, 1–21 Dean Street, Moonee Ponds Vic.	46
--	----

WESTERN AUSTRALIA

Sevenoaks, 303 Sevenoaks Street, Cannington WA	46
--	----

CHARTER HALL DIRECT WORKZONE TRUST (CHIF9) 47

WESTERN AUSTRALIA

WorkZone, 202 Pier Street, Perth WA	47
-------------------------------------	----

CHARTER HALL DIRECT VA TRUST (CHIF10) 48

QUEENSLAND

Virgin Australia Headquarters,	48
56 Edmondstone Road, Bowen Hills Qld	

CHARTER HALL DIRECT

144 STIRLING STREET TRUST (CHIF8) 49

WESTERN AUSTRALIA

Hatch Building, 144 Stirling Street, Perth WA	49
---	----

INDEX

INDUSTRIAL

CHARTER HALL PRIME INDUSTRIAL FUND (CPIF) 51

NEW SOUTH WALES

Chatswood Business Park,	
372 Eastern Valley Way, Chatswood NSW	54
Chullora Distribution Facility, 24 Muir Road, Chullora NSW	54
Chullora Industrial Park, 56 Anzac Street, Chullora NSW	55
Chullora Logistics Park (Lion & Fastway),	
2 Hume Highway, Chullora NSW	55
Greenacre Logistics Facility,	
1 Moondo Street, Greenacre NSW	56
Huntingwood Industrial Estate,	
11–15 Huntingwood Drive, Huntingwood NSW	56
M5/M7 Logistics Park (Stage 1 & Stage 2)	
290 Kurrajong Road, Prestons NSW	57
Minto Distribution Centre, 42 Airds Road, Minto NSW	57
Prestons Distribution Facility,	
402 Hoxton Park Road, Prestons NSW	58
Rosehill Distribution Centre, 5 Devon Street, Rosehill NSW	58
Smithfield Distribution Facility,	
15–17 Long Street, Smithfield NSW	59
Wetherill Park Distribution Centre,	
300 Victoria Street, Wetherill Park NSW	59
Worth Street Distribution Centre,	
21 Worth Street, Chullora NSW	60

NORTHERN TERRITORY

East Arm Port Distribution Facility,	
14 Dawson Street, East Arm Darwin NT	60

QUEENSLAND

Berrinba Distribution Centre, 29 Forest Way, Berrinba Qld	61
Hemmant Industrial Park, 1495–1517 Lytton Road	
and 80 Canberra Street, Hemmant Qld	61
Holt Street Distribution Centre,	
180 Holt Street, Pinkenba Qld	62
Main Beach Distribution Centre,	
30–56 Main Beach Road, Pinkenba Qld	62
Motorway Industrial Park (QLS),	
230–238 Gilmore Road, Berrinba Qld	63
Peachey Road Distribution Centre,	
Lot 3 Peachey Road, Yatala Qld	63
Willawong Logistics Facility,	
237 Gooderham Road, Willawong Qld	64

SOUTH AUSTRALIA

Gillman Distribution Centre,	
Lot 2, Grand Trunkway, Gillman SA	64

TASMANIA

Translink Distribution Centre,	
4–20 Translink Avenue, Launceston Tas.	65

VICTORIA

Alex Fraser, Clarinda, 275–315 Kingston Road, Clarinda Vic.	65
Alex Fraser, Epping, 455 Cooper Street, Epping Vic.	66
Alex Fraser, Laverton North,	
9–19 Alex Fraser Drive, Laverton North Vic.	66
Altona Logistics Facility,	
810–848 Kororoit Creek Road, Altona North Vic.	67
Boundary Logistics Centre,	
415–423 Boundary Road, Truganina Vic.	67
Dandenong Distribution Centre,	
225 Glasscocks Road, Dandenong South Vic.	68
Discovery Industrial Estate,	
Discovery Road, Dandenong South Vic.	68
Fitzgerald Road Distribution Centre,	
63–83 Fitzgerald Road, Laverton Vic.	69
Laverton Logistics Centre,	
32–58 William Angliss Drive, Laverton Vic.	69
Parkwest Industrial Estate, Parkwest Drive, Derrimut Vic.	70
Somerton Logistics Centre, Somerton Vic.	70
Truganina Distribution Facility,	
485 Dohertys Road, Truganina Vic.	71

WESTERN AUSTRALIA

Canning Vale Distribution Centre,	
2 Bannister Road, Canning Vale WA	71
Canning Vale Logistics Centre,	
38 Bannister Road, Canning Vale WA	72
Kewdale Distribution Centre,	
123–135 Kewdale Road, Kewdale WA	72
Stockyards Industrial Estate,	
Stockyards Lane, Hazlemere WA	73
Welshpool Distribution Centre,	
103 Welshpool Road, Welshpool WA	73

LAND

Chullora Logistics Park, 2 Hume Highway, Chullora NSW	74
M5/M7 Logistics Park, 290 Kurrajong Road, Prestons NSW	74
Huntingwood Logistics Park,	
30 Huntingwood Drive, Huntingwood NSW	75
Motorway Industrial Park,	
230–238 Gilmore Road, Berrinba Qld	75
Sherbrooke Industrial Park,	
450 Sherbrooke Road, Willawong Qld	76
TradeCoast Industrial Park, 200 Holt Street, Pinkenba Qld	76

CORE LOGISTICS PARTNERSHIP (CLP) 78

NEW SOUTH WALES

Chullora Distribution Facility NSW	80
Smithfield Logistics Centre NSW	80
Yennora Distribution Facility NSW	80

QUEENSLAND

Cascade Distribution Centre, Connectwest Industrial Park Qld	80
Murarie Distribution Centre Qld	80

SOUTH AUSTRALIA

Edinburgh Parks Distribution Centre SA	80
Gepps Cross Distribution Centre SA	80

TASMANIA

Translink Distribution Centre Tas.	80
------------------------------------	----

VICTORIA

Courier Please Distribution Centre Vic.	80
Laverton Cold Storage Distribution Centre,	
Drystone Estate Vic.	80
Mulgrave Distribution Facility Vic.	80
ParkWest Industrial Park Vic.	80
Rand Distribution Centre Vic.	80
Reject Shop Distribution Centre, Drystone Estate Vic.	80
Scoresby Distribution Centre Vic.	80
Target Distribution Centre, Drystone Estate Vic.	80
Truganina Logistics Park Vic.	80
Woolworths Distribution Centre, Drystone Estate Vic.	80

INDEX

INDUSTRIAL

WESTERN AUSTRALIA

Stockyards Industrial Estate WA	80
Hazelmere Distribution Centre WA	80
Welshpool Industrial Centre WA	80

LAND

Drystone Estate Vic.	80
Connectwest Industrial Park Qld	80

CHARTER HALL DIRECT INDUSTRIAL FUND NO.2 (DIF2)

81

NEW SOUTH WALES

St Marys Logistics Facility, 10–38 Forrester Road, St Marys NSW	84
Campbelltown Distribution Centre, 6 Hephher Road, Campbelltown NSW	84
Ingleburn Distribution Centre, 6 Benson Road, Ingleburn NSW	85

QUEENSLAND

Cleveland Distribution Centre, 24–30 Enterprise Street, Cleveland Qld	85
--	----

SOUTH AUSTRALIA

Coles Distribution Centre, 2 Sturton Road, Adelaide SA	86
--	----

VICTORIA

Rondo Facility, 1 Columbia Court, Dandenong South Vic.	86
Rowville Distribution Centre, 15–21 Enterprise Drive, Rowville Vic.	87
Thomastown Distribution Centre, 311 Settlement Road, Thomastown Vic.	87

WESTERN AUSTRALIA

Coles Distribution Centre, 136 Horrie Miller Drive, Perth WA	88
Bibra Lake Distribution Centre, 1 Howson Way, Bibra Lake WA	88

CHARTER HALL DIRECT INDUSTRIAL FUND NO.3 (DIF3)

89

NEW SOUTH WALES

1 Culverston & 21 Huntsmore Roads, Minto NSW	92
34–42 Tyrone Place, Erskine Park NSW	92
54 Tyrone Place, Erskine Park NSW	93

QUEENSLAND

45 Kiln Street, Darra Qld	93
---------------------------	----

SOUTH AUSTRALIA

Coles Distribution Centre, 2 Sturton Road, Adelaide SA	94
--	----

VICTORIA

Dandenong Distribution Centre, 225 Glasscocks Road, Dandenong South Vic.	94
---	----

WESTERN AUSTRALIA

Bassendean Industrial Estate, 170 Railway Parade, Bassendean WA	95
Coles Distribution Centre, 136 Horrie Miller Drive, Perth WA	95

DIRECT INDUSTRIAL FUND NO.4

97

NEW SOUTH WALES

115–121 Jedda Road, Prestons NSW	100
----------------------------------	-----

SOUTH AUSTRALIA

Edinburgh Parks Distribution Centre, 27–35 Sturton Road, Edinburgh SA	100
--	-----

WESTERN AUSTRALIA

13–39 Pilbara Road, Welshpool WA	101
----------------------------------	-----

CHARTER HALL DIRECT CDC TRUST (CDC)

102

SOUTH AUSTRALIA

Coles Distribution Centre, 2 Sturton Road, Adelaide SA	102
--	-----

RETAIL

CHARTER HALL PRIME RETAIL FUND

105

NEW SOUTH WALES

Campbelltown Mall, 271 Queen Street, Campbelltown NSW	106
--	-----

CHARTER HALL RETAIL REIT (CQR)

107

AUTRALIAN CAPITAL TERRITORY

Dickson Woolworths, Dickson ACT	109
Erindale Shopping Centre, Wanniasa ACT	109
Manuka Terrace, Manuka ACT	109

NEW SOUTH WALES

Balo Square, Moree NSW	111
Bateau Bay Square, Bateau Bay NSW	111
Carnes Hill Marketplace, Horningsea Park NSW	111
Cootamundra Woolworths, Cootamundra NSW	111
Cooma Woolworths, Cooma NSW	111
Dubbo Square, Dubbo NSW	111
Earlwood Coles, Earlwood NSW	111
Goonellabah Village, Goonellabah NSW	111
Gordon Village Centre, Gordon NSW	111
Goulburn Square, Goulburn NSW	111
Highlands Marketplace, Mittagong NSW	111
Jerrabomberra Village, Jerrabomberra NSW	111
Kings Langley Shopping Centre, Kings Langley NSW	111
Lake Macquarie Fair, Mount Hutton NSW	111
Morisset Square Shopping Centre, Morisset NSW	111
Mount Hutton Plaza, Mount Hutton NSW	111
Mudgee Metroplaza, Mudgee NSW	111
Narrabi Coles, Narrabi NSW	111
Orange Central Square, Orange NSW	111
Parkes Metroplaza, Parkes NSW	111
Pemulwuy Marketplace, Greystanes NSW	111
Rosehill Woolworths, Rosehill NSW	111
Rutherford Marketplace, Rutherford NSW	111
Singleton Square and Plaza, Singleton NSW	111
Sunnyside Mall, Murwillumbah NSW	111
Tamworth Square, Tamworth NSW	111
Thornleigh Marketplace, Thornleigh NSW	111
Tumut Coles, Tumut NSW	111
West Ryde Marketplace, West Ryde NSW	111
Young Woolworths, Young NSW	111

INDEX

RETAIL

NORTHERN TERRITORY

Katherine Shopping Centre, Katherine NT 112

QUEENSLAND

Albany Creek Square, Albany Creek Qld 114
 Allentown Square, Rockhampton Qld 114
 Arana Hills Plaza, Arana Hills Qld 114
 Atherton Square, Atherton Qld 114
 Bay Plaza, Hervey Bay Qld 114
 Bribie Island Shopping Centre, Bribie Island Qld 114
 Coomera Square, Coomera Qld 114
 Currimundi Markets, Currimundi Qld 114
 Gatton Plaza, Gatton Qld 114
 Gladstone Square, Gladstone Qld 114
 Kallangur Fair, Kallangur Qld 114
 Mareeba Square, Mareeba Qld 114
 Moranbah Fair, Moranbah Qld 114
 Springfield Fair, Springfield Qld 114
 Sydney Street Markets, Mackay Qld 114

SOUTH AUSTRALIA

Brickworks Marketplace, Torrensville SA 115
 Renmark Square, Renmark SA 115
 Southgate Square, Morphett Vale SA 115
 Wharflands Plaza, Port Augusta SA 115

TASMANIA

Smithton Woolworths, Smithton Tas. 116
 Wynyard Woolworths, Wynyard Tas. 116

VICTORIA

Bairnsdale Coles, Bairnsdale Vic. 117
 Kerang Safeway, Kerang Vic. 117
 Kyneton Shopping Centre, Kyneton Vic. 117
 Lansell Square, Bendigo Vic. 117
 Moe Coles, Moe Vic. 117
 Rosebud Plaza, Rosebud Vic. 117

WESTERN AUSTRALIA

Albany Plaza, Albany WA 118
 Carnarvon Central, Carnarvon WA 118
 Esperance Boulevard, Esperance WA 118
 Kalgoorlie Central, Kalgoorlie WA 118
 Maylands Coles, Maylands WA 118
 Narrogin Coles, Narrogin WA 118
 Secret Harbour Square, Secret Harbour WA 118
 South Hedland Square, South Hedland WA 118
 Swan View Shopping Centre, Swan View WA 118
 Wanneroo Central, Wanneroo WA 118

RETAIL PARTNERSHIP NO.1 (RP1)

119

NEW SOUTH WALES

Carnes Hill Marketplace, Horningsea Park NSW 121
 Highlands Marketplace, Mittagong NSW 121
 Pemulwuy Marketplace, Greystanes NSW 121
 Rutherford Marketplace, Rutherford NSW 121
 Thornleigh Marketplace, Thornleigh NSW 121
 West Ryde Marketplace, West Ryde NSW 121

QUEENSLAND

Gladstone Square, Gladstone Qld 121

SOUTH AUSTRALIA

Brickworks Marketplace, Torrensville SA 121

WESTERN AUSTRALIA

Wanneroo Central, Wanneroo WA 121

RETAIL PARTNERSHIP NO.2 (RP2)

123

NEW SOUTH WALES

Bateau Bay Square, Bateau Bay NSW 124

RETAIL PARTNERSHIP NO.6 (RP6)

125

NEW SOUTH WALES

Pacific Square, Maroubra NSW 126
 Bass Hill Plaza, Bass Hill NSW 126

LONG WALE HARDWARE PARTNERSHIP (LWHP)

127

NEW SOUTH WALES

Bunnings, Gungahlin ACT 129
 Bunnings, Castle Hill NSW 129
 Bunnings, Chatswood NSW 129
 Bunnings, Kingsgrove NSW 129
 Bunnings, Kirrawee NSW 129
 Bunnings, Marsden Park NSW 129
 Bunnings, Narellan NSW 129
 Masters, Northmead NSW 129

QUEENSLAND

Bunnings, Burleigh Heads Qld 129
 Bunnings, Cairns Qld 129
 Bunnings, Keperra Qld 129
 Bunnings, Mackay South Qld1 129
 Bunnings, Stafford Qld 129
 Stafford Wiley Qld 129
 Great Western Super Centre, Keppera Qld 129

VICTORIA

Bunnings, Dandenong Vic. 129

WESTERN AUSTRALIA

Bunnings, Armadale WA 129

INDEX

RETAIL

LONG WALE INVESTMENT PARTNERSHIP (LWIP) 131

NEW SOUTH WALES

Boomerang Hotel, Lavington NSW	132
Greenhouse Tavern, Coffs Harbour NSW	132
Westower Tavern, West Ballina NSW	132

QUEENSLAND

Allenstown Hotel, Allenstown Qld	132
Brunswick Hotel, New Farm Qld	132
Buderim Tavern, Buderim Qld	132
Capalaba Tavern, Capabala Qld	132
Commercial Hotel, Nerang Qld	132
Dog and Parrot Hotel, Robina Qld	132
Federal Hotel, Toowoomba Qld	132
Glenmore Tavern, Rockhampton Qld	132
Harvey Road Tavern, Clinton Qld	132
Highfields Tavern, Highfields Qld	132
Hinterland Hotel Motel, Nerang Qld	132
Kawana Waters Hotel, Kawana Waters Qld	132
Old Sydney Hotel, Maryborough Qld	132
Parkwood Tavern, Parkwood Qld	132
Redbank Plains Tavern, Redbank Plains Qld	132
Royal Beenleigh Hotel, Beenleigh Qld	132
Russell Tavern, Dalby Qld	132
Villa Noosa Hotel, Noosaville Qld	132
Waterfront Hotel, Diddillibah Qld	132

SOUTH AUSTRALIA

Federal Hotel, Mt Gambier SA	132
Findon Hotel, Findon SA	132
Norwood Hotel, Norwood SA	132
Royal Oak, North Adelaide SA	132
Slug N Lettuce British Pub, Parafield Gardens SA	132
Victoria Hotel, O'Halloran Hill SA	132

TASMANIA

Carlyle Hotel, Derwent Park Tas.	132
Gateway Inn Hotel, Devonport Tas.	132
Riverside Hotel Motel, Riverside Tas.	132

VICTORIA

Albion Charles Hotel, Northcote Vic.	132
Balaclava Hotel, St Kilda East Vic.	132
Cherry Hill Tavern, Doncaster Vic.	132
Coolaroo Hotel, Coolaroo Vic.	132
Croxtton Park Hotel, Thornbury Vic.	132
Excelsior Hotel, Thomastown Vic.	132
First & Last Hotel, Hadfield Vic.	132
Glengala Hotel, Sunshine Vic.	132
Manhattan Hotel, Ringwood Vic.	132
Monash Hotel, Clayton Vic.	132
Moreland Hotel, Brunswick Vic.	132
Oakleigh Junction Hotel, Oakleigh Vic.	132
Palace Hotel, Camberwell Vic.	132
Preston Hotel, Preston Vic.	132
St Albans Hotel, St Albans Vic.	132
Waltzing Matilda Hotel, Springvale Vic.	132

WESTERN AUSTRALIA

Belmont Tavern, Cloverdale WA	132
Bull Creek Tavern, Bull Creek WA	132
Dunsborough Hotel, Dunsborough WA	132
Greenwood Hotel, Greenwood WA	132
Herdsmen Lake Tavern, Wembley WA	132
Highway Hotel, Bunbury WA	132
Hyde Park Hotel, West Perth WA	132
Lakers Tavern, Thornline WA	132
Peel Alehouse, Halls Head WA	132
Ship Inn, Busselton WA	132

LONG WALE INVESTMENT PARTNERSHIP NO.2 (LWIP2) 133

NEW SOUTH WALES

Dan Murphy's Mosman NSW	133
-------------------------	-----

QUEENSLAND

Blue Pacific Hotel, Woorim Qld	133
Irish Finnegan's Hotel, Thuringowa Central Qld	133
Kondari Hotel & Resort Qld	133
The Royal Gatton, Gatton Qld	133
Upper Ross Hotel, Rasmussen Qld	133

VICTORIA

Millers Inn, Altona Vic.	133
Royal Ferntree Gully Hotel Vic.	133
Seaford Hotel Vic.	133

CHARTER HALL DIRECT BW TRUST (CHIF11) 134

NEW SOUTH WALES

Bunnings, Armidale NSW	134
Bunnings, Rouse Hill NSW	134
Bunnings, Tarree NSW	134

VICTORIA

Bunnings, Rosebud Vic.	134
------------------------	-----

CHARTER HALL DIRECT AUTOMOTIVE TRUST (DAT) 135

NEW SOUTH WALES

2a Victoria Avenue, Castle Hill NSW	136
26/28 Waratah Street, Kirrawee NSW	136

QUEENSLAND

18-28 Anzac Avenue, Hillcrest Qld	137
-----------------------------------	-----

CHARTER HALL DIRECT AUTOMOTIVE TRUST NO.2 (DAT2) 138

NEW SOUTH WALES

375-377 Hume Highway, Liverpool, NSW	139
--------------------------------------	-----

QUEENSLAND

Mount Gravatt Properties, Mount Gravatt, Qld	139
--	-----

VICTORIA

Lot 1, 530 McDonalds Road, South Morang, Vic.	140
---	-----

WESTERN AUSTRALIA

441-445 Waneroo RoadBalcatta, WA	140
----------------------------------	-----

DIVERSIFIED

CHARTER HALL LONG WALE REIT 143

OFFICE

Westpac, 4–16 Montgomery Street, Kogarah NSW	147
Australian Taxation Office, 12–26 Franklin Street, Adelaide SA	147

INDUSTRIAL

Australia Post, Australia Post Business Hub, Kingsgrove NSW	148
12 Lancley Place, Artarmon NSW	148
20 Davis Road, Wetherill Park NSW	149
201–205 Newton Road, Wetherill Park NSW	149
Coates Hire, 29–47 Mudgee Street, Kingston Qld	150
Grace Worldwide, 420 Sherbrooke Road, Willawong Qld	150
28 Weyba Street, Lower Nudgee Qld	151
Electrolux, 76–80 Howards Road, Beverley SA	151
Coles Distribution Centre Truganina, 485 Dohertys Road, Truganina Vic.	152
Toll, 13–20 Horsburgh Drive, Altona North Vic.	152
Woolworths Distribution Centre, Dandenong, 255 Glasscocks Road, Dandenong Vic.	153
Woolworths Distribution Centre, Hoppers Crossing 364–426 Old Geelong Road, Hoppers Crossing Vic.	153
64–84 Waterview Close, Dandenong South Vic.	154
71 Bosworth Road, Bairnsdale Vic.	154
252–254 Rex Road, Campbellfield Vic.	155
Coles Distribution Centre Perth, 136 Horrie Miller Drive, Perth WA	155
Metcash Distribution Centre, 218 Bannister Road, Canningvale WA	156
15 Attwell Street, Landsdale WA	156
82 Leviathan Street, South Boulder WA	157
116 Kurnall Road, Welshpool WA	157

RETAIL

Boomerang Hotel, Lavington NSW	146	Gateway Inn Hotel, Devonport Tas.	146
Greenhouse Tavern, Coffs Harbour NSW	146	Riverside Hotel Motel, Riverside Tas.	146
Westtower Tavern, West Ballina NSW	146	Albion Charles Hotel, Northcote Vic.	146
Harvey Road Tavern, Clinton Qld	146	Balaclava Hotel, St Kilda East Vic.	146
Allentown Hotel, Allentown Qld	146	Cherry Hill Tavern, Doncaster Vic.	146
Brunswick Hotel, New Farm Qld	146	Coolaroo Hotel, Coolaroo Vic.	146
Buderim Tavern, Buderim Qld	146	Croxton Park Hotel, Thornbury Vic.	146
Capalaba Tavern, Capalaba Qld	146	Excelsior Hotel, Thomastown Vic.	146
Commercial Hotel, Nerang Qld	146	First & Last Hotel, Hadfield Vic.	146
Dog and Parrot Hotel, Robina Qld	146	Glengala Hotel, Sunshine Vic.	146
Federal Hotel, Toowoomba Qld	146	Manhattan Hotel, Ringwood Vic.	146
Glenmore Tavern, Rockhampton Qld	146	Monash Hotel, Clayton Vic.	146
Highfields Tavern, Highfields Qld	146	Moreland Hotel, Brunswick Vic.	146
Hinterland Hotel Motel, Nerang Qld	146	Oakleigh Junction Hotel, Oakleigh Vic.	146
Kawana Waters Hotel, Kawana Waters Qld	146	Palace Hotel, Camberwell Vic.	146
Old Sydney Hotel, Maryborough Qld	146	Preston Hotel, Preston Vic.	146
Parkwood Tavern, Parkwood Qld	146	St Albans Hotel, St Albans Vic.	146
Redbank Plains Tavern, Redbank Plains Qld	146	Waltzing Matilda Hotel, Springvale Vic.	146
Royal Beenleigh Hotel, Beenleigh Qld	146	Belmont Tavern, Cloverdale WA	146
Russell Tavern, Dalby Qld	146	Bull Creek Tavern, Bull Creek WA	146
Villa Noosa Hotel, Noosaville Qld	146	Dunsborough Hotel, Dunsborough WA	146
Waterfront Hotel, Diddillibah Qld	146	Greenwood Hotel, Greenwood WA	146
Federal Hotel, Mt Gambier SA	146	Herdsmen Lake Tavern, Wembley WA	146
Findon Hotel, Findon SA	146	Highway Hotel, Bunbury WA	146
Norwood Hotel, Norwood SA	146	Hyde Park Hotel, West Perth WA	146
Royal Oak, North Adelaide SA	146	Lakers Tavern, Thornline WA	146
Slug N Lettuce British Pub, Parafield Gardens SA	146	Peel Alehouse, Halls Head WA	146
Victoria Hotel, O'Halloran Hill SA	146	Ship Inn, Busselton WA	146
Carlyle Hotel, Derwent Park Tas.	146	Bunnings South Mackay, Qld	146

FURTHER INFORMATION

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