

ASX Release

Implementation of a new \$2.0 billion secured debt platform

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Charter Hall Long WALE REIT (ASX:CLW) today announces the completion of a comprehensive refinance of its balance sheet, establishing a new \$2.0 billion secured debt platform.

Capital management initiatives - \$2.0 billion secured debt platform

CLW has finalised a significant restructure of its existing debt arrangements, replacing its unsecured debt platform with a new secured debt platform for its balance sheet owned assets, diversified across ten lending counterparties.

The new platform fully refinances all existing balance sheet debt. As part of this refinance, the Medium-Term Notes previously issued in the Australian corporate bond market have been repaid.

Improved debt platform flexibility and terms

The new secured debt facilities extend the weighted average debt maturity¹ of the balance sheet by 1.6 years from 2.7 years² to 4.3 years, with maturities staggered from FY29 through to FY32.

The new platform also delivers greater financial flexibility, with greater covenant headroom and a concurrent reduction in credit margin. The weighted average credit margin of CLW's balance sheet facilities has reduced by approximately 20 basis points³. Further, under the new platform, CLW's balance sheet LVR covenant is 65% and the ICR covenant is 1.5 times.

CLW continues to target a balance sheet gearing range of between 25% to 35%.

CLW's Fund Manager and Charter Hall Diversified CEO, Avi Anger, said "The refinance of CLW's existing debt arrangements maximises financial flexibility, significantly enhances covenant headroom, extends our debt maturity profile and concurrently reduces our credit margins".

Inflation hedge characteristics and earnings guidance

Avi Anger commented further:

"CLW is trading at a material discount to its last reported NTA per security and, as a result, offers investors an attractive 7.3%⁴ distribution yield. CLW is undervalued by the market particularly given the quality of its portfolio, long WALE with leases to blue chip tenants and strong annual rental growth, with over 52% of rent reviews linked to CPI".

¹ Refers to CLW's balance sheet debt position, excluding joint-venture investment debt positions

² As at the date of financial close of the new platform, being 9 June 2026

³ The weighted average debt facility margin has reduced from 1.4% to 1.2%

⁴ Based on CLW's FY26 DPS guidance of 25.5c divided by the CLW security price of \$3.48 as at 9 June 2026.

“We reiterate our previously stated FY26 EPS and DPS guidance of 25.5 cents per security which represents 2.0% growth on FY25”.

CLW will report its full year financial results on 13th August 2026.

Announcement Authorised by the Board

Charter Hall Long WALE REIT (ASX: [CLW](#))

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

Charter Hall Long WALE REIT is managed by Charter Hall Group (ASX: [CHC](#)). Charter Hall is Australia's leading fully integrated diversified property investment and funds management group. We use our expertise to access, deploy, manage and invest equity to create value and generate superior returns for our investor customers. We've curated a diverse portfolio of high-quality properties across our core sectors – Office, Industrial & Logistics, Retail and Social Infrastructure. With partnerships and financial discipline at the heart of our approach, we create and invest in places that support our customers, people and communities to grow.

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