

## APPENDIX 4E

### Annual Financial Report for the year ended 30 June 2025

**Name of Entity:** Charter Hall Long WALE REIT comprising of the two Australian registered schemes listed below (collectively referred to as the “Stapled Trusts”, or “the REIT”):

- Charter Hall Direct Industrial Fund (“DIF”) and its controlled entities (ARSN 144 613 641); and
- LWR Finance Trust (“Finance Trust”) and its controlled entity (ARSN 614 713 138).

#### Results for announcement to the market

	12 months to 30 June 2025 \$'000	12 months to 30 June 2024 \$'000	Variance (%)
Revenue from ordinary activities <sup>1</sup>	183,622	219,668	(16.4%)
Profit/(loss) from ordinary activities after tax attributable to members	118,283	(510,878)	123.2%
Operating earnings <sup>2</sup>	178,592	187,992	(5.0%)

<sup>1</sup> Gross revenue does not include share of net profit of joint ventures of \$163.1 million (30 June 2024: \$75.8 million net loss).

<sup>2</sup> Operating earnings is a financial measure which represents profit under Australian Accounting Standards adjusted for net fair value movements, non-cash accounting adjustments such as straight lining of rental income and amortisations and other unrealised or one-off items. The inclusion of operating earnings as a measure of Charter Hall Long WALE REIT's (the REIT) profitability provides investors with the same basis that is used internally for evaluating operating segment performance. Operating earnings is used by the Board to make strategic decisions and as a guide to assessing an appropriate distribution to declare. A reconciliation of the REIT's statutory profit to operating earnings is provided in Note A1 of the financial statements.

	12 months to 30 June 2025 cents per stapled security	12 months to 30 June 2024 cents per stapled security	Variance (%)
Basic earnings/(loss) per stapled security	16.56	(70.67)	123.4%
Operating earnings per stapled security	25.00	26.00	(3.8%)

The REIT recorded a statutory profit of \$118.3 million for the year ended 30 June 2025 (30 June 2024: loss of \$510.9 million). Operating earnings amounted to \$178.6 million for the year ended 30 June 2025 (30 June 2024: \$188.0 million) and a distribution of \$178.1 million (25.0 cents per stapled security) was declared for the same period (2024: \$188.0 million; 26.0 cents per stapled security).

The REIT's statutory accounting profit of \$118.3 million includes the following unrealised, non-cash and other items:

- (\$ 6.5) million of net fair value movements on investment properties;
- (\$ 48.2) million of net fair value movements on derivative financial instruments;
- \$ 0.2 million of net fair value movements on investments at fair value through profit or loss;
- (\$ 4.5) million of straight lining of rental income and amortisation of lease fees and incentives;
- (\$ 0.1) million of acquisition and disposal related costs;
- (\$ 0.6) million of foreign exchange losses; and
- (\$ 0.7) million of other non-operating items.

Refer to attached consolidated balance sheet, consolidated statement of comprehensive income and consolidated cash flow statement for further detail.

## Details of distributions

Distributions paid or declared by DIF during the year ending 30 June 2025 are as follows:

Quarter	Payment date	Cents per security	\$'000
Quarter ending 30 September 2024	14 November 2024	6.25	44,939
Quarter ending 31 December 2024	14 February 2025	6.25	44,386
Quarter ending 31 March 2025	15 May 2025	6.25	44,386
Quarter ending 30 June 2025	14 August 2025	6.25	44,386
<b>Total</b>		<b>25.00</b>	<b>178,097</b>

Finance Trust did not declare any distributions in its own right.

The record date for the 30 June 2025 distribution was 30 June 2025.

Refer attached financial statements (Directors Report and Note A2: *Distributions and earnings per security*).

## Details of distribution reinvestment plan

The REIT has established a Distribution Reinvestment Plan (DRP) under which securityholders may elect to have all or part of their distribution entitlements satisfied by the issues of new securities rather than being paid in cash.

The DRP issue price is determined at a discount of 1.0% to the daily volume weighted average price of all securities traded on the ASX during the 10 business days commencing on the third business day following the distribution record date. The DRP was not active during the year.

## Net tangible assets

	30 June 2025	30 June 2024
Net tangible asset backing per stapled security <sup>1</sup>	4.59	4.66

<sup>1</sup> Under the listing rules NTA Backing must be determined by deducting from total tangible assets all claims on those assets ranking ahead of the ordinary securities (i.e. all liabilities, preference shares, outside equity interest, etc.)

## Control gained or lost over entities during the year

Refer to attached financial statements (Note D6: *Interest in other entities*).

## Details of associates and joint venture entities

Refer to attached financial statements (Note B2: *Investment in joint venture entities*).

## Other significant information

For additional information regarding the results of the REIT for the year ended 30 June 2025, refer to the FY25 Full Year Results Presentation lodged with the ASX. Also refer to attached financial statements.

## Segment results

Refer to attached financial statements (Note A1: *Segment information*).

## Other factors

Refer to attached financial statements (Directors Report).

## Audit

The accounts have been audited (refer to attached financial statements).

# Charter Hall Long WALE REIT

Directors' report and financial report  
For the year ended 30 June 2025

Comprising the stapling of securities in Charter Hall Direct Industrial Fund (ARSN 144 613 641) and securities in the LWR Finance Trust (ARSN 614 713 138)

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### Important Notice

The Charter Hall Long WALE REIT (REIT or CLW) consists of the securities of the two Australian registered schemes listed below (collectively referred to as the “Stapled Trusts”):

- Charter Hall Direct Industrial Fund (DIF) and its controlled entities (ARSN 144 613 641) and
- LWR Finance Trust (Finance Trust) and its controlled entity (ARSN 614 713 138).

Charter Hall WALE Limited ABN 20 610 772 202; AFSL 486721 (CHWALE) is the Responsible Entity of the Stapled Trusts and is a controlled entity of Charter Hall Limited ABN 57 113 531 150 (Charter Hall).

Past performance is not a reliable indicator of future performance. Due care and attention have been exercised in the preparation of forecast information; however, forecasts, by their very nature, are subject to uncertainty and contingencies, many of which are outside the control of CHWALE. Actual results may vary from forecasts and any variation may be materially positive or negative.

This report has been prepared for general information purposes only and is not an offer or invitation for subscription or purchase of, or recommendation of, securities. It does not take into account the investment objectives, financial situation or needs of any investor. Before investing, the investor or prospective investor should consider whether such an investment is appropriate to their particular investment needs, objectives and financial circumstances and consult an investment adviser if necessary.

CHWALE does not receive fees in respect of the general financial product advice it may provide; however, CHWALE or controlled entities of Charter Hall will receive fees for managing the assets of, providing resources to, and operating the REIT which, in accordance with the REIT’s constitution, are calculated by reference to the value of the assets and the performance of the REIT. Charter Hall and its related entities, together with their officers and directors, may hold securities in the REIT from time to time.

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## Directors' report

The Directors of Charter Hall WALE Limited (CHWALE) present their report together with the consolidated financial report of the Charter Hall Long WALE REIT (CLW or REIT) and the consolidated financial report of LWR Finance Trust (Finance Trust) for the year ended 30 June 2025, and the Independent Auditor's Report thereon. The financial report of CLW comprises Charter Hall Direct Industrial Fund (DIF) and its controlled entities and LWR Finance Trust and its controlled entity. The financial report of Finance Trust comprises LWR Finance Trust and its controlled entity. DIF and Finance Trust are collectively referred to as "Stapled Trusts". One of the stapled entities of a stapled structure is to be identified as the parent entity for the purposes of preparing a consolidated annual financial report. In accordance with this requirement, DIF has been identified as the parent entity (see D8(b)). The stapled securities cannot be traded or dealt with separately.

DIF and Finance Trust are registered schemes, and CHWALE is a company limited by shares. DIF, Finance Trust and CHWALE are incorporated and domiciled in Australia with the registered office and principal place of business located at Level 20, No.1 Martin Place, Sydney NSW 2000.

CHWALE is the Responsible Entity of the Stapled Trusts and is a controlled entity of Charter Hall Limited.

### Principal activities

The principal activity of the REIT during the year was property investment. The principal activity of the Finance Trust during the year was financing the REIT through the Intra-Group Facility Agreement (IGFA). There were no significant changes in the nature of either the REIT's or Finance Trust's activities during the financial year.

### Directors

The following persons have held office as Directors of the Responsible Entity during the period and up to the date of this report:

- Glenn Fraser – Chair and Non-Executive Director
- Ceinwen Kirk-Lennox – Non-Executive Director
- Ray Fazzolari – Non-Executive Director
- David Harrison – Executive Director and Chief Executive Officer/Managing Director of Charter Hall Group
- Carmel Hourigan – Executive Director

### Distributions

Distributions paid or declared during the year are as follows:

	Number of securities on issue entitled to distribution	2025 Cents per security	\$'000	Number of securities on issue entitled to distribution	2024 Cents per security	\$'000
<b>Ordinary securityholders of DIF</b>						
30 September	719,028,825	6.25	44,939	722,955,466	6.50	46,992
31 December	710,170,889	6.25	44,386	722,955,466	6.50	46,992
31 March	710,170,889	6.25	44,386	722,955,466	6.50	46,992
30 June	710,170,889	6.25	44,386	722,955,466	6.50	46,992
<b>Total distributions</b>		<b>25.00</b>	<b>178,097</b>		<b>26.00</b>	<b>187,968</b>

Finance Trust did not declare any distributions in its own right in the current or prior periods.

### Distribution reinvestment plan (DRP)

The REIT has established a Distribution Reinvestment Plan (DRP) under which securityholders may elect to have all or part of their distribution entitlements satisfied by the issuance of new securities rather than being paid in cash.

The DRP issue price is determined at a discount of 1.0% to the daily volume weighted average price of all securities traded on the ASX during the 10 business days commencing on the third business day following the distribution record date. The DRP was not active during the year.

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## Directors' report (continued)

### Review and results of operations

The financial results of the REIT and Finance Trust are summarised as follows:

	Charter Hall Long WALE REIT		Finance Trust	
	Year to 30 Jun 2025	Year to 30 Jun 2024	Year to 30 Jun 2025	Year to 30 Jun 2024
Total revenue (\$'000)	<b>183,622</b>	219,668	<b>72,230</b>	99,456
Statutory profit/(loss) (\$'000)	<b>118,283</b>	(510,878)	<b>(32,134)</b>	(24,492)
Basic earnings/(loss) per stapled security (cents)	<b>16.56</b>	(70.67)	<b>(4.50)</b>	(3.39)
Operating earnings of the REIT (\$'000)	<b>178,592</b>	187,992	-	-
Operating earnings of the REIT per stapled security (cents)	<b>25.00</b>	26.00	-	-
Distributions (\$'000)	<b>178,097</b>	187,968	-	-
Distributions per stapled security (cents)	<b>25.00</b>	26.00	-	-

	30 Jun 2025	30 Jun 2024	30 Jun 2025	30 Jun 2024
Total assets (\$'000)	<b>4,929,568</b>	5,252,475	<b>1,598,104</b>	1,843,823
Total liabilities (\$'000)	<b>1,667,068</b>	1,882,670	<b>1,587,733</b>	1,801,140
Net assets attributable to securityholders (\$'000)	<b>3,262,500</b>	3,369,805	<b>10,371</b>	42,683
Stapled securities on issue ('000)	<b>710,171</b>	722,955	<b>710,171</b>	722,955
Net assets per stapled security (\$)	<b>4.59</b>	4.66	<b>0.01</b>	0.06
Balance sheet gearing - total debt (net of cash) to total assets (net of cash)	<b>31.4%</b>	34.0%	-	-
Look-through gearing - total debt (net of cash) to total assets (net of cash)	<b>38.8%</b>	40.7%	-	-

The REIT recorded a statutory profit of \$118.3 million for the year ended 30 June 2025 (2024: \$510.9 million loss). Operating earnings amounted to \$178.6 million (25.0 cents per stapled security) for the year ended 30 June 2025 (2024: \$188.0 million; 26.0 cents per stapled security) and a distribution of \$178.1 million (25.0 cents per stapled security) was declared for the same period (2024: \$188.0 million; 26.0 cents per stapled security).

The table below sets out income and expenses that comprise operating earnings on a proportionate consolidation basis:

	30 Jun 2025 \$'000	30 Jun 2024 \$'000
Net property income	<b>299,677</b>	332,715
Interest income	<b>2,758</b>	2,634
Fund management fees	<b>(25,382)</b>	(30,566)
Finance costs	<b>(93,252)</b>	(111,231)
Administration and other expenses	<b>(5,209)</b>	(5,560)
<b>Operating earnings</b>	<b>178,592</b>	187,992

Note: Further detail on operating earnings is contained in Note A1.

Operating earnings is a financial measure which represents profit under Australian Accounting Standards adjusted for net fair value movements, non-cash accounting adjustments such as straight lining of rental income and amortisations and other unrealised or one-off items that are not in the ordinary course of business or are capital in nature.

The inclusion of operating earnings as a measure of the REIT's profitability provides investors with the same basis that is used internally for evaluating operating segment performance. Operating earnings is used by the Board to make strategic decisions and as a guide to assessing an appropriate distribution to declare.

The uncertainty of the current geopolitical events and the outlook for consumer price inflation and interest rates in Australia may have an impact on the future performance of the portfolio. The REIT benefits from its inflation-linked revenue streams and the interest rate hedging in place.

## Directors' report (continued)

Reconciliation of operating earnings to statutory profit is set out below:

	30 Jun 2025	30 Jun 2024
	\$'000	\$'000
<b>Operating earnings</b>	<b>178,592</b>	187,992
Net fair value movements on investment properties*	<b>(6,454)</b>	(625,955)
Net fair value movements on derivative financial instruments*	<b>(48,199)</b>	(48,612)
Net fair value movements on investments at fair value through profit or loss	<b>185</b>	205
Straight lining of rental income, amortisation of lease fees and incentives*	<b>(4,494)</b>	(3,365)
Acquisition and disposal related costs*	<b>(124)</b>	(1,524)
Realised loss on sale of interest in joint ventures	-	(16,490)
Loss on debt extinguishment*	-	(1,826)
Income support	-	(1,115)
Foreign exchange losses	<b>(565)</b>	(183)
Other	<b>(658)</b>	(5)
<b>Statutory profit/(loss) for the year</b>	<b>118,283</b>	(510,878)
<b>Basic weighted average number of stapled securities ('000)</b>	<b>714,289</b>	722,955
<b>Basic earnings/(loss) per stapled security (cents)</b>	<b>16.56</b>	(70.67)
<b>Operating earnings per stapled security (cents)</b>	<b>25.00</b>	26.00

\* Includes the REIT's proportionate share of non-operating items of joint ventures on a look-through basis.

### Fair value movements on investment properties

The net fair value movements on investment properties totalling a loss of \$6.5 million (2024: loss of \$626.0 million) comprised: valuation losses on a proportionate consolidation basis totalling \$9.5 million (2024: loss of \$619.1 million) and revaluation decrements attributable to transaction costs of \$1.5 million (2024: \$10.3 million) offset by revaluation increments attributable to straight lining of rental income, amortisation of lease fees and incentives of \$4.5 million (2024: \$3.4 million).

External valuations were conducted for 100% of the REIT's portfolio of properties not under development including the properties held by joint ventures during the year, with 66% of properties being independently valued at 30 June 2025 (2024:84%)

### Significant changes in the state of affairs

#### Acquisitions

During the year, the REIT acquired the following assets:

	Acquisition date	Acquisition price \$'000
Narrabeen Sands Accommodation, Narrabeen NSW (50% interest)*	30/09/2024	9,500
BWS, Crows Nest NSW (50% interest)*	30/09/2024	2,000
		<b>11,500</b>

\* Acquired by CH LEP Holding Trust which owns the assets.

#### Disposals

During the year, the REIT disposed the following assets:

	Disposal date	Disposal price \$'000
Ingham's Portfolio (National)	21/08/2024	225,341
Red Cross, Alexandria NSW (50% interest)*	31/10/2024	74,000
Capital Hill, Brisbane QLD (50% interest)	28/04/2025	48,000
		<b>347,341</b>

\* This asset was held as a tenants in common arrangement with a related party.

During the year, a joint venture owned by Charter Hall Australian Convenience Retail Trust in which the REIT has a 50% share sold three assets. The REIT's share of the disposal proceeds was \$3 million.

## Directors' report (continued)

### Repurchase and cancellation of stapled securities

During the year, the REIT repurchased 12,784,577 stapled securities, on market, for a total consideration of \$50.0 million (\$3.91 per stapled security). The REIT cancelled the repurchased units. The cancellation reduced the contributed equity and increased retained profits by the repurchased stapled securities entitlement of \$59.0 million and \$9.0 million respectively.

### Debt arrangements and hedging

During the financial year, the REIT reduced its debt facilities by \$300 million (consisting of \$500 million cancelled and \$200 million new facilities). The REIT also extended the term of \$310 million of debt facilities due to expire in 2026 for a new five-year term expiring in August 2029.

During the financial year, the REIT entered into \$600 million of interest rate swaps. Additionally, the REIT's share of interest rate swap agreements entered into by its joint ventures was \$115 million.

There were no other significant changes in the state of affairs of the REIT or Finance Trust that occurred during the year.

### Business strategies and prospects

The REIT's objective is to provide investors with stable and secure income and the potential for both income and capital growth through an exposure to a diversified property portfolio with a long WALE.

The REIT aims to maintain and enhance the existing portfolio through active asset and property management and to grow the portfolio through the acquisition of assets that are predominantly leased to tenants with strong covenants on long-term leases.

The REIT aims to proactively manage its equity and debt. It has a target balance sheet gearing range of 25-35%.

The material business risks faced by the REIT that are likely to have an effect on its financial performance are set out below. A dedicated risk and compliance team are responsible for the ongoing review and monitoring of compliance and risk management systems. The Board regularly reviews material risks to ensure they remain within the REIT's agreed risk appetite.

Risk	Description	Mitigation
<b>External Risks</b>	Property cycle risk and adverse market or economic conditions	Failure to insulate against property cycle downturns and slowing economic conditions may have an impact on asset values and investor returns.
	Structural change in commercial property	Disruptive competitors may have an impact on key tenants and on marginal tenancies. This may impact space requirements from tenants. Changing technology is changing tenant expectations.
		The REIT ensures it consistently delivers on strategy with a focus on investment in long WALE assets with contracted growth attributes. The REIT undertakes a detailed annual strategic review for all assets to inform recycling of capital into new areas and formal exit strategies for investments.  By undertaking ongoing due diligence including demographics, environment, competitor threats, and by leveraging consultant expertise the REIT ensures that it remains informed of market changes.

Directors' report (continued)

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<b>Financial Risks</b>	Debt and equity capital management	<p>Effective capital management is required to meet the REIT's ongoing liquidity and funding requirements. The inability to raise new capital to pursue growth opportunities or to raise replacement capital at challenging points in the debt or equity markets cycle is a key risk.</p> <p>A relationship breakdown or termination of joint venture partnership may result in reputational or financial damage.</p>	<p>The REIT mitigates these risks by implementing its debt diversity strategy combined with regular monitoring and reporting on debt covenants and stress testing of liquidity positions. The REIT has demonstrated strong performance, an equity raising track record and access to diversified equity partners across sources. The REIT manages its relationships with its partners through investment agreements including investment committee oversight of all key decisions with structured and pre-agreed reporting.</p>
	Interest rates	<p>Rising interest rates may adversely impact the REIT by increasing finance costs and impacting the amount the REIT has available to distribute to investors.</p>	<p>The REIT has a Treasury Risk Management Policy which includes policies and controls to minimise the impact of fluctuating interest rates on the REIT's financial performance.</p> <p>The REIT enters into interest rate swaps in order to provide more certainty for the REIT's finance costs. As at 30 June 2025, the REIT had 88.8% of its debt hedged (calculated on a look-through basis) and a weighted average hedge maturity term of 1.5 years.</p>
<b>Operational Risks</b>	Work, Health & Safety (WHS) obligations, critical safety incident or significant crisis	<p>The REIT has a commitment to promote and protect the health, safety and wellbeing of its people, customers, contractors and all users of the REIT's assets.</p>	<p>The Group WHS Manager collaborates closely with property management teams to ensure the roll-out of enhanced contractor registration/on-boarding platforms, incident notification platform, ongoing risk audits and training on incident response and management.</p>
	Technology and cyber security	<p>There is increasing sophistication of cyber-attacks, particularly denial of service impact on Building Management Security. A reportable data breach may result in adverse impact on reputation and/or financial penalty.</p>	<p>The cyber security strategy and program continues with external validation and yearly review of IT policies against best practice. The REIT undertakes annual penetration tests against critical systems and properties and have brought all critical systems under IT General Controls (ITGC) including regular user access reviews. Our internal audit includes risk identification and assessment for new platforms. The REIT also has a formal cyber insurance policy which covers incident remediation costs.</p>

Directors' report (continued)

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	Organisational culture and conduct	Our ongoing success depends on our ability to attract, engage and retain a motivated and high-performing workforce to deliver our strategic objectives and an inclusive culture that supports our values.	The REIT has a Code of Conduct in place with all employees and undertakes consistent messaging and tone at the top regarding behaviour. The REIT has a formal Whistleblower Policy in place and process to obtain regular employee feedback on culture and behaviours which is used to inform management decisions.
<b>Environmental</b>	Climate change	There is an increasing interest and expectation amongst investor groups disclosing on climate related risks and opportunities and their potential impact on business strategy and financial performance.	<p>The REIT is actively aligning its climate action approach to the requirements of the Australian Sustainability Reporting Standards and maturing understanding of the impacts of climate related risks and opportunities on the REIT's financial position, financial performance and cashflows.</p> <p>The REIT has operated Net Zero (Scope 1 and 2)* since FY24 and remains focused on continual reduction in emissions through energy efficiency and electrification strategies. The REIT's assets under operational control are also powered by 100% grid supplied renewables.</p> <p>The REIT continues to partner with tenant customers to reduce their emissions, including over 8MW of solar installed across the portfolio.</p> <p>During the year, management progressed their understanding of the impacts and opportunities of a changing climate through double materiality assessment, scenario analysis, assessment of physical risk using downscaled climate models and assessing emission against science aligned trajectories.</p> <p>*For assets where CLW has operational control of the assets and is responsible for property management.</p>
<b>Regulatory</b>	AFSL compliance	CHWALE is required to comply with Australian Financial Services Licence (AFSL) requirements through our established policies and frameworks.	Regular compliance reporting is undertaken to the Audit, Risk and Compliance Committee (ARCC), including mandatory annual compliance training requirements for all employees. In addition, the REIT has formalised compliance committees with annual external audit of compliance plans.

## Directors' report (continued)

Management of conflicts of interest	Inadequate management of tenant and acquisition conflicts may arise between Charter Hall managed funds or related party transactions may be inappropriately managed. There is also a risk that the REIT fails to pay market rate for related party services.	Conflict of Interest protocols are embedded in the business, including annual declarations from all employees and directors, board reporting/approval for all related party transactions. The REIT has in place a Compliance Plan/function including oversight of Conflict of Interest/Related Party protocols and formalised asset allocation protocols.
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### Matters subsequent to the end of the financial year

On 1 July 2025, the REIT acquired a 49.9% interest in CH Defence Holding Trust for \$32.9 million which owns Department of Defence, Campbell Park ACT.

On 4 July 2025, the REIT acquired Australian Border Force, Bulla VIC for \$62.0 million.

On 7 July 2025, the REIT acquired an additional interest of 8.33% in Charter Hall GSA Trust for \$28.3 million which owns Geoscience Australia, Canberra ACT, bringing the REIT's total interest in this asset to 33.3%.

On 7 July 2025, the REIT acquired an additional interest of 49.9% in Kogarah Trust for \$94.4 million which owns Westpac, Kogarah NSW, bringing the REIT's total interest in this asset to 100%.

All the above transactions were with related parties.

In July 2025, the REIT further increased its borrowing capacity by \$70 million.

On 5 August 2025, LWIP settled on the disposal of Brunswick Hotel, Brisbane QLD for total consideration of \$12.8 million (REIT's share: \$6.4 million).

The Directors of the Responsible Entity are not aware of any other matter or circumstance not otherwise dealt with in this report or the annual consolidated financial statements that has significantly affected or may significantly affect the operations of the REIT or Finance Trust, the results of their operations or the state of affairs of the REIT or Finance Trust in future financial years.

### Likely developments and expected results of operations

The consolidated financial statements have been prepared on the basis of current known market conditions. The extent to which a potential deterioration in either the capital or property markets that may have an impact on the results of the REIT or Finance Trust is unknown. Such developments could influence property market valuations, the ability to refinance debt and the cost of such debt, or the ability to raise equity.

At the date of this report and to the best of the Directors' knowledge and belief, there are no other anticipated changes in the operations of the REIT or Finance Trust which would have a material impact on their future results. Property valuation changes, movements in the fair value of derivative financial instruments and movements in interest rates may have a material impact on the REIT's and Finance Trust's results in future years, however, these cannot be reliably measured at the date of this report.

### Indemnification and insurance of Directors, Officers and Auditor

During the year, the REIT and Finance Trust contributed to the premium for a contract to insure all directors, secretaries, executive officers and officers of the REIT and Finance Trust and of each related body corporate, with the balance of the premium paid by Charter Hall Group and funds managed by members of Charter Hall Group. In accordance with usual commercial practice, the insurance contract prohibits disclosure of details relating to the nature of the liabilities covered by the insurance, the limit of indemnity and the amount of the premium paid under the contract.

Provided the officers of the Responsible Entity act in accordance with the REIT's and Finance Trust's constitutions and the *Corporations Act 2001*, the officers are indemnified out of the assets of the REIT and Finance Trust against losses incurred while acting on behalf of the REIT and Finance Trust. The insurance does not provide cover for the independent auditors of the REIT or Finance Trust or of a related body corporate. The REIT and Finance Trust indemnifies the auditor (PricewaterhouseCoopers Australia) against any liability (including legal costs) for third party claims arising from a breach by the REIT or Finance Trust of the auditor's engagement terms, except where prohibited by the *Corporations Act 2001*.

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## Directors' report (continued)

### Fees paid to and interests held in the REIT by the Responsible Entity or its Associates

Base fees of \$25.4 million (2024: \$30.6 million) were paid by the REIT and \$0.1 million (2024: \$0.3 million) by the Finance Trust and other fees of \$10.6 million (2024: \$11.1 million) were paid or are payable to the Responsible Entity and its Associates by the REIT for the services provided during the year, in accordance with the REIT's and Finance Trust's constitutions as disclosed in Note D1 in the consolidated financial statements.

Interests in the REIT and Finance Trust held by the Responsible Entity or its Associates as at 30 June 2025 are disclosed in Note D1 in the consolidated financial statements.

### Interests in the REIT and Finance Trust

	2025	2024
Securities on issue at the beginning of the year	722,955,466	722,955,466
Security buy-back	(12,784,577)	-
<b>Securities on issue at the end of the year</b>	<b>710,170,889</b>	<b>722,955,466</b>

### Environmental regulations

The operations of the REIT and Finance Trust are subject to environmental regulations under Commonwealth, State and Territory legislation in relation to property developments.

In relation to the property developments, the REIT is obliged to ensure all works carried out under any development approval comply with that approval as well as any further relevant statutory requirements. The REIT ensures that contracts it enters into with builders for its developments stipulate that the builder must:

- (a) ensure that in carrying out the contractor's activities:
  - (i) it complies with all statutory requirements and other requirements of the contract for the protection of the environment
  - (ii) it does not pollute, contaminate or otherwise damage the environment
  - (iii) its subcontractors comply with the requirements referred to in the contract.
- (b) make good any pollution, contamination or damage to the environment arising out of, or in any way in connection with, the contractor's activities, whether or not it has complied with all statutory requirements or other requirements of the contract for the protection of the environment
- (c) indemnify the REIT to the full extent permitted by law against:
  - (i) any liability to or a claim by a third party
  - (ii) all fines, penalties, costs, losses or damages suffered or incurred by the REIT, arising out of or in connection with the contractor's breach of the contract.

Approvals for property developments are required under various local, State and Territory environmental laws.

To the best of the Directors' knowledge, the operations of the REIT have been undertaken in compliance with the applicable environmental regulations in each jurisdiction where the REIT operates.

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## Directors' report (continued)

### Information on current Directors

Director	Experience	Special responsibilities	Interest in securities of the REIT
Glenn Fraser	<p>Glenn joined the Board on 6 May 2016 and was appointed Chair of the Board on 24 April 2024.</p> <p>With 46 years' industry experience, Glenn is a professional Non-Executive Director following a long career in finance, infrastructure and property.</p> <p>Glenn was a member of Transfield Holdings Advisory Board from 1999 to 2015. He was instrumental in Transfield Holding's acquisition of a 50% interest in Charter Hall and its subsequent expansion and ASX listing in 2005. Glenn also served as a Non-Executive Director of the Charter Hall Group from April 2005 to August 2012.</p> <p>Joining Transfield Holdings in 1996, Glenn was General Manager – Finance Project Development, where he was responsible for the financial elements of infrastructure and property projects. Glenn was subsequently appointed Chief Financial Officer of Transfield Holdings when it had turnover in excess of \$1 billion per annum and over 8,000 staff.</p> <p>Glenn was a principal and director of a project finance advisory business, Perry Development Finance Pty Limited from 1985, which was sold to Hambros Corporate Finance Limited in 1995.</p> <p>Glenn holds a Bachelor of Commerce from the University of New South Wales. He is a member of the Institute of Chartered Accountants and a graduate of the Australian Institute of Company Directors.</p> <p>Current listed directorships: Nil</p> <p>Former listed directorships in the last three years: Nil</p>	Chair	76,721
Ceinwen Kirk-Lennox	<p>Ceinwen joined the Board on 28 June 2016.</p> <p>Ceinwen has over 40 years' experience in many aspects of property including agency, development, project and construction management, property management, and community development.</p> <p>Her executive career includes 26 years at Lendlease Corporation, where she held executive roles, running commercial business units, client accounts and functions across the Lendlease Group.</p> <p>Ceinwen now runs her own consultancy, Mosaic Xchange, with clients across both private and public sectors.</p> <p>Ceinwen has served on a number of boards including both for-profit and not-for-profit companies. Ceinwen was appointed to the Greater Sydney Parklands Board in 2020 and currently holds a number of roles within Homes NSW delivering mixed-use market, affordable and social housing.</p> <p>Ceinwen holds a Bachelor of Business in Land Economy from the University of Western Sydney and is a graduate of the Australian Institute of Company Directors.</p> <p>Current listed directorships: Nil</p> <p>Former listed directorships in the last three years: Nil</p>	Nil	60,341

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## Directors' report (continued)

Director	Experience	Special responsibilities	Interest in securities of the REIT
Carmel Hourigan	<p>Carmel joined the Board on 30 November 2020.</p> <p>Carmel brings 30 years' experience in the real estate investment industry, spanning key senior leadership positions and roles in funds management across public and private markets, investment, research and advisory services.</p> <p>As the Charter Hall Office CEO, Carmel is responsible for driving the Office business' strategic growth, including funds management, portfolio curation, capital raising and equity flows.</p> <p>Carmel's previous roles include the Global Head of Real Estate at AMP Capital, CIO at GPT Group and Head of Investment Management at Lendlease.</p> <p>In October 2024, Carmel was announced as the new National President for the Property Council of Australia, after serving in various director roles, including Vice President over the past 9 years. She currently serves as a member of the Property Champions of Change group and is also a former Trustee Board member and Deputy Chancellor of Western Sydney University. Carmel holds a Bachelor of Business in Land Economy from Western Sydney University. She also holds a Graduate Diploma in Applied Finance and Investment from FINSIA and has participated in leadership programs at world renowned institutions including INSEAD, Harvard Business School and London Business School.</p> <p>Current listed directorships: Nil</p> <p>Former listed directorships in the last three years: Nil</p>	Nil	10,250
Ray Fazzolari	<p>Ray joined the Board on 24 April 2024.</p> <p>Ray has extensive industry experience in the financial sector and commercial property industry over 40 years through various cycles and market conditions. Ray's executive career includes three years with the St Hillier's Group as the General Manager of Development, 16 years with the Leda Group of Companies as the Managing Director and a further 10 years with Citi as the General Manager of Commercial Finance.</p> <p>Ray served as a Non-Executive Director of Charter Hall Investment Management Limited, the responsible entity of Charter Hall Prime Office Fund and Charter Hall Prime Industrial Fund, Charter Hall's flagship unlisted wholesale office and industrial funds.</p> <p>Current listed directorships: Nil</p> <p>Former listed directorships in the last three years: Nil</p>	Audit, Risk & Compliance Committee Chair	5,000

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## Directors' report (continued)

Director	Experience	Special responsibilities	Interest in securities of the REIT
David Harrison	<p>David joined the Board on 16 February 2016</p> <p>David has over 30 years' property market experience across office, retail and industrial sectors in multiple geographies globally.</p> <p>As Charter Hall's Managing Director and Group CEO, David is responsible for strategically growing the business and maintaining its position as a multi-core sector market leader. David is an executive member of various Fund Boards and Partnership Investment Committees, and Chair of the Executive Property Valuation Committee and Executive Leadership Committee.</p> <p>David has overseen the growth of Charter Hall Group from being a small fund manager with \$500 million of assets under management when it listed on the ASX in 2005, to today being the largest diversified property funds managers in Australia.</p> <p>David remains driven to achieve excellence and create a positive impact – giving back to the communities that Charter Hall operates in and protecting and growing the retirement savings of those invested either directly or indirectly in the company – ensuring every one of Charter Hall's stakeholders benefits through the firm's integrity, discipline and ability to add more value.</p> <p>David is the Chair of the Property Council of Australia Nominations and Financial Management Committees. He is also a member of the Property Council Australia Champions of Change Coalition.</p> <p>David holds a Bachelor of Business in Land Economy from the University of Western Sydney, is a Fellow of the Australian Property Institute (FAP I) and holds a Graduate Diploma in Applied Finance from the Securities Institute of Australia.</p> <p>Current listed directorships: Charter Hall Group (ASX: CHC) Charter Hall Retail REIT (ASX: CQR)</p> <p>Former listed directorships in the last three years: Nil</p>	Nil	699,285

## Meetings of Directors

Name	Full meetings of Directors		Meetings of Audit, Risk and Compliance Committee	
	Eligible to attend	Attended	Eligible to attend	Attended
Glenn Fraser	7	7	4	4
Ceinwen Kirk-Lennox	7	7	4	4
Ray Fazzolari	7	7	4	4
David Harrison	7	7	-	-
Carmel Hourigan	7	7	-	-

## Company secretary

Mark Bryant was appointed as Company Secretary for the REIT and Finance Trust on 21 November 2017.

Mark holds a Bachelor of Business (Accounting), a Bachelor of Laws (First Class Honours), a Graduate Certificate in Legal Practice, and is admitted as a lawyer of the Supreme Court of NSW. Mark has over 20 years' experience as a lawyer, including advising on listed company governance, securities law, funds management, real estate, and general corporate law. Mark joined Charter Hall in 2012, prior to which he was a Senior Associate in the Sydney office of King & Wood Mallesons.

Mark is the Group General Counsel and Company Secretary for the Charter Hall Group.

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## Directors' report (continued)

### Non-audit services

The Responsible Entity may decide to engage the auditor (PricewaterhouseCoopers) on assignments in addition to the statutory audit duties where the auditor's expertise and experience with the REIT or Finance Trust are important.

Details of the amounts paid to the auditor for audit and non-audit services provided during the year are disclosed in Note D5 to the consolidated financial statements.

The Board of Directors has considered the position and, in accordance with the advice received from the Audit, Risk and Compliance Committee, is satisfied that the provision of the non-audit services is compliant with the general standard of independence for auditors imposed by the *Corporations Act 2001*. The Directors are satisfied that the provision of non-audit services by the auditor, as set out in D5 to the consolidated financial statements, did not compromise the auditor's independence requirements of the *Corporations Act 2001* for the following reasons:

- all non-audit services have been reviewed by the Audit, Risk and Compliance Committee to ensure that they do not impact the integrity and objectivity of the auditor and
- none of the services undermine the general principles relating to auditor independence as set out in Accounting Professional and Ethical Standards Board APES 110 *Code of Ethics for Professional Accountants*.

### Auditor's independence declaration

A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out on page 16.

### Rounding of amounts to the nearest thousand dollars

As permitted by ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191 (as amended) issued by the Australian Securities and Investments Commission relating to the "rounding off" of amounts in the Directors' report and consolidated financial statements. Amounts in the Directors' report and consolidated financial statements have been rounded to the nearest thousand dollars, unless otherwise indicated.

This report is made in accordance with a resolution of the Board of Directors of Charter Hall WALE Limited.

### Directors' authorisation

The Directors' report is made in accordance with a resolution of the Directors. The consolidated financial statements were authorised for issue by the Directors on 6 August 2025. The Directors have the power to amend and re-issue the financial statements.



Glenn Fraser  
Chair

Sydney  
6 August 2025

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## Auditor's Independence Declaration

As lead auditor for the audit of Charter Hall Long WALE REIT and Finance Trust for the year ended 30 June 2025, I declare that to the best of my knowledge and belief, there have been:

- a. no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- b. no contraventions of any applicable code of professional conduct in relation to the audit.

This declaration is in respect of Charter Hall Direct Industrial Fund ("DIF") and the entities it controlled during the period and LWR Finance Trust and the entity it control during the period (together referred to as "Charter Hall Long WALE REIT") and LWR Finance Trust and the entity it controlled during the period (together referred to as "Finance Trust").

R W McMahon  
Partner  
PricewaterhouseCoopers

Sydney  
6 August 2025

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## Consolidated statements of comprehensive income

For the year ended 30 June 2025

	Notes	Charter Hall Long WALE REIT		Finance Trust	
		2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
<b>Revenue</b>					
Property income	A1	181,624	217,918	-	-
Interest income	A1	1,998	1,750	72,230	99,456
<b>Total revenue</b>		<b>183,622</b>	219,668	<b>72,230</b>	99,456
<b>Other income</b>					
Share of net profit from joint ventures	B2	163,090	-	-	-
Net fair value gain on financial assets	B3	185	205	-	-
<b>Total other income</b>		<b>163,275</b>	205	-	-
<b>Total revenue and other income</b>		<b>346,897</b>	219,873	<b>72,230</b>	99,456
<b>Expenses</b>					
Property expenses	A1	(32,272)	(37,199)	-	-
Fund management fees	D1	(24,871)	(29,988)	(139)	(318)
Finance costs	C2	(66,204)	(83,912)	(66,204)	(84,506)
Administration and other expenses		(4,498)	(4,645)	(55)	(47)
Share of net loss from joint ventures	B2	-	(75,817)	-	-
Net fair value loss on investment properties	B1	(59,366)	(441,561)	-	-
Net fair value loss on derivative financial instruments	C3	(40,714)	(39,432)	(37,966)	(39,077)
Acquisition and disposal related costs	B2	(124)	(1,524)	-	-
Realised loss on sale of joint ventures		-	(16,490)	-	-
Foreign exchange losses		(565)	(183)	-	-
<b>Total expenses</b>		<b>(228,614)</b>	(730,751)	<b>(104,364)</b>	(123,948)
<b>Net profit/(loss) for the year</b>		<b>118,283</b>	(510,878)	<b>(32,134)</b>	(24,492)
Other comprehensive income/(loss)		2,559	(1,142)	-	-
<b>Total comprehensive income/(loss)</b>		<b>120,842</b>	(512,020)	<b>(32,134)</b>	(24,492)
<b>Net profit and total comprehensive income/(loss) attributable to:</b>					
DIF		152,976	(487,528)	-	-
Stapled Trusts other than DIF		(32,134)	(24,492)	(32,134)	(24,492)
		<b>120,842</b>	(512,020)	<b>(32,134)</b>	(24,492)
<b>Basic and diluted earnings per ordinary securityholder</b>					
Earnings/(loss) per security of parent entity (cents)	A2	21.06	(67.28)	(0.03)	(0.05)
Earnings/(loss) per stapled security (cents)	A2	16.56	(70.67)	(4.50)	(3.39)

The above consolidated statements of comprehensive income should be read in conjunction with the accompanying notes.

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## Consolidated balance sheets

As at 30 June 2025

	Notes	Charter Hall Long WALE REIT		Finance Trust	
		2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
<b>Assets</b>					
<b>Current assets</b>					
Cash and cash equivalents		55,369	22,681	32,360	5,397
Receivables	D2	22,473	21,029	8	7
Derivative financial instruments	C3	6,428	28,601	6,428	28,558
Other assets	D2	2,463	2,431	14	14
Investment properties held for sale	B1	-	299,341	-	-
<b>Total current assets</b>		<b>86,733</b>	<b>374,083</b>	<b>38,810</b>	<b>33,976</b>
<b>Non-current assets</b>					
Investment properties	B1	2,387,794	2,474,042	-	-
Investments in joint ventures	B2	2,450,833	2,388,446	-	-
Intra-group facility receivable	C2	-	-	1,559,294	1,797,966
Investment in financial assets at fair value	B3	4,208	4,023	-	-
Derivative financial instruments	C3	-	11,881	-	11,881
<b>Total non-current assets</b>		<b>4,842,835</b>	<b>4,878,392</b>	<b>1,559,294</b>	<b>1,809,847</b>
<b>Total assets</b>		<b>4,929,568</b>	<b>5,252,475</b>	<b>1,598,104</b>	<b>1,843,823</b>
<b>Liabilities</b>					
<b>Current liabilities</b>					
Payables	D2	29,702	34,759	7,382	8,801
Distribution payable	A2	44,386	46,992	-	-
Derivative financial instruments	C3	6,579	2,317	1,565	-
Other liabilities	D2	7,564	6,166	-	-
<b>Total current liabilities</b>		<b>88,231</b>	<b>90,234</b>	<b>8,947</b>	<b>8,801</b>
<b>Non-current liabilities</b>					
Borrowings	C2	1,528,385	1,704,835	1,528,385	1,704,835
Derivative financial instruments	C3	50,401	87,504	50,401	87,504
Other liabilities		51	97	-	-
<b>Total non-current liabilities</b>		<b>1,578,837</b>	<b>1,792,436</b>	<b>1,578,786</b>	<b>1,792,339</b>
<b>Total liabilities</b>		<b>1,667,068</b>	<b>1,882,670</b>	<b>1,587,733</b>	<b>1,801,140</b>
<b>Net assets</b>		<b>3,262,500</b>	<b>3,369,805</b>	<b>10,371</b>	<b>42,683</b>
<b>Equity</b>					
<i>Equity holders of DIF</i>					
Contributed equity	C4	3,212,279	3,271,183	-	-
Reserves		(1,562)	(4,121)	-	-
Retained profits		41,412	60,060	-	-
<b>Parent entity interest</b>		<b>3,252,129</b>	<b>3,327,122</b>	<b>-</b>	<b>-</b>
<i>Equity holders of Finance Trust</i>					
Contributed equity	C4	6,523	6,641	6,523	6,641
Retained profits		3,848	36,042	3,848	36,042
<b>Equity holders of Finance Trust</b>		<b>10,371</b>	<b>42,683</b>	<b>10,371</b>	<b>42,683</b>
<b>Total equity</b>		<b>3,262,500</b>	<b>3,369,805</b>	<b>10,371</b>	<b>42,683</b>

The above consolidated balance sheets should be read in conjunction with the accompanying notes.

## Consolidated statements of changes in equity

For the year ended 30 June 2025

	Notes	Attributable to securityholders of DIF			Total \$'000
		Contributed equity \$'000	Reserves \$'000	Retained profits \$'000	
<b>Balance at 1 July 2023</b>		3,271,183	(2,979)	734,414	4,002,618
Total comprehensive loss		-	(1,142)	(486,386)	(487,528)
Distributions provided for or paid	A2	-	-	(187,968)	(187,968)
<b>Balance at 30 June 2024</b>		3,271,183	(4,121)	60,060	3,327,122
<b>Balance at 1 July 2024</b>		<b>3,271,183</b>	<b>(4,121)</b>	<b>60,060</b>	<b>3,327,122</b>
Total comprehensive income		-	2,559	150,417	152,976
Cancellations of stapled securities	C4	(58,904)	-	9,032	(49,872)
Distributions provided for or paid	A2	-	-	(178,097)	(178,097)
<b>Balance at 30 June 2025</b>		<b>3,212,279</b>	<b>(1,562)</b>	<b>41,412</b>	<b>3,252,129</b>

	Notes	Attributable to securityholders of Finance Trust			Total \$'000
		Contributed equity \$'000	Reserves \$'000	Retained profits \$'000	
<b>Balance at 1 July 2023</b>		6,641	-	60,534	67,175
Total comprehensive loss		-	-	(24,492)	(24,492)
<b>Balance at 30 June 2024</b>		6,641	-	36,042	42,683
<b>Balance at 1 July 2024</b>		<b>6,641</b>	<b>-</b>	<b>36,042</b>	<b>42,683</b>
Total comprehensive loss		-	-	(32,134)	(32,134)
Cancellations of stapled securities	C4	(118)	-	(60)	(178)
<b>Balance at 30 June 2025</b>		<b>6,523</b>	<b>-</b>	<b>3,848</b>	<b>10,371</b>

The above consolidated statements of changes in equity should be read in conjunction with the accompanying notes.

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## Consolidated cash flow statements

For the year ended 30 June 2025

	Notes	Charter Hall Long WALE REIT		Finance Trust	
		2025	2024	2025	2024
		\$'000	\$'000	\$'000	\$'000
<b>Cash flows from operating activities</b>					
Property rental income received		195,722	234,561	-	-
Property expenses paid		(34,235)	(38,567)	-	-
Distributions received from investment in joint venture entities		117,553	118,655	-	-
Interest received		1,998	1,750	778	612
Other income received		-	380	-	-
Finance costs paid		(65,320)	(82,794)	(65,313)	(82,783)
Fund management fees paid		(27,640)	(33,218)	(169)	(356)
Administration and other expenses paid		(4,427)	(4,537)	(56)	(91)
Net GST (paid)/received with respect to operating activities		(11,544)	(11,054)	27	39
<b>Net cash flows from operating activities</b>	A3	<b>172,107</b>	185,176	<b>(64,733)</b>	(82,579)
<b>Cash flows from investing activities</b>					
Payments for investment properties		(22,295)	(36,208)	-	-
Receipts from sale of investment property		347,341	305,850	-	-
Payments for investments in joint ventures		(18,487)	(85,907)	-	-
Proceeds from sale of joint ventures		-	76,797	-	-
Capital distributions from joint venture entities		3,014	2,160	-	-
Draws from income support fund		-	1,115	-	-
Acquisition and disposal related costs		(124)	(1,524)	-	-
Advances under Intra-Group Facility Agreement		-	-	(255,592)	(291,737)
Repayments under Intra-Group Facility Agreement		-	-	565,581	630,693
<b>Net cash flows from investing activities</b>		<b>309,449</b>	262,283	<b>309,989</b>	338,956
<b>Cash flows from financing activities</b>					
Distributions paid to securityholders		(180,703)	(191,696)	-	-
Repurchase of stapled securities		(50,050)	-	(178)	-
Proceeds from borrowings, net of borrowing costs		297,885	326,236	297,885	326,236
Repayment of borrowings		(516,000)	(579,000)	(516,000)	(579,000)
<b>Net cash flows from financing activities</b>		<b>(448,868)</b>	(444,460)	<b>(218,293)</b>	(252,764)
Net increase in cash and cash equivalents		32,688	2,999	26,963	3,613
Cash and cash equivalents at the beginning of the year		22,681	19,682	5,397	1,784
<b>Cash and cash equivalents at the end of the year</b>		<b>55,369</b>	22,681	<b>32,360</b>	5,397

The above consolidated cash flow statements should be read in conjunction with the accompanying notes.

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## About this report

The notes to these consolidated financial statements include additional information which is required to understand the operations, performance and financial position of the REIT and Finance Trust. They are organised in four key sections:

- A. REIT performance** – provides key metrics used to measure financial performance
- B. Property portfolio assets** – explains the investment property portfolio structure
- C. Capital structure and financial risk management** – details how the REIT manages its exposure to capital and financial risks
- D. Further information** – provides additional disclosures relevant to understanding the REIT's consolidated financial statements

<b>A. REIT performance</b>	<b>22</b>	<b>B. Property portfolio assets</b>	<b>26</b>
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### Critical accounting estimates and judgements

The preparation of the consolidated financial statements in conformity with Australian Accounting Standards requires the use of certain critical accounting estimates and management to exercise its judgement in the process of applying the REIT's accounting policies.

The areas involving significant estimates or judgements are:

- Fair value estimation – B1 Investment properties
- Consolidation decisions and classification of joint arrangements – B2 Investment in joint venture entities

In preparing its financial statements, the REIT has considered the ongoing impact that the future economic outlook has had on its business operations and upon the business operations of its tenant customers. In assessing such impacts management has relied upon certain key estimates to evaluate current and future business conditions. Inherent in any estimate is a level of uncertainty. Estimation uncertainty is associated with the current geopolitical events and subsequent increase in consumer price inflation and interest rates.

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## A. REIT performance

This section provides additional information on the key financial metrics used to define the results and performance of the REIT, including operating earnings by segment, distributions and earnings per stapled security.

Operating earnings is a financial measure which represents profit under Australian Accounting Standards adjusted for net fair value movements, non-cash accounting adjustments such as straight lining of rental income and amortisations and other unrealised or one-off items.

The inclusion of operating earnings as a measure of the REIT's profitability provides investors with the same basis that is used internally for evaluating operating segment performance. Operating earnings is used by the Board to make strategic decisions and as a guide to assessing an appropriate distribution to declare.

### A1. Segment information

#### (a) Description of segments

The Directors of the Responsible Entity have determined the operating segments based on the reports reviewed by the chief operating decision maker, being the Board of the Responsible Entity. The REIT has one operating segment being its Australasian operations. Finance Trust results are not separately identified and reported, and therefore segment information for Finance Trust is not prepared and provided to the Board.

#### (b) Segment information provided to the Board

The operating earnings reported to the Board for the year ended 30 June 2025 are as follows:

	30 Jun 2025	30 Jun 2024
	\$'000	\$'000
Property lease revenue	172,111	206,340
Services income	9,513	11,578
<b>Property income</b>	<b>181,624</b>	<b>217,918</b>
Income support	-	1,115
Straight lining of rental income and amortisation of incentives and leasing fees	3,001	2,427
Property expenses	(32,284)	(37,199)
<b>Net property income from wholly owned properties (NPI)</b>	<b>152,341</b>	<b>184,261</b>
Share of operating earnings from investments in joint ventures	119,826	120,492
Interest income	1,998	1,750
Fund management fees	(24,871)	(29,988)
Finance costs	(66,204)	(83,912)
Administration and other expenses	(4,498)	(4,611)
<b>Operating earnings</b>	<b>178,592</b>	<b>187,992</b>
Weighted average number of stapled securities	714,289	722,955
Operating earnings per stapled security (cents)	25.00	26.00

The operating earnings on a proportionate consolidation basis are set out below:

	30 Jun 2025	30 Jun 2024
	\$'000	\$'000
Net property income	299,677	332,715
Interest income	2,758	2,634
Fund management fees	(25,382)	(30,566)
Finance costs	(93,252)	(111,231)
Administration and other expenses	(5,209)	(5,560)
<b>Operating earnings</b>	<b>178,592</b>	<b>187,992</b>

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## A. REIT performance (continued)

The table below sets out the top five tenants' contribution to net property income presented on a proportionate consolidation basis:

Tenant	2025 %	2024 %
Endeavour Group	22	21
Federal and State government	18	18
Telstra	14	13
bp	12	11
Coles	5	5

The reconciliation between operating earnings to statutory profit is set out below:

	30 Jun 2025 \$'000	30 Jun 2024 \$'000
<b>Operating earnings</b>	<b>178,592</b>	187,992
Net fair value movements on investment properties*	(6,454)	(625,955)
Net fair value movements on derivative financial instruments*	(48,199)	(48,612)
Net fair value movements on investments at fair value through profit or loss	185	205
Straight lining of rental income, amortisation of lease fees and incentives*	(4,494)	(3,365)
Acquisition and disposal related costs*	(124)	(1,524)
Realised loss on sale of interest in joint ventures	-	(16,490)
Loss on debt extinguishment*	-	(1,826)
Income support and development rebate	-	(1,115)
Foreign exchange losses	(565)	(183)
Other	(658)	(5)
<b>Statutory profit/(loss) for the year</b>	<b>118,283</b>	(510,878)

\* Includes the REIT's proportionate share of non-operating items of joint venture investments on a look-through basis.

### Property lease revenue

Property lease revenue represents income earned from the long-term rental of REIT properties and is recognised on a straight line basis over the lease term. The portion of rental income relating to fixed increases in operating lease rentals in future years is recognised as a separate component of investment properties.

Minimum lease payments to be received include future amounts to be received on non-cancellable operating leases. Amounts receivable under non-cancellable operating leases where the REIT's right to consideration for a service directly corresponds with the value of the service provided to the customer have not been included (for example, variable amounts payable by tenants for their share of the operating costs of the asset).

Minimum lease payments under non-cancellable operating leases of investment properties not recognised in the consolidated financial statements are receivable as follows:

	30 Jun 2025 \$'000	30 Jun 2024 \$'000
Less than 1 year	166,561	175,034
1 – 2 years	162,377	174,568
2 – 3 years	153,814	167,872
3 – 4 years	150,817	158,269
4 – 5 years	147,897	155,634
Over 5 years	824,829	962,158
<b>Total</b>	<b>1,606,295</b>	1,793,535

### Services income

Services income principally includes non-lease income derived under lease agreements with tenants. Non-lease income relates to the proportion of property operating costs which are recoverable from tenants in accordance with lease agreements and relevant legislative acts.

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## A. REIT performance (continued)

### Property expenses

Property expenses include rates and taxes incurred in relation to investment properties. These expenses are recognised on an accrual basis.

### A2. Distributions and earnings per security

#### (a) Distributions paid and payable

	Number of securities on issue entitled to distribution	2025 Cents per security	2025 \$'000	Number of securities on issue entitled to distribution	2024 Cents per security	2024 \$'000
<b>Ordinary securityholders of DIF</b>						
30 September	719,028,825	6.25	44,939	722,955,466	6.50	46,992
31 December	710,170,889	6.25	44,386	722,955,466	6.50	46,992
31 March	710,170,889	6.25	44,386	722,955,466	6.50	46,992
30 June	710,170,889	6.25	44,386	722,955,466	6.50	46,992
<b>Total distributions</b>		<b>25.00</b>	<b>178,097</b>		<b>26.00</b>	<b>187,968</b>

No distributions were paid or declared during the year by Finance Trust.

Pursuant to the REIT's constitutions, the amount distributed to securityholders is at the discretion of the Responsible Entity. The Responsible Entity uses operating earnings as a guide to assess an appropriate distribution to declare. Operating earnings amounted to \$178.6 million (25.0 cents per stapled security) for the year ended 30 June 2025 (2024: \$188.0 million; 26.0 cents per stapled security) and distributions of \$178.1 million (25.0 cents per stapled security) were declared for the same period (2024: \$188.0 million; 26.0 cents per stapled security).

A liability is recognised for the amount of any distribution declared by the REIT on or before the end of the reporting period but not distributed at balance date.

Under current Australian income tax legislation, the REIT is not liable to pay income tax provided its income for the year, as determined under the REIT's constitutions, is fully distributed to securityholders, by way of cash or reinvestment.

#### (b) Earnings per stapled security

	Charter Hall Long WALE REIT		Finance Trust	
	2025	2024	2025	2024
<b>Basic and diluted earnings</b>				
Earnings/(loss) per stapled security (cents)	16.56	(70.67)	(4.50)	(3.39)
Operating earnings of the REIT per stapled security (cents)	25.00	26.00	N/A	N/A
Earnings/(loss) of the parent entity per stapled security (cents)	21.06	(67.28)	(0.03)	(0.05)
<b>Earnings used in the calculation of basic and diluted earnings per stapled security</b>				
Net profit/(loss) for the year (\$'000)	118,283	(510,878)	(32,134)	(24,492)
Net profit/(loss) of the parent entity for the year (\$'000)	150,417	(486,386)	(194)	(343)
Operating earnings of the REIT for the year (\$'000)	178,592	187,992	N/A	N/A
Weighted average number of stapled securities used in the calculation of basic and diluted earnings per stapled security ('000)	714,289	722,955	714,289	722,955

Basic and diluted earnings per unit is determined by dividing statutory profit attributable to the stapled securityholders by the weighted average number of stapled securities on issue during the year. The REIT has no dilutive or convertible stapled securities on issue.

Operating earnings per stapled security is determined by dividing operating earnings attributable to the stapled securityholders by the weighted average number of stapled securities on issue during the year.

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## A. REIT performance (continued)

### A3. Reconciliation of net profit to operating cash flow

	Charter Hall Long WALE REIT		Finance Trust	
	2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
<b>Profit for the year</b>	<b>118,283</b>	(510,878)	<b>(32,134)</b>	(24,492)
<b>Non-cash items</b>				
Net fair value movements on financial assets	(185)	(205)	-	-
Net fair value movements on investment properties	59,366	441,561	-	-
Net fair value movements on derivative financial instruments	40,706	39,432	37,966	39,077
Share of non-operating loss/(earnings) from investments in joint ventures	(43,265)	196,213	-	-
Distributions withheld from investments in joint ventures and distributions reinvested	(1,088)	(920)	-	-
Straight lining of rental income and amortisation of incentives	3,001	2,427	-	-
Amortisation of borrowing costs	1,804	2,003	1,804	2,003
Rent-free incentives	(7,283)	(8,632)	-	-
Interest capitalised on investment properties	-	(605)	-	-
Provision for rent relief	15	(157)	-	-
Capitalised interest on Intra-Group Facility	-	-	(71,452)	(98,844)
Foreign exchange loss/(gains)	(1)	183	-	-
<b>Classified as investing and financing activities</b>				
Acquisition and disposal related costs	124	1,524	-	-
Realised loss on sale of interest in joint ventures	-	16,490	-	-
(Increase)/decrease in trade and other receivables	(758)	2,047	-	(11)
Increase/(decrease) in trade and other payables	1,388	4,693	(917)	(312)
<b>Net cash flows from operating activities</b>	<b>172,107</b>	185,176	<b>(64,733)</b>	(82,579)

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## B. Property portfolio assets

The REIT's property portfolio assets comprise directly held investment properties, indirectly held interests in investment property held through joint ventures and investments in financial assets at fair value. Investment properties comprise investment interests in land and buildings held for long-term rental yields.

The following table summarises the property portfolio assets detailed in this section.

	Notes	2025 \$'000	2024 \$'000
<b>Current assets</b>			
Investment properties held for sale	B1	-	299,341
<b>Total current assets</b>		-	299,341
<b>Non-current assets</b>			
Investment properties	B1	2,387,794	2,474,042
Investments in joint ventures	B2	2,450,833	2,388,446
Investment in financial asset at fair value	B3	4,208	4,023
<b>Total non-current assets</b>		4,842,835	4,866,511
<b>Total property portfolio assets</b>		4,842,835	5,165,852

The valuation policies stated in B1 also apply to property held in joint operations (B1) and joint ventures (B2).

Summary of acquisition and disposal costs directly expensed to the statement of comprehensive income in relation to transactions which occurred during the year:

<i>Costs in relation to transactions with:</i>	Notes	2025 \$'000	2024 \$'000
Investment properties		18	3
Investments in joint ventures	B2	106	1,521
<b>Total</b>		124	1,524

### B1. Investment properties

#### *Investment properties*

Initially, investment properties are measured at cost including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value. Revaluation gains and losses are included in the consolidated statement of comprehensive income in the year in which they arise.

#### *Assets held for sale*

Investment properties are classified as assets held for sale when it is highly probable that the carrying amount will be recovered principally through a sale transaction rather than through continuing use. Investment properties classified as held for sale are measured at fair value. Assets which are classified as held for sale are classified as current assets as it is expected they will be divested within the coming reporting period.

#### *Development properties*

The total cost of a development property is generally capitalised to its carrying value until development is complete. At the commencement of a development project, an estimated valuation on completion is obtained and the capitalised costs during the project are monitored against this initial valuation. Post completion, the property is externally valued with a full formal report and thereafter the stabilised asset valuation process applies. At each reporting date, the carrying values of development properties are reviewed to determine whether they are in excess of their fair value. Where appropriate, a write-down is made to reflect fair value.

#### *Joint operations*

The REIT recognises its direct right to the assets, liabilities, revenues and expenses of joint operations and its share of any jointly held or incurred assets, liabilities, revenues and expenses. These have been incorporated in the consolidated financial statements under the appropriate headings.

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## B. Property portfolio assets (continued)

### (a) Reconciliation of the carrying amount of investment properties at the beginning and end of year

	2025 \$'000	2024 \$'000
Carrying amount at the beginning of the year	2,474,042	3,481,539
Additions	23,396	31,381
Transaction costs incurred	723	10,301
Disposals	(48,000)	(305,850)
Revaluation decrement	(61,644)	(433,687)
Revaluation increment/(decrement) attributable to transaction costs, straight lining of rental income and amortisation of incentives and leasing fees	2,278	(7,874)
Straight lining of rental income and amortisation of incentives and leasing fees	(3,001)	(2,427)
Reclassification of assets classified as held for sale	-	(299,341)
<b>Carrying amount at the end of the year</b>	<b>2,387,794</b>	<b>2,474,042</b>

### (b) Valuation process

The Responsible Entity conducts an investment property valuation process on a semi-annual basis. This process is overseen by the Executive Property Valuations Committee (EPVC), which is an internal Charter Hall committee comprised of The Charter Hall Group CEO, Chief Investment Officer and sector CEOs. The role of the EPVC is to oversee the valuation process including:

- approving a panel of independent valuers
- reviewing key valuation inputs and assumptions
- reviewing the independent valuations prior to these being presented to the Board
- acting as an escalation point between the group and any external valuer.

Valuations are performed either by independent professionally qualified external valuers or by Charter Hall's internal valuers who have the relevant experience and knowledge. Fair value is determined using discounted cash flow (DCF) and income capitalisation methods.

Each investment property is valued by an independent external valuer at least once every 12 months, or earlier, where the Responsible Entity deems it appropriate or believes there may be a material change in the carrying value of the property. Independent valuers are engaged on a rotational basis.

External valuations were conducted for 100% of the REIT's portfolio of properties not under development including the properties held by joint ventures during the year, with 66% of properties being independently valued at 30 June 2025 (2024: 84%).

### (c) Valuation techniques and key judgements

In determining fair value of investment properties management has considered the nature, characteristics and risks of its investment properties. Such risks include but are not limited to the property cycle, transaction evidence and structural changes in the current and future macro-economic environment.

The table below identifies the inputs, which are not based on observable market data, used to measure the fair value (level 3) of the investment properties:

	Fair value \$'000	Net market rent (\$ sqm/p.a.)	Adopted capitalisation rate (% p.a.)	Adopted terminal yield (% p.a.)	Adopted discount rate (% p.a.)
<b>2025</b>	<b>2,387,794</b>	<b>103 - 1,100</b>	<b>4.25 - 8.50</b>	<b>4.50 - 8.88</b>	<b>5.25 - 8.88</b>
2024	2,474,042	100 - 1,303	4.00 - 7.75	4.00 - 8.00	5.50 - 8.00

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## B. Property portfolio assets (continued)

Term	Definition
Discounted cash flow (DCF) method	A method in which a discount rate is applied to future expected income streams to estimate the present value.
Income capitalisation method	A valuation approach that provides an indication of value by converting future cash flows to a single current capital value.
Net market rent	A net market rent is the estimated amount for which a property or space within a property should lease between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and wherein the parties have each acted knowledgeably, prudently and without compulsion. In a net rent, the owner recovers outgoings from the tenant on a pro-rata basis (where applicable).
Capitalisation rate	The return represented by the income produced by an investment, expressed as a percentage.
Terminal yield	A percentage return applied to the expected net income following a hypothetical sale at the end of the cash flow period.
Discount rate	A rate of return used to convert a future monetary sum or cash flow into present value.

### Sensitivity analysis

The REIT considers capitalisation rates the most significant assumption that is subject to estimation uncertainty given the nature of its portfolio. Accordingly, sensitivities to the fair value of investment properties (including those owned by the REIT's joint ventures) have been provided around reasonable possible movements in the capitalisation rate.

If the capitalisation rate expanded by 25 basis points, the fair value of all wholly owned investment properties would reduce by \$98.4 million from the fair value as at 30 June 2025 (\$240.6 million reduction including the REIT's share of joint venture properties) and if the capitalisation rate compressed by 25 basis points, the fair value would increase by \$107.2 million from the fair value as at 30 June 2025 (\$264.0 million increase including the REIT's share of joint venture properties).

Movement in the inputs are likely to have an impact on the fair value of investment properties. An increase/(decrease) in net market rent will likely lead to an increase/(decrease) in fair value. A decrease/(increase) in adopted capitalisation rate, adopted terminal yield or adopted discount rate will likely lead to an increase/(decrease) in fair value.

### B2. Investment in joint venture entities

The REIT accounts for investments in joint venture entities and associates using the equity method, with investments initially recognised at cost and adjusted thereafter to recognise the REIT's share of post-acquisition profits or losses of the investee in profit or loss, and the REIT's share of movements in other comprehensive income of the investee in other comprehensive income of the REIT. Distributions received or receivable from joint ventures are recognised as a reduction in the carrying amount of the investment.

When the REIT's share of losses in a joint venture investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, the REIT does not recognise further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains on transactions between the REIT and its joint venture entities are eliminated to the extent of the REIT's interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of joint venture investees have been changed where necessary to ensure consistency with the policies adopted by the REIT.

The REIT exercises joint control over the joint venture entities, but neither the REIT nor its joint venture partners have control in their own right, irrespective of their ownership interest. An associate is an entity over which the REIT has significant influence. The principal activity of all joint venture entities and associates during the year was property investment.

Management regularly reviews joint venture investments for impairment by reference to changes in circumstances or contractual arrangements, external independent property valuations and market conditions, using generally accepted market practices. When a recoverable amount is estimated through a value in use calculation, critical judgements and estimates are made regarding future cash flows and an appropriate discount rate.

## B. Property portfolio assets (continued)

Information relating to the joint venture entities is detailed below:

Name of entity	Properties	2025 Ownership %	2024 Ownership %	2025 \$'000	2024 \$'000
Perth RDC Trust (Perth Trust)	Coles, Perth WA	49.9	49.9	166,217	160,039
LWIP	ALH (National Portfolio)	49.9	49.9	448,260	434,185
CH DC Fund	Woolworths, Dandenong VIC	26.0	26.0	70,583	71,714
Kogarah Trust	Westpac, Kogarah NSW	50.1	50.1	99,983	100,009
CH BBD Trust	Brisbane Bus Depot, Brisbane QLD	50.0	50.0	31,021	31,153
Charter Hall Exchange Wholesale Trust (Exchange Trust)	49% in Telstra Portfolio (National Portfolio)	30.6	30.6	137,302	134,818
CH 242 Exhibition Street Holding Trust (CH 242 Ex Trust)	242 Exhibition St, Melbourne VIC	15.0	15.0	46,237	48,371
Charter Hall Australian Convenience Retail Trust (bp Aus)	49% in bp Portfolio (National Portfolio)	50.0	50.0	357,712	360,376
CH Dartmouth NZ Wholesale Fund (bp NZ)	49% in bp NZ Portfolio (NZ Portfolio)	50.0	50.0	172,864	168,200
CH LEP Holding Trust (CH LEP)	ALE Portfolio (National Portfolio)	50.0	50.0	835,858	794,960
Charter Hall GSA Trust (CH GSA)	Geoscience Australia, Canberra ACT	25.0	25.0	84,796	84,621
				<b>2,450,833</b>	<b>2,388,446</b>

Note: Country of establishment of all joint venture entities is Australia.

### (a) Gross equity accounted value of investment in joint venture entities

	2025 \$'000	2024 \$'000
Balance at the beginning of the year	2,388,446	2,593,708
Additions (including acquisition costs)	18,596	85,907
Disposals (including disposal costs)	-	(75,276)
Loss on disposal	-	(16,490)
Acquisition and disposal costs written off	(106)	(1,521)
Share of joint venture earnings/(loss)	163,090	(75,817)
Capital distribution	(3,014)	(1,351)
Distributions received and receivable	(118,738)	(119,572)
Foreign exchange gain/(loss)	2,559	(1,142)
<b>Balance at the end of the year</b>	<b>2,450,833</b>	<b>2,388,446</b>

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## B. Property portfolio assets (continued)

### (b) Summarised financial information for material joint ventures

The information presented below reflects the amounts in the financial statements of the joint ventures.

	CH LEP	LWIP	bp Aus	Exchange Trust	bp NZ	Perth Trust	Other trusts*	Total
2025	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Summarised balance sheet:</b>								
Cash and cash equivalents	4,112	1,918	586	2,846	-	1,962	24,296	35,720
Other current assets	193	762	13,861	3,513	3,990	304	9,014	31,637
Non-current assets	1,674,550	1,282,800	1,142,800	840,448	345,730	332,425	1,677,419	7,296,172
Current liabilities	(7,138)	(14,444)	(11,998)	(4,939)	(3,990)	(1,591)	(24,597)	(68,697)
Other non-current liabilities	-	-	-	-	-	-	(418)	(418)
Borrowings - non-current liabilities	-	(372,720)	(429,825)	(393,170)	-	-	(505,196)	(1,700,911)
<b>Net assets</b>	<b>1,671,717</b>	<b>898,316</b>	<b>715,424</b>	<b>448,698</b>	<b>345,730</b>	<b>333,100</b>	<b>1,180,518</b>	<b>5,593,503</b>
REIT's share	50.0%	49.9%	50.0%	30.6%	50.0%	49.9%		
REIT's share in \$'000 and carrying value	835,858	448,260	357,712	137,302	172,864	166,217	332,620	2,450,833

\* Includes Kogarah Trust, CH DC Fund, CH BBD Trust, 242 Exhibition Trust and CH GSA Trust.

### Summarised statement of comprehensive income:

Revenue	83,604	71,327	55,352	38,559	17,131	19,479	127,068	412,520
Interest expense	-	(21,375)	(17,131)	(11,762)	-	-	(21,415)	(71,683)
Profit for the year	124,149	68,918	38,696	34,646	19,917	19,309	49,529	355,164
Total comprehensive income	124,149	68,918	38,696	34,646	19,917	19,309	49,529	355,164
REIT's share in \$'000	62,075	34,390	19,348	10,602	9,958	9,635	17,082	163,090
REIT's share of distribution received in \$'000	32,829	20,315	18,999	8,118	7,965	8,897	21,615	118,738

	CH LEP	LWIP	bp Aus	Exchange Trust	bp NZ	Perth Trust	Other trusts*	Total
2024	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Summarised balance sheet:</b>								
Cash and cash equivalents	4,970	1,783	554	2,446	-	3,245	12,517	25,515
Other current assets	1,107	1,698	17,146	4,965	4,097	248	6,443	35,704
Non-current assets	1,590,300	1,253,600	1,145,073	831,138	336,401	319,000	1,700,278	7,175,790
Current liabilities	(6,458)	(13,244)	(13,507)	(4,788)	(4,097)	(1,773)	(24,519)	(68,386)
Borrowings - non-current liabilities	-	(373,727)	(428,513)	(393,180)	-	-	(496,008)	(1,691,428)
<b>Net assets</b>	<b>1,589,919</b>	<b>870,110</b>	<b>720,753</b>	<b>440,581</b>	<b>336,401</b>	<b>320,720</b>	<b>1,198,711</b>	<b>5,477,195</b>
REIT's share	50.0%	49.9%	50.0%	30.6%	50.0%	49.9%		
REIT's share in \$'000 and carrying value	794,960	434,185	360,376	134,818	168,200	160,039	335,868	2,388,446

\* Includes Kogarah Trust, CH DC Fund, CH BBD Trust, 242 Exhibition Trust and CH GSA Trust.

### Summarised statement of comprehensive income:

Revenue	67,304	66,656	53,907	36,111	16,597	18,433	126,100	385,108
Interest expense	(2,418)	(21,344)	(13,223)	(10,115)	-	-	(21,608)	(68,708)
(Loss)/profit for the year	(49,733)	32,568	72,421	(99,249)	16,440	(23,716)	(218,903)	(270,172)
Total comprehensive income	(49,733)	32,568	72,421	(99,249)	16,440	(23,716)	(218,903)	(270,172)
REIT's share in \$'000	(24,867)	16,251	36,211	(42,370)	8,156	(11,834)	(57,364)	(75,817)
REIT's share of distribution received in \$'000	30,380	19,000	20,189	12,273	8,299	8,559	20,872	119,572

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## B. Property portfolio assets (continued)

### B3. Investments in financial assets at fair value

	2025 \$'000	2024 \$'000
Income support account	4,208	4,023
<b>Total</b>	<b>4,208</b>	<b>4,023</b>

	2025 \$'000	2024 \$'000
Balance at the beginning of the year	4,023	4,933
Withdrawals	-	(1,115)
Net fair value movement on investment at fair value	185	205
<b>Balance at the end of the year</b>	<b>4,208</b>	<b>4,023</b>

### B4. Commitments and contingent liabilities

As at the balance date, the REIT's capital commitments amounted to \$28.5 million (2024: \$5.2 million). The Finance Trust had no commitments as at 30 June 2025 (2024: nil).

As at 30 June 2025, the REIT and Finance Trust have no contingent liabilities (2024: nil).

The REIT's share in the commitments and contingent liabilities of joint venture entities, other than those described above, total \$20.3 million (2024: \$1.8 million).

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## C. Capital structure and financial risk management

The REIT's activities expose it to numerous external financial risks such as market risk, credit risk and liquidity risk. This section explains how the REIT utilises its risk management framework to reduce volatility from these external factors.

### C1. Capital risk management

The REIT optimises capital through the mix of available capital sources while complying with statutory and constitutional capital and distribution requirements, maintaining gearing, interest cover ratios and other covenants within approved limits and continuing to operate as a going concern. The REIT assesses its capital management approach as a key part of its overall strategy and it is regularly reviewed by management and the Board.

The REIT is able to alter its capital mix by issuing new units, activating the DRP, electing to have the DRP underwritten, adjusting the amount of distributions paid, activating a unit buyback program or selling assets to reduce borrowings. The REIT has a target balance sheet gearing level of 25-35% of debt to total assets and its balance sheet gearing at 30 June 2025 was 31.4% (2024: 34.0%).

### C2. Borrowings and liquidity

#### (a) Borrowings

Borrowings are initially recognised at fair value, estimated by comparing the margin on the facility to the pricing of a similar facility in the current market, and subsequently measured at amortised cost using the effective interest rate method. Under the effective interest rate method, any transaction fees, costs, discounts and premiums directly related to the borrowings are recognised in profit or loss over the expected life of the borrowings. All borrowings are classified as non-current liabilities as they have maturities greater than 12 months. The figures below represent both the REIT and Finance Trust.

	2025		2024	
	Total carrying amount \$'000	Fair value \$'000	Total carrying amount \$'000	Fair value \$'000
Bank loan	887,000	889,867	1,103,210	1,107,212
Australian dollar medium-term notes (A\$MTNs)*	648,718	642,093	608,857	593,838
Unamortised borrowing cost	(7,333)	-	(7,232)	-
<b>Total</b>	<b>1,528,385</b>	<b>1,531,960</b>	<b>1,704,835</b>	<b>1,701,050</b>
Balance available for drawing	443,000		526,790	

\* Includes fair value hedge adjustment of (\$51.3) million (2024: (\$91.1) million).

#### Bank loans

	Maturity Date	Facility limit	Utilised amount
		at 30 Jun 2025 \$'000	at 30 Jun 2025 \$'000
Bilateral facility	July 2026	70,000	-
Bilateral facility	November 2026	100,000	100,000
Bilateral facility	November 2027	100,000	100,000
Bilateral facility	December 2027	200,000	-
Bilateral facility	December 2028	100,000	-
Bilateral facility	January 2029	150,000	150,000
Bilateral facility	January 2029	100,000	100,000
Bilateral facility	August 2029	310,000	310,000
Bilateral facility	July 2030	200,000	127,000
		<b>1,330,000</b>	<b>887,000</b>

#### Covenants

Syndicated and bilateral facilities are repayable if any of the following occurs and such occurrence is not cured and/or consented to by financiers:

- the REIT defaults on payments of interest or principal
- interest cover ratio falls below 2.00:1
- total liabilities to total tangible assets ratio exceeds 50%
- the aggregate of the priority indebtedness ratio for the Group and the priority indebtedness ratio for the non-recourse debt exceeds 27.5%
- the aggregate of priority debt and any secured finance debt exceeds 5%
- total unsecured debt over unencumbered assets of the REIT exceeds 60%.

## C. Capital structure and financial risk management (continued)

The REIT complied with all debt covenants during the financial year.

### Australian dollar medium-term notes (A\$MTNs)

In March and June 2021, the Finance Trust on behalf of the REIT issued \$700 million of fixed rate A\$MTNs comprising \$300 million seven-year notes, \$200 million 8.5-year notes and \$200 million 10-year notes.

The REIT's interest rate exposure under these notes is 100% hedged with interest rate swaps (refer to Note C3(b)).

### Intra-Group Facility Agreement (IGFA)

	30 Jun 2025 \$'000	30 Jun 2024 \$'000
<b>Loans receivable under IGFA</b>		
Charter Hall Direct Industrial Fund	1,559,294	1,797,966
	<b>1,559,294</b>	<b>1,797,966</b>

On 10 November 2016, the Finance Trust entered an Intra-Group Facility Agreement (IGFA) with DIF. This agreement expires in December 2027.

Interest rates under the IGFA are variable and reset periodically. As at 30 June 2025, the interest rate under the IGFA was 4.48% (30 June 2024: 4.92%) per annum. Interest income of \$71.5 million was earned during the year (2024: \$98.8 million).

As at 30 June 2025, the fair value of the loan receivable under IGFA amounted to \$1,559 million (2024: \$1,798 million).

### Borrowings in joint ventures

	Maturity Date	Facility limit at 30 Jun 2025 at 100% \$'000	Facility limit at 30 Jun 2025 REIT's share \$'000
LWIP – syndicated debt facility	September 2028	100,000	49,900
LWIP – US Private Placement notes (USPP)	May 2027	200,000	99,800
LWIP – US Private Placement notes (USPP)	November 2031	110,000	54,890
CH BBD Trust – debt facility	August 2027	52,250	26,125
Exchange Trust	March 2028	97,500	29,835
Exchange Trust – A\$MTN	September 2030	300,000	91,800
242 Exhibition Street	November 2028	466,500	69,975
Charter Hall Australian Retail Trust	August 2028	450,000	225,000
		<b>1,776,250</b>	<b>647,325</b>

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## C. Capital structure and financial risk management (continued)

### Net debt reconciliation

The table below sets out an analysis of net debt and the movements in net debt during the year.

	2024 \$'000	Fair value adjustment \$'000	Movements in borrowing costs \$'000	Movement in cash \$'000	2025 \$'000
Bank debt	1,103,210	-	-	(216,210)	887,000
A\$MTNs	608,857	39,861	-	-	648,718
Borrowing costs	(7,232)	-	(101)	-	(7,333)
Total borrowings	1,704,835	39,861	(101)	(216,210)	1,528,385
Cash	(22,681)	-	-	(32,688)	(55,369)
<b>Net debt</b>	<b>1,682,154</b>	<b>39,861</b>	<b>(101)</b>	<b>(248,898)</b>	<b>1,473,016</b>

	2023 \$'000	Fair value adjustment \$'000	Movements in borrowing costs \$'000	Movement in cash \$'000	2024 \$'000
Bank debt	1,354,210	-	-	(251,000)	1,103,210
A\$MTNs	594,153	14,704	-	-	608,857
Borrowing costs	(7,472)	-	240	-	(7,232)
Total borrowings	1,940,891	14,704	240	(251,000)	1,704,835
Cash	(19,682)	-	-	(2,999)	(22,681)
<b>Net debt</b>	<b>1,921,209</b>	<b>14,704</b>	<b>240</b>	<b>(253,999)</b>	<b>1,682,154</b>

### (b) Finance costs

	Charter Hall Long WALE REIT		Finance Trust	
	2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
<b>Finance costs incurred on financial instruments:</b>				
- At amortised cost	75,115	100,206	75,115	100,800
- Fair value through profit and loss*	(8,911)	(16,294)	(8,911)	(16,294)
	<b>66,204</b>	<b>83,912</b>	<b>66,204</b>	<b>84,506</b>

\* Net interest (received) under interest rate swap agreements.

### C3. Derivative financial instruments

The REIT uses derivatives to hedge its exposure to interest rates. Derivative financial instruments are measured and recognised at fair value on a recurring basis. All derivatives are classified based on their maturity date and are not split based on notional cashflows.

Amounts reflected in the financial statements are as follows:

Balance Sheet	2025		2024	
	Asset \$'000	Liability \$'000	Asset \$'000	Liability \$'000
<b>Current</b>				
Forward foreign exchange contracts	-	5,014	43	2,317
Interest rate swaps	6,428	1,565	28,558	-
<b>Total current derivative financial instruments</b>	<b>6,428</b>	<b>6,579</b>	<b>28,601</b>	<b>2,317</b>
<b>Non-current</b>				
Interest rate swaps	-	1,744	11,881	-
Interest rate swaps – fair value hedges	-	48,657	-	87,504
<b>Total non-current derivative financial instruments</b>	<b>-</b>	<b>50,401</b>	<b>11,881</b>	<b>87,504</b>
<b>Total derivative financial assets/liabilities</b>	<b>6,428</b>	<b>56,980</b>	<b>40,482</b>	<b>89,821</b>

The REIT uses derivatives to economically hedge its exposure to floating interest rates and foreign exchange exposure from the bp New Zealand portfolio. All derivative financial instruments are measured and recognised at fair value on a recurring basis.

## C. Capital structure and financial risk management (continued)

The accounting for subsequent changes in fair value depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged. The REIT designates certain derivatives as fair value hedges. Hedge ineffectiveness may occur due to credit/debit value adjustments and differences in critical terms between the hedging instrument and the hedged item. For derivatives not in hedging arrangements where an upfront payment is made, subsequent changes in fair value arising from cash receipts are classified as interest and recognised within finance costs, with a corresponding adjustment to net fair value loss on derivative financial instruments.

### (a) Interest rate swaps

The Finance Trust, on behalf of the REIT, is a party to \$1,520 million of interest rate swaps, which entitle the REIT to receive interest, at quarterly intervals, at a floating rate on a notional principal amount and obliges the REIT to pay interest at a fixed rate on the same amount. The interest rate and swap agreements allow the REIT to raise long-term borrowings at a floating rate and effectively swap them into a fixed rate.

At 30 June 2025, the fixed rate under interest rate swaps was 2.47% per annum and the comparable market rate for a similar weighted average hedge duration of 1.2 years was 3.18% (2024: fixed rate under interest rate swaps was 1.93% and the comparable market rate for a similar weighted average hedge duration of 1.3 years was 4.48%)

Changes in fair value for interest rate swap derivatives are classified as interest expense to the extent that net cash flows are exchanged.

At balance date, 88.8% (2024: 81.1%) of the REIT's direct and joint venture interest rate exposure was hedged.

As at 30 June 2025, the notional principal amount and period of expiry of the interest rate swap contracts (excluding designated fair value hedges) are as follows:

	1 year or less \$'000	1 - 2 years \$'000	2 - 3 years \$'000	Total \$'000
Floating to fixed interest rate swaps				
<b>2025</b>	<b>1,020,000</b>	<b>500,000</b>	<b>-</b>	<b>1,520,000</b>
2024	1,300,000	400,000 <sup>1</sup>	100,000 <sup>2</sup>	1,800,000

<sup>1</sup> \$200 million has a forward start date of June 2025 and an expiry date of June 2026.

<sup>2</sup> This interest rate swap has a forward start date of June 2025 and an expiry date of June 2027.

### (b) Interest rate swaps – fair value hedges

Following the issuance of A\$MTNs in March and June 2021, the Finance Trust, on behalf of the REIT, entered into contracts with two major Australian banks to swap the fixed rate exposure of the A\$MTNs to a floating rate exposure with the terms that match the issued notes. These interest rate swaps were designated as fair value hedges against a risk of changes in fair value of A\$MTNs due to the changes in interest rates.

The gain or loss relating to interest payments on interest rate swaps hedging fixed rate borrowings is recognised in profit or loss within finance costs. Changes in the fair value of derivative hedging instruments and the hedged fixed rate borrowings attributable to interest rate risk are recognised within 'net gains/(losses) from derivative financial instruments'. The gain or loss relating to the ineffective portion is also recognised in profit or loss within 'net gains/(losses) from derivative financial instruments'.

The effects of hedge accounting on the REIT's financial position and performance are as follows:

	2025 \$'000	2024 \$'000
Carrying amount of the hedging instrument	(48,657)	(87,504)
Notional amount	700,000	700,000
Maturity date	Match A\$MTNs	Match A\$MTNs
Hedge ratio	1:1	1:1
Change in fair value of outstanding hedging instruments since 1 July	38,715	12,621
Change in value of hedged item used to determine hedge effectiveness	(39,861)	(14,704)

## C. Capital structure and financial risk management (continued)

### Summary of interest rate swap movements

	2024 \$'000	Fair value movement \$'000	2025 \$'000
A\$MTNs	(700,000)	-	(700,000)
Fair value hedge adjustment	91,143	(39,861)	51,282
Total A\$MTN exposure	(608,857)	(39,861)	(648,718)
Interest rate swaps	(90,487)	38,715	(51,772)
Accrued interest on swaps	2,983	132	3,115
Total interest rate swaps	(87,504)	38,847	(48,657)
<b>Net A\$MTN exposure</b>	<b>(696,361)</b>	<b>(1,014)</b>	<b>(697,375)</b>

	2023 \$'000	Fair value movement \$'000	2024 \$'000
A\$MTNs	(700,000)	-	(700,000)
Fair value hedge adjustment	105,847	(14,704)	91,143
Total A\$MTN exposure	(594,153)	(14,704)	(608,857)
Interest rate swaps	(103,108)	12,621	(90,487)
Accrued interest on swaps	2,995	(12)	2,983
Total interest rate swaps	(100,113)	12,609	(87,504)
<b>Net A\$MTN exposure</b>	<b>(694,266)</b>	<b>(2,095)</b>	<b>(696,361)</b>

#### (c) Forward foreign exchange contracts

The REIT has forward foreign exchange contracts in place to sell New Zealand dollars and receive Australian dollars with a total notional amount of NZ\$180.4 million. NZ\$175.0 million is used to hedge the carrying value of the REIT's 50% equity interest in the bp NZ joint venture and NZ\$5.4 million is used to hedge foreign exchange exposure on distribution income.

#### (d) Valuation techniques used to derive level 2 fair values

Derivatives are classified as level 2 on the fair value hierarchy as the inputs used to determine fair value are observable market data but not quoted prices.

The fair value of interest rate swaps is calculated as the present value of the estimated future cash flows. The fair value of forward foreign exchange contracts is determined using forward foreign exchange market rates and the present value of the estimated future cash flows at the balance date.

Credit value adjustments are calculated based on the counterparty's credit risk using the counterparty's credit default swap curve as a benchmark. Debit value adjustments are calculated based on the REIT's credit risk using debt financing available to the REIT as a benchmark.

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## C. Capital structure and financial risk management (continued)

### C4. Contributed equity

Details	No. of Securities	Charter Hall Long WALE REIT		Finance Trust	
		2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
Securities on issue – 30 June 2023	722,955,466		3,271,183		6,641
Securities on issue – 30 June 2024	722,955,466	<b>3,271,183</b>	3,271,183	<b>6,641</b>	6,641
Cancellations of stapled securities	(12,784,577)	<b>(58,904)</b>		<b>(118)</b>	
<b>Securities on issue – 30 June 2025</b>	<b>710,170,889</b>	<b>3,212,279</b>		<b>6,523</b>	
<b>Balance at the end of the period attributable to the securityholders of:</b>					
DIF	<b>710,170,889</b>	<b>3,212,279</b>	3,271,183	-	-
Finance Trust	<b>710,170,889</b>	<b>6,523</b>	6,641	<b>6,523</b>	6,641

As stipulated in the REIT's constitutions, each security represents a right to an individual share in the REIT and does not extend to a right to the underlying assets of the REIT. There are no separate classes of securities and each unit has the same rights attaching to it as all other units in the REIT.

Each stapled security confers the right to vote at meetings of securityholders, subject to any voting restrictions imposed on a securityholder under the *Corporations Act 2001* and the Australian Securities Exchange Listing Rules.

#### Repurchase and cancellation of stapled securities

During the year, the REIT repurchased 12,784,577 stapled securities, on market, for a total consideration of \$50.0 million (\$3.91 per stapled security). The REIT cancelled the repurchased units. The cancellation reduced the contributed equity and increased retained profits by the repurchased stapled securities entitlement of \$59.0 million and \$9.0 million respectively.

#### Distribution reinvestment plan

The REIT has established a Distribution Reinvestment Plan (DRP) under which securityholders may elect to have all or part of their distribution entitlements satisfied by the issuance of new securities rather than being paid in cash.

The DRP issue price is determined at a discount of 1.0% to the daily volume weighted average price of all securities traded on the ASX during the 10 business days commencing on the third business day following the distribution record date. The DRP was not active during the year.

### C5. Financial risk management

The REIT's principal financial instruments comprise cash and cash equivalents, receivables, investments in financial assets at fair value, investments accounted for using the equity method, payables, interest bearing liabilities and derivative financial instruments.

The table below shows the REIT's exposure to a variety of financial risks and the various measures it uses to monitor exposures to these types of risks. The REIT manages its exposure to these financial risks in accordance with the REIT's Financial Risk Management (FRM) policy as approved by the Board. The policy sets out the REIT's approach to managing financial risks, the policies and controls utilised to minimise the potential impact of these risks on its performance and the roles and responsibilities of those involved in the management of these financial risks. Derivative financial instruments are used exclusively for hedging purposes and not for trading or speculative purposes.

Other than financial instruments, the REIT is exposed to property price risk including property rental risks.

## C. Capital structure and financial risk management (continued)

Risk	Definition	Exposure	Exposure management
Market risk – interest rate risk	The risk that changes in interest rates will change the fair value or cash flows of the REIT's monetary assets and liabilities.	Cash and borrowings at fixed and floating rates.	Interest rate swaps are used to hedge movements in interest rates.
Market risk – foreign exchange risk	The risk that changes in foreign exchange rates will change the Australian dollar value of the REIT's foreign denominated net assets or earnings.	Investment in foreign operations denominated in New Zealand dollars.	The investment and income from foreign operations are hedged via forward exchange contracts.
Liquidity risk	The risk the REIT has insufficient liquid assets to meet its obligations as they become due and payable.	Payables, borrowings and other liabilities.	Maintaining sufficient cash and marketable securities, the availability of funding through an adequate amount of committed credit facilities and the ability to close out market positions.
Credit risk	The risk a contracting entity will not complete its obligations under a contract and will cause the REIT to make a financial loss.	All financial assets including tenant receivables.	<p>Performing credit reviews on prospective tenants, obtaining tenant collateral and detailed review of tenant arrears.</p> <p>Reviewing the aggregate exposure of receivables and tenancies across the portfolio.</p> <p>Limiting the credit exposure to any financial institution and limiting to investment grade counterparties.</p> <p>Monitoring the public credit rating of counterparties.</p>

### (a) Market risk – Interest rate risk

The table below shows the REIT and Finance Trust's exposure to interest rate risk.

	Charter Hall Long WALE REIT		Finance Trust	
	2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
<b>Fixed rate</b>				
Borrowings	700,000	700,000	700,000	700,000
Borrowings - joint venture entities <sup>1</sup>	246,490	246,490	-	-
<b>Net fixed rate exposure</b>	<b>946,490</b>	<b>946,490</b>	<b>700,000</b>	<b>700,000</b>
<b>Floating rate</b>				
Cash	(55,369)	(22,681)	(32,360)	(5,397)
Cash - joint venture entities <sup>1</sup>	(10,400)	(9,190)	-	-
Loans receivable	-	-	(1,559,294)	(1,797,966)
Borrowings	887,000	1,103,210	887,000	1,103,210
Borrowings - joint venture entities <sup>1</sup>	370,471	369,265	-	-
	<b>1,191,702</b>	<b>1,440,604</b>	<b>(704,654)</b>	<b>(700,153)</b>
<b>Derivative financial instruments</b>				
Interest rate swaps - fixed to floating <sup>2</sup>	700,000	700,000	700,000	700,000
Interest rate swaps - floating to fixed <sup>2</sup>	(1,520,000)	(1,500,000)	(1,520,000)	(1,500,000)
Interest rate swaps - floating to fixed - joint venture entities <sup>1&amp;2</sup>	(246,000)	(270,980)	-	-
<b>Net floating rate exposure</b>	<b>125,702</b>	<b>369,624</b>	<b>(1,524,654)</b>	<b>(1,500,153)</b>

<sup>1</sup> The REIT's share of financial assets and liabilities included within its net investments in joint venture entities.

<sup>2</sup> The amounts represent the notional principal payable under the derivative contracts.

## C. Capital structure and financial risk management (continued)

### Sensitivity analysis

The table below reflects the potential net increase/(decrease) in profit and equity, resulting from changes in Australian interest rates applicable at 30 June 2025, with all other variables remaining constant. The change in interest payable on the REIT's and Finance Trust's floating rate interest bearing liabilities, is partially offset by changes in the fair value of derivative financial instruments hedging this exposure.

	Charter Hall Long WALE REIT					2024	
	2025				Profit and loss		Other comprehensive income
	Interest expense	Net gain/(loss) from derivative financial instruments	Profit and loss	Other comprehensive income			
\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
<i>Australian interest rates</i>							
+ 1%	(1,257)	17,383	16,126	-	13,710	-	
- 1%	1,257	(17,689)	(16,432)	-	(14,046)	-	

The table above is prepared on a proportionate consolidated basis.

	Finance Trust					2024	
	2025				Profit and loss		Other comprehensive income
	Interest expense	Net gain/(loss) from derivative financial instruments	Profit and loss	Other comprehensive income			
\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
<i>Australian interest rates</i>							
+ 1%	15,247	14,175	29,422	-	29,619	-	
- 1%	(15,247)	(14,426)	(29,673)	-	(29,887)	-	

The sensitivity analysis presented above does not take into account impact of changes in interest rates on the rate of inflation, the market capitalisation rate and property values which, together with other external factors, may also influence operating earnings and statutory profit of the REIT and Finance Trust in the future periods.

### (b) Market risk – foreign exchange risk

Foreign exchange risk is the risk that changes in foreign exchange rates will change the Australian dollar value of the REIT's net assets or its Australian dollar earnings. The REIT is exposed to foreign currency risk from its investment in foreign operations.

The REIT's investments in foreign operations arises from the translation of New Zealand assets and liabilities from New Zealand dollars to Australian dollars. The foreign currency exposure to New Zealand dollars is hedged by forward exchange contracts.

The Finance Trust has no exposure to foreign currency risk. The table below sets out the REIT's overseas investments, by currency (Australian dollar equivalent):

	Charter Hall Long WALE REIT NZ\$ exposure*	
	2025	2024
	\$'000	\$'000
<b>Assets</b>		
Cash and cash equivalents	697	1,047
Receivables	1,911	2,062
Investments in joint ventures	172,864	168,200
<b>Total Assets</b>	<b>175,472</b>	<b>171,309</b>

\* Australian dollar equivalents of foreign denominated balances.



## C. Capital structure and financial risk management (continued)

The table below shows the ageing analysis of those rent receivables of the REIT which are past due or impaired:

	Past due but not impaired				Total \$'000
	Less than 30 days \$'000	31 to 60 days \$'000	61 to 90 days \$'000	More than 90 days \$'000	
<b>2025</b>					
Rent receivable	992	77	69	168	1,306
Provision for expected credit losses	-	-	-	-	(60)
	<b>992</b>	<b>77</b>	<b>69</b>	<b>168</b>	<b>1,246</b>
<b>2024</b>					
Rent receivable	856	253	46	58	1,213
Provision for expected credit losses	-	-	-	-	(45)
	<b>856</b>	<b>253</b>	<b>46</b>	<b>58</b>	<b>1,168</b>

The REIT and Finance Trust apply the AASB 9 simplified approach to measuring expected credit losses, which uses a lifetime expected loss allowance (ECL) for all trade receivables and other financial assets.

The loss allowances for rent receivables and other financial assets are based on assumptions about risk of default and expected loss rates. The REIT and Finance Trust use judgement in making these assumptions, based on the REIT's and Finance Trust's histories, existing market conditions as well as forward looking estimates at the end of each reporting period.

Agreement to rental deferral options between the REIT and a tenant does not automatically indicate a deterioration of credit risk but is considered within the framework of the above indicators.

The deferral of lease payments offered to tenants has not had a material impact on the REIT's cash inflows from operations.

The forward-looking judgements and assumptions reflect the best estimate of management as at balance date, using information available to them at that date. Accordingly, the REIT's ECL estimates are inherently uncertain and, as a result, actual results may differ from these estimates.

### C6. Offsetting financial assets and liabilities

The REIT is a party to the master agreement as published by International Swaps and Derivatives Associates, Inc. (ISDA) which allow the REIT's counterparties, under certain conditions (i.e. event of default), to set off the position owing/receivable under a derivative contract to a net position outstanding. As the REIT does not have a legally enforceable right to set-off, none of the financial assets or financial liabilities are offset on the balance sheet of the REIT.

The table below demonstrates the effect of offsetting positions should the REIT's counterparties decide to enforce the legal right to set-off:

	Gross amounts of financial instruments \$'000	Amounts subject to set-off \$'000	Net amount post set-off \$'000
<b>Consolidated entity</b>			
<b>2025</b>			
Derivative assets	6,428	(6,428)	-
Derivative liabilities	(56,980)	6,428	(50,552)
Borrowings	(1,535,718)	-	(1,535,718)
	<b>(1,586,270)</b>	<b>-</b>	<b>(1,586,270)</b>
<b>2024</b>			
Derivative assets	40,482	(40,482)	-
Derivative liabilities	(89,821)	40,482	(49,339)
Borrowings	(1,712,067)	-	(1,712,067)
	<b>(1,761,406)</b>	<b>-</b>	<b>(1,761,406)</b>

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## D. Further Information

### D1. Related Party Information

#### (a) Responsible Entity

The Responsible Entity of the REIT and Finance Trust is Charter Hall WALE Limited, a wholly owned controlled entity of Charter Hall. The registered office of the Responsible Entity is Level 20, No.1 Martin Place, Sydney NSW 2000.

#### (b) Directors

The following persons have held office as directors of the Responsible Entity during the year and up to the date of this report:

– Glenn Fraser	– Chair and Non-Executive Director
– Ceinwen Kirk-Lennox	– Non-Executive Director
– Ray Fazzolari	– Non-Executive Director
– David Harrison	– Executive Director and Chief Executive Officer/Managing Director of Charter Hall Group
– Carmel Hourigan	– Executive Director

No payments were made by the REIT, Finance Trust or by the Responsible Entity on behalf of the REIT to the Executive Directors during the year.

#### (c) Transactions with the Responsible Entity and its related parties

The Responsible Entity and its related parties held 76,283,709 stapled securities as at 30 June 2025 (2024: 76,283,709).

The following is a summary of related party transactions including the REIT's share of fees charged to joint ventures for the year ended 30 June 2025:

Type of fee	Basis of fee calculation	Charter Hall Long WALE REIT			
		Basis of fee calculation		Fee amount	
		2025	2024	2025	2024
		\$'000	\$'000	\$'000	\$'000
Base management*	0.45% of average gross assets	5,640,548	6,792,373	25,382	30,566
Transaction	1% of transaction price	358,841	425,148	3,588	4,251
Property management	Up to 3% of gross property income	303,924	328,088	3,892	3,769
Accounting services	Cost recovery	N/A	N/A	1,096	1,059
Leasing	% gross average annual rent based on a sliding fee scale	2,143	654	261	42
Project management	6% of the project value	19,971	19,373	1,198	1,162
Facility management	Annual charge per property	N/A	N/A	304	474
Other cost recoveries	Cost recovery	N/A	N/A	235	302
				35,956	41,625

\* Includes the REIT's share of \$511,565 paid by 242 Exhibition Trust (2024: \$578,108).

Type of fee	Basis of fee calculation	Finance Trust			
		Basis of fee calculation		Fee amount	
		2025	2024	2025	2024
		\$'000	\$'000	\$'000	\$'000
Base management	0.45% of average gross assets	30,822	70,733	139	318

#### (d) Outstanding payable balance with the Responsible Entity and its related parties

	Charter Hall Long WALE REIT		Finance Trust	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Charter Hall Holdings Pty Limited	2,009	2,265	10	26

## D. Further information (continued)

### (e) Key management personnel

Key management personnel (KMP) are defined in AASB 124 *Related Party Disclosures* as those having authority and responsibility for planning, directing and controlling the activities of the entity. The Responsible Entity meets the definition of KMP as it has this authority in relation to the activities of the REIT and Finance Trust. These powers have not been delegated by the Responsible Entity to any other person. Details of management fees charged to the REIT by the Responsible Entity and its related parties are included in Note D1(c).

### (f) Directors' fees and Fund Manager remuneration

Independent Directors' fees are as follows:

	2025 \$	2024 \$
Peeyush Gupta AM	-	186,559
Glenn Fraser	<b>231,706</b>	176,120
Ceinwen Kirk-Lennox	<b>154,471</b>	149,247
Ray Fazzolari*	<b>171,021</b>	30,669
	<b>557,198</b>	542,595

\* Ray Fazzolari was appointed 24 April 2024.

The level of fees is not related to the performance of the REIT and Finance Trust. The Board of the Responsible Entity reviews remuneration payable to its Independent Directors from time to time. Remuneration of independent Directors is approved by the Board and any increases are benchmarked to market rates.

The Executive Directors and Non-Executive Directors of the Responsible Entity and Fund Manager of the REIT and Finance Trust are employees of Charter Hall Holdings Pty Ltd and are remunerated by Charter Hall Holdings Pty Ltd.

### (g) Directors' interests in REIT stapled securities

The number of stapled securities held directly, indirectly or beneficially by the Directors of the Responsible Entity or the Directors' related parties at 30 June is as follows:

	Stapled securities held 2025	Stapled securities held 2024
Glenn Fraser	<b>76,721</b>	76,721
Ceinwen Kirk-Lennox	<b>60,341</b>	60,341
Ray Fazzolari	<b>5,000</b>	-
David Harrison	<b>699,285</b>	699,285
Carmel Hourigan	<b>10,250</b>	10,250
	<b>851,597</b>	846,597

Ray Fazzolari acquired 5,000 stapled securities during the year. No stapled securities of the REIT were sold by the Directors of the Responsible Entity or their related parties during the year (2024: nil).

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## D. Further information (continued)

### D2. Working capital

The REIT maintains a proactive cash management practice of using excess available cash to reduce drawn revolving debt facilities. The REIT is in a net current liability position of \$1.5 million at 30 June 2025 (30 June 2024 net current asset position of \$283.8 million).

The entity has readily accessible credit facilities with \$443 million (30 June 2024: \$526.8 million) of undrawn non-current debt facilities at 30 June 2025 and operating cash flows to meet current liabilities. The REIT does not foresee any issues in meeting the current liabilities over the course of the next 12 months, and therefore, these financial statements have been prepared on a going concern basis.

Financial assets and liabilities not carried at fair value have carrying values that reasonably approximate their fair values (unless otherwise disclosed).

#### (a) Receivables and other assets

	Charter Hall Long WALE REIT		Finance Trust	
	2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
<b>Receivables</b>				
Trade receivable	1,306	1,213	-	-
Provision for expected credit loss	(60)	(45)	-	-
<b>Net rent receivable</b>	<b>1,246</b>	<b>1,168</b>	<b>-</b>	<b>-</b>
Accrued income and other receivables	2,071	1,325	8	7
Distributions receivable from joint ventures*	19,156	18,536	-	-
	<b>22,473</b>	<b>21,029</b>	<b>8</b>	<b>7</b>
*Distributions received in the corresponding July.				
<b>Other Assets</b>				
Prepayments	2,339	2,431	14	14
Other	124	-	-	-
	<b>2,463</b>	<b>2,431</b>	<b>14</b>	<b>14</b>

Trade receivables includes property income receivable together with receivables relating to revenue from contracts with customers.

#### (b) Payables and other liabilities

	Charter Hall Long WALE REIT		Finance Trust	
	2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
<b>Payables</b>				
Accrued expenses	5,291	5,306	598	721
Accrued transaction costs	-	5,602	-	-
Accrued base management fee	2,009	2,291	10	26
Accrued capital expenditure	14,843	13,363	-	-
Interest payable	6,774	8,054	6,774	8,054
GST payable	785	143	-	-
	<b>29,702</b>	<b>34,759</b>	<b>7,382</b>	<b>8,801</b>
<b>Other liabilities</b>				
Unearned income	7,564	6,166	-	-
	<b>7,564</b>	<b>6,166</b>	<b>-</b>	<b>-</b>

Liabilities are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the REIT. The amounts are unsecured and are usually paid within 30 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

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## D. Further information (continued)

### D3. Parent entity information

The financial information for the parent entities of the REIT and Finance Trust, has been prepared on the same basis as the consolidated financial statements except as set out below:

#### Investments in controlled entities

Investments in controlled entities and joint ventures are accounted for at cost in the financial statements of the parent entity. Such investments include both investments in equity securities issued by the controlled entity and other parent entity interests that in substance form part of the parent entity's investment in the controlled entity. These include investments in the form of interest-free loans which have no fixed contractual term and which have been provided to the controlled entity as an additional source of long-term capital.

Distributions received from controlled entities and joint ventures are recognised in the parent entity's statement of comprehensive income, rather than being deducted from the carrying amount of these investments.

#### Receivables and payables

Trade amounts receivable from controlled entities in the normal course of business and other amounts advanced on commercial terms and conditions are included in receivables. Similarly, amounts payable to controlled entities are included in payables.

#### Recoverable amount of assets

The carrying amounts of investments in controlled entities, associates and joint ventures are reviewed to determine whether they are in excess of their recoverable amount at balance date. If the carrying value exceeds their recoverable amount, the assets are written down to the lower value. If required, the write-down is expensed in the year in which it occurs.

#### (a) Summary financial information

The individual financial statements for the parent entities show the following aggregate amounts:

	Parent entity of Charter Hall Long WALE REIT		Parent entity of Finance Trust	
	2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
<b>Balance Sheet</b>				
Current assets	212,142	223,820	2,233	4,837
Non-current assets	4,576,294	4,871,812	2,500	2,500
<b>Total assets</b>	<b>4,788,436</b>	<b>5,095,632</b>	<b>4,733</b>	<b>7,337</b>
Current liabilities	44,451	44,545	53	2,286
Non-current liabilities	1,908,422	2,318,235	-	-
<b>Total liabilities</b>	<b>1,952,873</b>	<b>2,362,780</b>	<b>53</b>	<b>2,286</b>
<b>Equity</b>				
Contributed equity	3,212,279	3,271,183	6,523	6,641
Accumulated losses	(376,716)	(538,331)	(1,843)	(1,590)
<b>Total equity</b>	<b>2,835,563</b>	<b>2,732,852</b>	<b>4,680</b>	<b>5,051</b>
<b>Statement of comprehensive income</b>				
Profit/(loss) for the year	102,711	76,769	(194)	(343)
<b>Total comprehensive income/(loss)</b>	<b>102,711</b>	<b>76,769</b>	<b>(194)</b>	<b>(343)</b>

#### (b) Guarantees and contingent liabilities

The parent entities did not have any contingent liabilities, either individually or as a class, at 30 June 2025 (2024: \$nil).

#### (c) Commitments

The parent entities did not have any commitments as at 30 June 2025 (2024: \$nil).

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## D. Further information (continued)

### D4. Significant contract terms and conditions

#### Pre-emptive rights

The joint-ownership agreements to which the REIT is a party contain pre-emptive rights which restrict the REIT's dealings in respect of its interest in the respective co-owned trust or the co-owned property. In particular, where the REIT wishes to deal with its interests in a co-owned trust or property, each other co-owner will have a pre-emptive right over the REIT's interests, other than in limited circumstances (for example, by way of a permitted transfer to a member of the REIT's Securityholder or owner group).

A number of joint-ownership agreements also contain:

- tag-along options, pursuant to which the REIT may be required to take reasonable steps, if it wishes to sell its interest in a co-owned trust or co-owned property, to cause one or more of the other co-owners' interests to be acquired on substantively the same terms
- drag-along rights, pursuant to which a co-owner may require the REIT to sell its interests in a co-owned trust if the co-owner wishes to sell its interest and the REIT has not exercised its pre-emptive right
- provisions under which a default sale process may be triggered on a change of control event, including where the Responsible Entity is replaced with an entity that is not a related body corporate of the Responsible Entity, with the default sale process giving the other co-owners a right to acquire the REIT's interests at the relevant default interest value
- dispute resolution procedures which provide for the sale of the relevant property in circumstances where a co-owner does not acquire the other co-owners' interests.

### D5. Remuneration of the auditor

	Charter Hall Long WALE REIT		Finance Trust	
	2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
<b>Amounts paid or payable to PricewaterhouseCoopers Australian firm for:</b>				
Audit services	530	495	61	57
Taxation compliance services	2	1	-	-
	<b>532</b>	<b>496</b>	<b>60</b>	<b>57</b>

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## D. Further information (continued)

### D6. Interest in other entities

#### Material subsidiaries

The REIT's and Finance Trust's principal subsidiaries at 30 June 2025 are set out below. Unless otherwise stated, they have contributed equity consisting solely of ordinary units that are held directly by the parent entity, and the proportion of ownership interests held equals the voting rights held by the parent entity.

Name of entity	Country of incorporation/ Place of business	Ownership interest held by the REIT		Principal activities
		2025	2024	
<b><u>Charter Hall Direct Industrial Fund</u></b>				
LWR LEP Trust	Australia	100%	100%	Holding Trust
LWR LWIP Holding Trust	Australia	100%	100%	Holding Trust
LWR LWIP Investment Trust	Australia	100%	100%	Property Investment
LWR Australian Convenience Retail Trust	Australia	100%	100%	Property Investment
LWR 61 Huntingwood Drive Trust (Arnott's)	Australia	100%	100%	Property Investment
LWR DJ Trust	Australia	100%	100%	Property Investment
LWR Exchange Trust	Australia	100%	100%	Property Investment
LWR 76 Pitt Street Trust	Australia	100%	100%	Property Investment
LWR Dartmouth NZ Trust	Australia	100%	100%	Property Investment
LWR Franklin Street Trust	Australia	100%	100%	Property Investment
LWR Canning Vale Trust	Australia	100%	100%	Property Investment
LWR BSM Trust	Australia	100%	100%	Property Investment
LWR Macquarie Park Trust	Australia	100%	100%	Property Investment
CHDIF Perth Holding Trust	Australia	100%	100%	Holding Trust
CHDIF Perth Airport Trust	Australia	100%	100%	Property Investment
CPOF Kogarah Trust	Australia	100%	100%	Property Investment
Suez Portfolio Trust	Australia	100%	100%	Property Investment
LWR GSA Trust	Australia	100%	100%	Property Investment
CLW Tuggeranong Trust	Australia	100%	100%	Property Investment
LWR Truganina Trust	Australia	100%	100%	Property Investment
CLW Boxhill Trust	Australia	100%	100%	Property Investment
LWR Carole Park Trust	Australia	100%	100%	Property Investment
Charter Hall Chester Hill Trust	Australia	100%	100%	Property Investment
LWR 242 Exhibition Trust	Australia	100%	100%	Property Investment
LWR Palmerston Trust	Australia	100%	100%	Property Investment
LWR Baldivis Trust	Australia	100%	100%	Property Investment
LWR Optima Centre Trust	Australia	100%	100%	Property Investment
LWR Murray Rose Trust	Australia	100%	100%	Property Investment
LWR Wetherill Park Trust	Australia	100%	100%	Property Investment
LWR BBDT	Australia	100%	100%	Property Investment
LWR Mort Street Trust	Australia	100%	100%	Property Investment
LWR Caboolture Trust	Australia	100%	100%	Property Investment
CLW Albury Trust	Australia	100%	100%	Property Investment
CHDIF Beverley Holding Trust	Australia	100%	100%	Holding Trust
CHDIF Beverley Trust	Australia	100%	100%	Property Investment
LWR Club Hotel Waterford Trust	Australia	100%	100%	Property Investment
Larapinta Unit Trust	Australia	100%	100%	Property Investment
LWR Redbank Plains Trust	Australia	100%	100%	Property Investment
LWR 74 Pitt Street Trust	Australia	100%	100%	Property Investment
LWR Bunnings Trust	Australia	100%	100%	Property Investment
<b><u>LWR Finance Trust</u></b>				
Charter Hall LWR Pty Limited	Australia	100%	100%	Provision of finance

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## D. Further information (continued)

### D7. Events occurring after balance date

On 1 July 2025, the REIT acquired a 49.9% interest in CH Defence Holding Trust for \$32.9 million which owns Department of Defence, Campbell Park ACT.

On 4 July 2025, the REIT acquired Australian Border Force, Bulla VIC for \$62.0 million.

On 7 July 2025, the REIT acquired an additional interest of 8.33% in Charter Hall GSA Trust for \$28.3 million which owns Geoscience Australia, Canberra ACT, bringing the REIT's total interest in this asset to 33.3%.

On 7 July 2025, the REIT acquired an additional interest of 49.9% in Kogarah Trust for \$94.4 million which owns Westpac, Kogarah NSW, bringing the REIT's total interest in this asset to 100%.

All the above transactions were with related parties.

In July 2025, the REIT further increased its borrowing capacity by \$70 million.

On 5 August 2025, LWIP settled on the disposal of Brunswick Hotel, Brisbane QLD for a total consideration of \$12.8 million (REIT's share: \$6.4 million).

The Directors of the Responsible Entity are not aware of any other matter or circumstance not otherwise dealt with in this report or the annual consolidated financial statements that has significantly affected or may significantly affect the operations of the REIT or Finance Trust, the results of their operations or the state of affairs of the REIT or Finance Trust in future financial years.

### D8. Other material accounting policies

#### (a) Basis of preparation

These general purpose financial statements have been prepared in accordance with the requirements of the REIT's and Finance Trust's constitutions, Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board and the *Corporations Act 2001*. The REIT and Finance Trust are for-profit entities for the purpose of preparing the consolidated financial statements. The consolidated financial statements are presented in Australian dollars, which is the REIT's and Finance Trust's functional and presentation currency.

#### Compliance with IFRS accounting standards

The consolidated financial statements of the REIT and Finance Trust also comply with IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB).

#### Historical cost convention

The consolidated financial statements have been prepared on a historical cost basis, except derivative financial instruments, investments in financial assets held at fair value, assets held for sale and investment properties, which have been measured at fair value.

#### (b) Principles of consolidation

##### Stapling

The Charter Hall Long WALE REIT is a "stapled" entity comprising Charter Hall Direct Industrial Fund (DIF) and its controlled entities, and LWR Finance Trust (Finance Trust) and its controlled entity. The units in DIF are stapled to the units in Finance Trust. The stapled securities are listed on the Australian Securities Exchange and cannot be traded or dealt with separately. The two entities comprising the stapled group remain separate legal entities in accordance with the *Corporations Act 2001*, and are each required to comply with the reporting and disclosure requirements of Accounting Standards and the *Corporations Act 2001*. As permitted by ASIC Corporations (Stapled Group Reports) Instrument 2015/838, this financial report is a combined financial report that presents the consolidated financial statements and accompanying notes of both DIF and Finance Trust.

Stapling arrangements are treated as a business combination by contract alone since none of the stapled entities (as opposed to their unitholders) obtain an ownership interest in another stapled entity.

Under AASB 3 *Business Combinations* and AASB 10 *Consolidated Financial Statements*, one of the stapled entities of a stapled structure is to be identified as the parent entity for the purpose of preparing a consolidated annual financial report. In accordance with this requirement, DIF has been identified as the parent entity.

The results and equity of Finance Trust have been treated and disclosed as non-controlling interests in the consolidated financial statements of the REIT. While the results and equity of Finance Trust are disclosed as non-controlling interests, the stapled securityholders of DIF are the same as the stapled securityholders of Finance Trust.

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## D. Further information (continued)

### Controlled entities

Subsidiaries are all entities over which the REIT has control. The REIT controls an entity when the REIT is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the REIT. They are deconsolidated from the date that control ceases.

Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset.

### (c) Foreign currency translation

#### (i) Functional and presentation currencies

Items included in the financial statements of each of the REIT's entities are measured using the currency of the primary economic environment in which the entity operates (the functional currency). The financial statements are presented in Australian dollars, which is the REIT's functional and presentation currency.

#### (ii) Transactions and balances

Foreign currency transactions are translated into Australian dollars using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the consolidated statement of comprehensive income, except when they are deferred in equity as qualifying cash flow hedges and qualifying net investment hedges or are attributable to part of the net investment in a foreign operation. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss.

### (d) Comparative information

Where necessary, comparative information has been adjusted to conform to changes in presentation in the current year.

### (e) Rounding of amounts

Under the option provided by ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191 (as amended) issued by the Australian Securities and Investments Commission relating to the "rounding off" of amounts in the financial statements, amounts in the REIT's and Finance Trust's consolidated financial statements have been rounded to the nearest thousand dollars in accordance with that Class Order, unless otherwise indicated.

### (f) Changes in accounting standards

No new accounting standards or amendments have come into effect in 30 June 2025 that had a material impact on the REIT's operations or reporting requirements.

Certain amendments to accounting standards have been published that are not mandatory for 30 June 2025 reporting periods and have not been early adopted by the REIT. These amendments are not expected to have a material impact on the REIT in the current or future reporting periods and on foreseeable future transactions.

## Directors' declaration to stapled securityholders

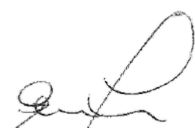
In the opinion of the Directors of Charter Hall WALE Limited, the Responsible Entity of Charter Hall Long WALE REIT and LWR Finance Trust:

- a the consolidated financial statements and notes set out on pages 18 to 49 are in accordance with the *Corporations Act 2001*, including:
  - i complying with Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements; and
  - ii giving a true and fair view of the REIT's and LWR Finance Trust's financial position as at 30 June 2025 and of their performance for the year ended on that date; and
- b there are reasonable grounds to believe that the REIT and LWR Finance Trust will be able to pay their debts as and when they become due and payable.

Note D8(a) confirms that the consolidated financial statements also comply with IFRS Accounting Standards as issued by the International Accounting Standards Board.

The Directors have been given declarations by the Fund Manager, who performs the Chief Executive Officer function, and the Head of Finance, who performs the Chief Financial Officer function, required by section 295A of the *Corporations Act 2001*.

This declaration is made in accordance with a resolution of the directors.



Glenn Fraser  
Chair

Sydney  
6 August 2025

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## Independent auditor's report

To the stapled securityholders of Charter Hall Long WALE REIT and the unitholders of LWR Finance Trust

### Report on the audit of the financial reports

#### Our opinion

In our opinion:

The accompanying financial reports of Charter Hall Direct Industrial Fund ("DIF") and its controlled entities and LWR Finance Trust and its controlled entity (together referred to as "Charter Hall Long WALE REIT") and LWR Finance Trust and its controlled entity (together referred to as "Finance Trust") are in accordance with the *Corporations Act 2001*, including:

- a. giving a true and fair view of Charter Hall Long WALE REIT's and Finance Trust's financial positions as at 30 June 2025 and of their financial performance for the year then ended
- b. complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

#### What we have audited

The Charter Hall Long WALE REIT's and Finance Trust's financial reports comprise:

- the consolidated balance sheets as at 30 June 2025
- the consolidated statements of comprehensive income for the year then ended
- the consolidated statements of changes in equity for the year then ended
- the consolidated cash flow statements for the year then ended
- the notes to the consolidated financial statements, as contained in the "About this Report" section, including material accounting policy information and other explanatory information
- the Directors declaration to stapled securityholders.

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## Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial reports* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Independence

We are independent of Charter Hall Long WALE REIT and Finance Trust in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional & Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial reports in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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## Our audit approach

An audit is designed to provide reasonable assurance about whether the financial reports are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial reports.

We tailored the scope of our audit to ensure that we performed enough work to be able to give an opinion on the financial reports as a whole, taking into account the geographic and management structure of Charter Hall Long WALE REIT and Finance Trust, their accounting processes and controls and the industry in which they operate.

## Audit Scope

- Our audit focused on areas where Charter Hall Long WALE REIT and Finance Trust made subjective judgements; for example, significant accounting estimates involving assumptions and inherently uncertain future events.
- We identified separate components of Charter Hall Long WALE REIT including its equity accounted investments. We established an audit strategy for each component. In establishing the overall approach to the group audit, we determined the type of work that needed to be performed by us, as the group auditor.

## Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial reports for the current period. The key audit matters were addressed in the context of our audit of the financial reports as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. Further, any commentary on the outcomes of a particular audit procedure is made in that context. We communicated the key audit matters to the Audit and Risk Committee.

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### Key audit matter

#### Valuation of investment properties held both directly and indirectly

*(Refer to “About this Report” section: B. Property Portfolio Assets)*

In measuring the fair value of investment properties, the Charter Hall Long WALE REIT applied the principles of accounting for investment properties at fair value under Australian Accounting Standards and applied the valuation methodology described in section B of the financial reports.

We considered this a key audit matter because of the:

- Financial significance of the investment property balances in the consolidated balance sheet.
- Financial significance of revaluation movements that directly impact the consolidated statement of comprehensive income.
- Inherently subjective nature of investment property valuations arising from prevailing market conditions, the individual nature and location and comparable sales evidence for each property.
- Estimation uncertainty exists with respect to the assumptions used by the Charter Hall Long WALE REIT in developing fair value estimates including capitalisation rates and discount rates.

### How our audit addressed the key audit matter

To assess the valuation of investment properties, we performed the procedures set out below, amongst others:

We inspected a selection of relevant property market reports and held discussions with PwC valuation experts to develop an understanding of prevailing market conditions and their expected impact on the Charter Hall Long WALE REIT’s investment properties.

We assessed the design and performed tests of the operating effectiveness of selected controls supporting the Charter Hall Long WALE REIT’s investment property valuation process.

We evaluated the appropriateness of fair value by comparing the settlement price for disposals during the financial year against the carrying amount.

We tested a sample of rental data used in the valuation against supporting documentation.

For a sample of valuations, we assessed the competency, capability and objectivity of the relevant external valuer.

For a sample of properties, which were assessed as being at greater risk of material misstatement, we performed the following procedures where appropriate over the external or internal valuations (together, the ‘valuations’) obtained by the Charter Hall Long WALE REIT’s:

- assessed the appropriateness of the methodology adopted in the valuations against the requirements of Australian Accounting

**Key audit matter**

**How our audit addressed the key audit matter**

**Hedge Accounting – Finance Trust**  
 (Refer to “About this report” section: C. Capital Structure and Financial Risk Management)

Finance Trust holds unsecured medium term fixed notes (MTN) and has entered into interest rate swaps (IRS) with matching maturity dates in order to mitigate the fair value risk associated with the market interest rate. These are designated in fair value hedge accounting relationships.

We considered the accounting for the hedging relationship to be a key audit matter due to the complexity required by Finance Trust in determining the appropriateness of the application of the hedge accounting relationship in accordance with Australian Accounting Standards, including auditing the revaluation of the IRS hedging instruments.

Standards, and tested the mathematical accuracy of these valuations.

- assessed the appropriateness of certain assumptions, such as capitalisation rates and discount rates (where applicable) including comparing to market data, and comparable transactions, where possible.
- reconciled the fair value of the valuations’ reports to the accounting records.

We assessed the reasonableness of the Charter Hall Long WALE REIT’s disclosures in the financial reports against the requirements of Australian Accounting Standards.

We evaluated the designation and documentation by (the) Finance Trust of the fair value hedge relationship and the expected prospective hedging effectiveness at inception against the requirements of Australian Accounting Standards.

In addition we performed the following procedures, amongst others:

- Inspected journal entries on a sample basis and compared the relevant terms of the hedging instrument to the hedged item to assess whether there was an economic relationship consistent with the Finance Trust’s risk management strategy.
- Together with PwC Valuation experts, assessed if the fair value of the IRS was appropriate by recalculating the value of the derivatives at balance date.

We assessed the reasonableness of the Finance Trust’s disclosures in the financial report in light of the requirements of Australian Accounting Standards. In particular, we considered the disclosures made in section C to the consolidated financial statements which explains the hedging relationship.

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## Other information

The Directors of Charter Hall WALE Limited, the Responsible Entity of Charter Hall Direct Industrial Fund and LWR Finance Trust (the Directors), are responsible for the other information. The other information comprises the information included in the annual report for the year ended 30 June 2025, but does not include the financial reports and our auditor's report thereon. Prior to the date of this auditor's report, the other information we obtained included the Director's Report. We expect the remaining other information to be made available to us after the date of this auditor's report.

Our opinion on the financial reports does not cover the other information and we do not and will not express an opinion or any form of assurance conclusion thereon through our opinion on the financial reports.

In connection with our audit of the financial reports, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial reports or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the other information not yet received, if we conclude that there is a material misstatement therein, we are required to communicate the matter to the Directors and use our professional judgement to determine the appropriate action to take.

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## Responsibilities of the Directors for the financial reports

The Directors are responsible for the preparation of the financial reports in accordance with Australian Accounting Standards and the *Corporations Act 2001*, including giving a true and fair view, and for such internal control as the Directors determine is necessary to enable the preparation of the financial reports that are free from material misstatement, whether due to fraud or error.

In preparing the financial reports, the Directors are responsible for assessing the ability of Charter Hall Long WALE REIT and Finance Trust to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate Charter Hall Long WALE REIT and Finance Trust or to cease operations, or have no realistic alternative but to do so.



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## Auditor's responsibilities for the audit of the financial reports

Our objectives are to obtain reasonable assurance about whether the financial reports as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial reports.

A further description of our responsibilities for the audit of the financial reports is located at the Auditing and Assurance Standards Board website at: [https://auasb.gov.au/media/bwvjcgre/ar1\\_2024.pdf](https://auasb.gov.au/media/bwvjcgre/ar1_2024.pdf). This description forms part of our auditor's report.

PricewaterhouseCoopers

R W McMahon  
Partner

Sydney  
6 August 2025

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