

Media Release

Charter Hall acquires \$445 million Sonic Healthcare life science facility on a 20-year NNN sale and leaseback.

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Charter Hall Limited
ACN 113 531 150

Charter Hall
Funds Management Limited
ABN 31 082 991 786

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

T +61 2 8651 9000
www.charterhall.com.au

Charter Hall Group (Charter Hall or the Group) and Sonic Healthcare today jointly announce the settlement of a \$445 million transaction under which Charter Hall has acquired a 100% interest in the Sullivan Nicolaides Pathology life science facility located in the Brisbane CBD suburb of Bowen Hills.

Sonic Healthcare developed the facility over multiple stages as a national reference centre for highly specialised pathology testing and the main laboratory for Sonic Healthcare's Sullivan Nicolaides Pathology operation, the pathology market leader in Queensland and Northern NSW. The facility is an important piece of healthcare infrastructure for Queensland and Australia. The initial net rent of \$25 million per annum, with inflation-indexed rental increases, delivers a mutually beneficial outcome for both Sonic Healthcare and Charter Hall.

The property sits in a new institutional partnership owned and managed by Charter Hall with the Charter Hall Social Infrastructure REIT (CQE) investing \$60 million of equity for a 25% stake with the remainder of the equity to be owned by other Charter Hall managed funds.

Charter Hall Group Managing Director and CEO, David Harrison said, "This acquisition is aligned with our strategy to invest in long WALE essential service assets and provide the opportunity to multiple funds. With more than \$12 billion of sale and leaseback, long WALE assets secured over many years, we see this new Sonic Healthcare relationship expanding our investment grade corporate relationships providing excellent long term secure cash flows to our investors.

We continue to see compelling opportunities in long WALE assets and believe these attractive yielding non-residential investments providing a compelling investment proposition through multiple cycles."

Sonic Healthcare Finance Director and CFO Chris Wilks added, "This transaction is consistent with Sonic's capital management strategy and focus on return on invested capital, releasing capital that can be deployed at higher returns, and crystallising increased value that was not reflected in Sonic's financial statements. We welcome this long-term relationship with Charter Hall."

The transaction was negotiated by Bruce Baker from CBRE on behalf of the vendor.

Ends

Charter Hall Group (ASX: [CHC](#))

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

Sonic Healthcare Ltd (ASX: [SHL](#))

Sonic Healthcare is one of the world's leading global providers of medical diagnostic services, providing highly specialised pathology/clinical laboratory and diagnostic imaging services to physicians, hospitals, community health services, and their patients. Sonic is the world's third largest provider of pathology/clinical laboratory services and currently employs approximately 47,000 people globally. Sonic listed on the Australian Securities Exchange (ASX) in 1987 and has since experienced sustained and prudent growth, with annual revenues rising from less than A\$20 million to an expected almost A\$11 billion in FY2026. Sonic has expanded globally and is now the leading player in the pathology/clinical laboratory markets of Australia, Germany, the UK, and Switzerland, the number 3 player in the USA, and has a presence in Belgium, Poland, Liechtenstein, and New Zealand. In addition, in Australia Sonic is the leading provider of general practitioner medical centres, occupational health services and skin health services, as well as being the second largest provider of diagnostic imaging.

For further enquiries, please contact

For media enquiries, please contact

Megan Moore
Senior Communications and Media Manager
Charter Hall
megan.moore@charterhall.com.au

For Sonic Healthcare enquiries, please contact

Chris Wilks
CFO and Finance Director
Sonic Healthcare
chris.wilks@sonichealthcare.com
