

APPENDIX 4D
Financial Report
for the half year ended 31 December 2024

Name of Entity:

The Charter Hall Group (CHC) - comprising the stapling of ordinary shares in Charter Hall Limited (CHL) (ACN 113 531 150) and units in Charter Hall Property Trust (CHPT) (ARSN: 113 339 147)

The Appendix 4D should be read in conjunction with the financial report of the Charter Hall Group for the half year ended 31 December 2024.

Results for announcement to the market

	Half Year Ended 31 December 2024 \$m	Half Year Ended 31 December 2023 \$m	Variance (%)
Revenue	283.6	308.2	(8.0)
Profit/(loss) after tax attributable to stapled securityholders of Charter Hall Group	61.1	(190.0)	132.2
Operating earnings attributable to stapled securityholders ¹	196.4	195.1	0.7

¹ Operating earnings is a financial measure which represents statutory profit after tax adjusted for proportionately consolidated fair value adjustments, gains or losses on sale of investments, amortisation and/or impairment of intangible assets, performance fee expenses, non-operating tax expense and other unrealised or one-off items. Operating earnings is the primary measure of the Group's underlying and recurring earnings. Operating earnings is used by the Group CEO to make strategic decisions and as a guide to assessing an appropriate distribution to declare.

A reconciliation of the Group's operating earnings to statutory profit is provided in note 1 of the financial report.

	Half Year Ended 31 December 2024 cps	Half Year Ended 31 December 2023 cps	Variance (%)
Basic statutory earnings per stapled security attributable to stapled securityholders	12.9	(40.2)	132.1
Diluted statutory earnings per stapled security attributable to stapled securityholders	12.7	(39.4)	132.2
Operating earnings per stapled security attributable to stapled securityholders	41.5	41.2	0.7

Dividends and distributions	Half Year Ended 31 December 2024	Half Year Ended 31 December 2023
Interim franked dividend and distribution in respect of a:		
CHPT unit	3.52¢	12.15¢
CHL share	19.90¢	9.94¢
Total	23.42¢	22.09¢

Record date for determining entitlements to the dividend/distribution

31 December 2024

Payment date

28 February 2025

Results for announcement to the market (continued)

Net Tangible Assets

	As at 31 December 2024	As at 30 June 2024
Net tangible assets (NTA) per stapled security ¹	\$5.37	\$5.49

¹ Under the listing rules NTA must be determined by deducting from total tangible assets all claims on those assets ranking ahead of the ordinary securities (ie: all liabilities, preference shares, outside equity interest etc).

The number of securities on issue at 31 December 2024 is 473.0 million (30 June 2024: 473.0 million).

Control gained or lost over entities during the half year

The following changes in control occurred within the Group during the half year:

- CH Investment Co Trust (wholly owned entity established on the 2 September 2024)
- CHCPOFIT Pty Ltd (wholly owned entity established on the 15 October 2024)
- CH Defence Trust 2 (wholly owned entity established on the 24 October 2024)
- CHWPT Trust 2 (wholly owned entity established on the 28 October 2024)

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Results for announcement to the market (continued)

Details of Associates and Joint Venture entities

The Group's Associates and Joint Venture entities and its percentage holding are set out below:

Associates

- Charter Hall Australian Convenience Retail Trust (2.5%)
- Charter Hall Australian Investment Trust (10.0%)
- Charter Hall Canberra Office Trust (5.0%)
- Charter Hall Counter Cyclical Trust (5.0%)
- Charter Hall Crestmead Wholesale Trust (0.1%)
- Charter Hall Direct Long WALE Fund (4.0%)
- Charter Hall Direct Office Fund (8.8%)
- Charter Hall Direct PFA Fund (12.9%)
- Charter Hall Direct Plumpton Fund (20.0%)
- Charter Hall Direct Truganina Fund (18.8%)
- Charter Hall Direct Wollert Fund (25.0%)
- Charter Hall Exchange Wholesale Trust (6.5%)
- Charter Hall Long WALE REIT (10.7%)
- Charter Hall Maxim Income Fund (100.0%)
- Charter Hall Maxim Property Securities Fund (16.5%)
- Charter Hall Office Trust (15.7%)
- Charter Hall Prime Industrial Fund (1.4%)
- Charter Hall Prime Office Fund (4.8%)
- Charter Hall Retail REIT (9.3%)
- Charter Hall Social Infrastructure REIT (9.8%)
- CH Deep Value AREIT Partnership Trust (14.0%)
- C.H. Properties Pty Ltd (57.61%)
- Core Logistics Partnership (5.6%)
- Deep Value Partnership (13.3%)
- DOF Mary Street Wholesale Trust (0.1%)
- DVP2 Trust (14.3%)
- Hotel Property Investments Ltd (57.61%)
- HPI ABH Pty Ltd (57.61%)
- HPI Acacia Ridge Pty Ltd (57.61%)
- HPI Holdings No. 1 Pty Ltd (57.61%)
- HPI Retail Fund No. 1 Pty Ltd (57.61%)
- HPI Rights Plan Trust (57.61%)
- HPI Sub Fund No. 1 Pty Ltd (57.61%)
- HPIL LTIP Pty Ltd (57.61%)
- Long WALE Investment Partnership (0.1%)
- Retail Partnership No. 2 Trust (0.2%)
- Charter Hall Office Trust (48.2%)

Joint Ventures

- 1 Brisbane Trust (24.8%)
- BP Fund (16.6%)
- BP Fund 2 (17.5%)
- Brisbane Square Wholesale Fund (16.8%)
- CH 201 Elizabeth Holding Trust (5.9%)
- CH 242 Exhibition Street Holding Trust (1.8%)
- CH 52 Martin Place Trust (50.0%)
- CHAB 241 Adelaide Street Trust (50.0%)
- CHAB 247 Adelaide Street Trust (50.0%)
- CH A Logistics Wholesale Fund (0.1%)
- Charter Hall Koala Investment Partnership (20.0%)
- Charter Hall PGGM Industrial Partnership (12.0%)
- Charter Hall PGGM Industrial Partnership No.2 (12.0%)
- Charter Hall Wholesale Property Trust (40.0%)

Results for announcement to the market (continued)

- CH Castlereagh Trust (50.1%)
- CH DJ Trust (43.2%)
- CH First Investment Trust (50.0%)
- CH Genge Office Trust (49.9%)
- DVP2 Castlereagh St Trust (7.1%)
- Folkestone ID Land Gisborne JV (50.0%)
- Folkestone Lyon Hornsby Joint Venture (50.0%)
- Paradise Investment Management (50.0%)

¹Forms the Long WALE Hardware Partnership.

Further information about the Group's Associates and Joint Venture entities is set out in Note 2 and Note 3 of the attached financial report.

Other significant information

For additional information regarding the results of Charter Hall Group for the half year ended 31 December 2024 please refer to the Full Year Results – ASX Media Announcement and the 2024 Full Year Results Presentation lodged with the ASX.

Attached with this Appendix 4D is a copy of the financial report for the half year ended 31 December 2024.

Accounting standards used by foreign entities

International Financial Reporting Standards.

Segment results

Refer attached financial report (Note 1: Segment information).

Other Factors

Refer to other significant information (above).

Audit

This report is based on accounts to which one of the following applies: (tick one)

<input type="checkbox"/>	The accounts have been audited. (refer attached financial statements)	<input checked="" type="checkbox"/>	The accounts have been subject to review. (refer attached financial statements)
<input type="checkbox"/>	The accounts are in the process of being audited or subject to review.	<input type="checkbox"/>	The accounts have not yet been audited or reviewed.