

ASX Release

Charter Hall WALE Limited
ACN 610 772 202
AFSL 486721

Fund Payment Notice Charter Hall Long WALE REIT

12 August 2025

Responsible Entity of Charter Hall
Long WALE REIT

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ATTRIBUTION MANAGED INVESTMENT TRUST - NOTICE FOR CUSTODIAN AND OTHER INTERMEDIARY INVESTORS IN RESPECT OF THE 30 JUNE 2025 DISTRIBUTION

Record date: 30 June 2025
Payable date: 14 August 2025
Total distribution: 6.25 cents per stapled security

Notice from Attribution Managed Investment Trust regarding fund payment

Charter Hall WALE Limited (“CHWALE”), the responsible entity for Charter Hall Long WALE REIT (“REIT”), declares that the REIT is an Attribution Managed Investment Trust (“AMIT”) for the purposes of Subdivision 12A-B of Schedule 1 of the *Taxation Administration Act 1953 (Cth)*, in respect of the quarter ended 30 June 2025. The components below are provided solely for the purpose of Subdivision 12A-B and should not be used for any other purpose.

Components of the distribution	Charter Hall Direct Industrial Fund (cents per unit)	LWR Finance Trust (cents per unit)	Total (cents per stapled security)
Other Australian taxable income	2.9543	0.0000	2.9543
Non concessional MIT income	0.1076	0.0000	0.1076
Fund Payment	3.0619	0.0000	3.0619
Total cash distribution	6.2500	0.0000	6.2500

The distribution includes a “Fund Payment” of 3.0619 cents per stapled security, pursuant to Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953.

AMIT information, relevant mainly for non-resident securityholders and custodians of non-resident securityholders, is set out in the table above. AMIT information is not relevant for Australian resident securityholders for the purposes of completing their income tax returns.

Details of the full year components of distributions will be provided in the AMIT Member Annual (“AMMA”) Statement which is expected to be sent to securityholders in August 2025.

Announcement authorised by the Company Secretary

Charter Hall Long WALE REIT (ASX: CLW)

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

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

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