

APPENDIX 4E
Financial Report
for the year ended 30 June 2025

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 4E should be read in conjunction with the financial report of the Charter Hall Group for the year ended 30 June 2025.

Results for announcement to the market

	Year Ended 30 June 2025 \$m	Year Ended 30 June 2024 \$m	Variance (%)
Revenue	544.9	596.9	(8.7)
Profit/(loss) after tax attributable to stapled securityholders of Charter Hall Group	327.7	(217.0)	251.0
Operating earnings attributable to stapled securityholders ¹	385.0	358.7	7.3

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.

	Year Ended 30 June 2025 cps	Year Ended 30 June 2024 cps	Variance (%)
Basic statutory earnings per stapled security attributable to stapled securityholders	69.3	(45.9)	251.0
Diluted statutory earnings per stapled security attributable to stapled securityholders	68.0	(45.0)	251.1
Operating earnings per stapled security attributable to stapled securityholders	81.4	75.8	7.4

Dividends and distributions	Year Ended 30 June 2025	Year Ended 30 June 2024
Final franked dividend and distribution in respect of a:		
CHPT unit	2.43¢	2.30¢
CHL share	21.95¢	20.70¢
Interim franked dividend and distribution in respect of a:		
CHPT unit	3.52¢	12.15¢
CHL share	19.90¢	9.94¢
Total	47.80¢	45.09¢
Record date for determining entitlements to the dividend/distribution	30 June 2025	
Payment date	31 August 2025	

Results for announcement to the market (continued)

Net Tangible Assets

	As at 30 June 2025	As at 30 June 2024
Net tangible assets (NTA) per stapled security ¹	\$5.26	\$5.06

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 30 June 2025 is 473.0 million (2024: 473.0 million).

Control gained or lost over entities during the year

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

- CH First Investment 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)
- CH Chullora Trust (wholly owned entity established on the 5 February 2025)
- Charter Hall Co-Investment Trust 22 (wholly owned entity established on the 5 February 2025)
- Charter Hall Co-Investment Trust 23 (wholly owned entity established on the 5 February 2025)
- Charter Hall Co-Investment Trust 24 (wholly owned entity established on the 5 February 2025)
- Charter Hall Co-Investment Trust 25 (wholly owned entity established on the 5 February 2025)
- CH Waverley Gardens Trust (wholly owned entity established on the 13 June 2025)
- Charter Hall Deep Value AREIT Partnership Trust (wholly owned entity acquired on the 30 June 2025)
- C.H. Properties Pty Ltd (wholly owned entity acquired by group on the 25 March 2025)
- Hotel Property Investments Ltd (wholly owned entity acquired by group on the 25 March 2025)
- HPI ABH Pty Ltd (wholly owned entity acquired by group on the 25 March 2025)
- HPI Acacia Ridge Pty Ltd (wholly owned entity acquired by group on the 25 March 2025)
- HPI Holdings No. 1 Pty Ltd (wholly owned entity acquired by group on the 25 March 2025)
- HPI Retail Fund No. 1 Pty Ltd (wholly owned entity acquired by group on the 25 March 2025)
- HPI Rights Plan Trust (wholly owned entity acquired by group on the 25 March 2025)
- HPI Sub Fund No. 1 Pty Ltd (wholly owned entity acquired by group on the 25 March 2025)
- HPIL LTIP Pty Ltd (wholly owned entity acquired by group on the 25 March 2025)

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Results for announcement to the market (continued)

Details of Unconsolidated Investments

The Group's unconsolidated investment entities and its percentage holding are set out below:

Investments

- 1 Brisbane Trust (24.8%)
- BP Fund (16.6%)¹
- BP Fund 2 (17.5%)¹
- Brisbane Square Wholesale Fund (16.8%)
- CH 140 Lonsdale Trust (50.0%)
- CH 52 Martin Place Trust (50.0%)
- CH 201 Elizabeth Holding Trust (5.9%)
- CH 242 Exhibition Street Holding Trust (1.8%)
- CHAB 241 Adelaide Street Trust (50.0%)
- CHAB 247 Adelaide Street Trust (50.0%)
- CH A Logistics Wholesale Fund (0.1%)
- 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 (3.9%)
- Charter Hall Direct Office Fund (8.6%)
- Charter Hall Direct PFA Fund (13.9%)
- 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 Koala Investment Partnership (20.0%)
- Charter Hall Long WALE REIT (10.7%)
- Charter Hall Maxim Property Securities Fund (16.9%)
- Charter Hall Office Trust (15.7%)
- Charter Hall Office Trust No. 2 (44.1%)
- Charter Hall PGGM Industrial Partnership (12.0%)
- Charter Hall PGGM Industrial Partnership No.2 (12.0%)
- Charter Hall Prime Industrial Fund (1.3%)
- Charter Hall Prime Office Fund (4.8%)
- Charter Hall Retail Partnership No. 1 Trust (0.1%)
- Charter Hall Retail REIT (9.3%)
- Charter Hall Social Infrastructure REIT (9.9%)
- Charter Hall Wholesale Property Trust (40.0%)
- CH Castlereagh Trust (50.1%)
- CH Defence Trust (50.0%)
- CH DJ Trust (43.2%)
- CH Genge Office Trust (49.9%)
- CH First Investment Trust (50.0%)
- Core Logistics Partnership (5.6%)
- Deep Value Partnership (13.3%)
- DOF Mary Street Wholesale Trust (0.1%)
- DVP2 Castlereagh St Trust (7.1%)
- DVP2 Trust (14.3%)
- Folkestone ID Land Gisborne JV (50.0%)
- Folkestone Lyon Hornsby Joint Venture (50.0%)
- Long WALE Investment Partnership (0.1%)
- Retail Partnership No. 2 Trust (0.2%)
- Paradise Investment Management (50.0%)

¹Forms the Long WALE Hardware Partnership.

Further information about the Group's interest in unconsolidated entities is set out in Notes 2 and 3 of the attached financial report.

Results for announcement to the market (continued)

Other significant information

For additional information regarding the results of Charter Hall Group for the year ended 30 June 2025 please refer to the Full Year Results – ASX Media Announcement and the 2025 Full Year Results Presentation lodged with the ASX. Attached with this Appendix 4E is a copy of the financial report for the year ended 30 June 2025.

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 checked="" type="checkbox"/>	The accounts have been audited. (refer attached financial statements)	<input 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.

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