ASX Release

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Charter Hall Social Infrastructure REIT 2026 Half Year Results

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Earnings growth and distribution upgrade

Charter Hall Social Infrastructure REIT (ASX:CQE) today announces its half year results for the six months ending 31 December 2025 (1H FY26). Key financial and operating highlights for the half are:

Financial highlights:

- Statutory profit of $47.0 million, up 51.6% on the prior corresponding period ("pcp");
- Operating earnings of $31.4 million, up 10.2% on pcp;
- Operating earnings of 8.5 cents per unit ("cpu"), up 11.8% on pcp;
- Distributions paid of 8.4 cpu, up 12.0% on pcp;
- NTA of $3.90 per unit, an increase of 1.0% from 30 June 2025; and
- Successful refinancing in July 2025 of CQE's debt facilities of $900[1] million on improved terms including new Asian Term Loan facilities of $450 million resulting in an extended weighted average debt maturity of 4.4[2] years.

Operating highlights:

- Acquisition of a 50% interest in a university campus in Parramatta fully leased to Western Sydney University during 1H FY26[3] for $152.0 million at an initial yield of 6.5%[4];
- $88.9 million of early learning asset divestments achieving a 4.6% premium to book value and average yield of 4.3%[5];
- $2.3 billion property portfolio with a long WALE of 11.4 years and 99.6% occupancy[6];
- Weighted average rent reviews of 4.2%[7] for the 12 months to 31 December 2025; and
- 6.1% increase achieved on 58 early learning market rent reviews completed during the half.

[1] Facility was increased by $50 million from $850 million to $900 million as part of the refinancing
[2] As at 31 December 2025
[3] Acquired in three separate transactions during 1H FY26
[4] Increased from 6.2% following the annual rental increase of 3.75% which occurred in February 2026
[5] 20 divestments contracted during 1H FY26. Four divestments are due to settle in 2H FY26 amounting to $21.0 million. Excludes $21.0 million assets contracted in FY25 and settled in 1H FY26.
[6] Excludes one vacant early learning property which has been contracted for divestment and includes one property with Heads of Agreement signed for new lease
[7] Weighted average rent review on like-for-like properties for CY25

Charter Hall Social Infrastructure REIT's Fund Manager, Travis Butcher said: "Active portfolio curation remains a key focus for CQE to position the REIT for future earnings and distribution growth. Pleasingly, the high quality acquisitions made during this half at an average yield of 6.8% have resulted in CQE being able to increase the FY26 distribution guidance by 1.2% to 17.0 cpu. The acquisitions are leased to well capitalised tenants and have strong future income growth with Western Sydney University's campus having annual fixed rental increases of 3.75%. These accretive investments were partially funded through the divestment of 20 early learning assets throughout the period at an average yield of 4.3% at a 4.6% premium to book value.

CQE continued to benefit from the completion of 58 market rent reviews with a positive 6.1% growth resulting in weighted average rent review growth of 4.2% over the last twelve months.

The REIT has a well positioned diversified social infrastructure portfolio with an 11.4 year WALE, 99.6% occupancy and a strong financial position with a weighted average debt maturity of 4.4 years following the recent successful debt refinancing.

Strong population growth is continuing to drive demand for high-quality social infrastructure assets across education, life sciences and health and government essential services. Against this backdrop, CQE is well positioned to capitalise on these structural tailwinds and continue growing within this attractive and defensive real estate segment."

Portfolio update

CQE continues to enhance the quality of its portfolio with further acquisitions of long WALE social infrastructure assets during the half year. These properties totalled $180.7 million at an average initial yield of 6.8%.

Western Sydney University campus (Parramatta, NSW) - $152.0 million

During the half, CQE increased its higher education exposure through the acquisition of a 50%[8] interest in the university campus fully leased to Western Sydney University, located at 1 Parramatta Square, Parramatta.

The university campus is a modern, purpose-built vertical-style building completed in 2017 with NLA of approximately 26,500 sqm (80% educational uses) and offers strong ESG benefits through 5-Star Green Star and 5-star NABERS ratings.

The asset is critical education infrastructure within Parramatta's CBD, providing university services and benefiting from strong transport connectivity and access to a comprehensive range of civic, health and commercial amenities.

The property is underpinned by a long-term lease of 16.1[9] years with further option periods totalling 15 years and annual rent reviews of 3.75%. The 50% interest in the property was acquired for $152.0 million on an initial yield of 6.5%[10].

Geosciences Australia facility (Canberra, ACT) - $28.7 million

In July 2025, CQE upweighted its interest in the Geoscience Australia facility in Canberra by 8.3% to 33.3% for total consideration of $28.7 million at an initial yield of 8.4%. This unique social infrastructure asset is fully leased to a Federal Government agency and incorporates specialised laboratory facilities with a net lease structure of 6.4[9] years and 3% fixed annual rent increases.

[8] Acquired in three separate transactions during 1H FY26
[9] As at 31 December 2025
[10] Increased from 6.2% following the annual rental increase of 3.75% which occurred in February 2026

Early Learning Divestments

During the half, CQE contracted 20 early learning assets for divestment totalling $88.9 million at a yield of 4.3% and a premium to book value of 4.6%. Fourteen of the assets were located in Queensland.

The active divestment program, combined with recent acquisitions, continues to enhance portfolio quality, strengthen tenant covenant profiles, and support earnings and distribution growth.

Market rent reviews

Management has finalised 58 market reviews during the half resulting in an increase of 6.1% or $0.7 million per annum. During the period, 52 market reviews had capped increases of up to 7.5%.

There are 81 early learning centre market rent reviews (16% of CQE's total income) occurring through to June 2028.

Portfolio valuations

As at 31 December 2025, 156 properties were independently valued (61% by value) which resulted in a net $12.2 million increase or 1.1%[11] on June 2025 book values.

As at 31 December 2025, CQE's portfolio property yield was 5.5%[12,13] compared with 5.4% as at 30 June 2025. The increase in yield has been driven by a combination of portfolio curation, recycling lower yielding early learning properties into higher yielding long-WALE social infrastructure assets and strong passing rental growth in the early learning portfolio.

Capital position

In July 2025, the successful refinancing of CQE's debt facilities of $900[14] million was completed which included new Asian Term Loan facilities of $450 million. This has resulted in:

- Increased diversification of CQE's debt sources with the introduction of the Asian Term Loan facilities which are capable of extension and upsizing in the future;
- Improved terms from both a pricing and covenant perspective; and
- A weighted average debt maturity of 4.4[15] years with no debt maturities until July 2029.

As at 31 December 2025, balance sheet gearing is 34.1% and look-through gearing is 34.8%, within the target range of 30 - 40%.

CQE has 83% of its debt hedged in 2H FY26 and 63% of its debt hedged in FY27 at an average hedged rate of 3.2%. This provides CQE with a high degree of certainty in relation to its cost of debt over this period.

Outlook and upgrade to FY26 guidance

CQE will continue to execute on its strategy and actively manage the portfolio of high quality social infrastructure assets to maintain income security and capital growth. We expect that there will continue to be significant growth opportunities in social infrastructure assets, driven by favourable demographic trends and the essential nature of the industry.

Based upon information currently available and barring unforeseen events, CQE is pleased to provide FY26 operating earnings guidance to be no less than 17.2 cents per unit (growth of at least 12.4% from

[11] Like-for-like valuation movement excludes acquisitions and disposals completed in the half, transaction costs and statutory adjustments
[12] Passing yield is split between early learning assets of 5.2% and long-WALE social infrastructure assets of 6.1% on book values as at 31 December 2025. Total property passing yield is 5.4% after deducting non-recoverable outgoings of $3 million paid at portfolio level
[13] Based on the CQE unit price of $2.95 at 3 February 2026 which is a discount to NTA per unit, the implied property passing yield is 6.5%
[14] Facility was increased by $50 million from $850 million to $900 million as part of the refinancing
[15] As at 31 December 2025

FY25) and also advise an increased FY26 distribution guidance to 17.0 cents per unit, an 1.2% increase from previous guidance of 16.8 cents per unit. This represents 11.8% growth from FY25.

Distributions are paid quarterly.

Announcement Authorised by the Board

Charter Hall Social Infrastructure REIT (ASX: CQE)

Charter Hall Social Infrastructure REIT is the largest Australian ASX-listed real estate investment trust (A-REIT) that invests in social infrastructure properties.

Charter Hall Social Infrastructure 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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