

ASX Release

Recent portfolio activity including a 7.1% increase in market rent reviews

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Charter Hall Social Infrastructure REIT (ASX: CQE) today provides an update in respect of recent portfolio activity.

Early learning asset divestments at 6.5% premium to book value

Since 31 December 2025, CQE has continued with its successful portfolio curation strategy, with five early learning assets contracted for divestment totalling \$17.3 million at an average yield of 4.6%. This achieved an average 6.5% premium to book value.

In addition, four assets previously reported as contracted for sale as at 31 December 2025, totalling \$21.0 million, have now settled.

Market rent reviews delivered a 7.1% increase in rental income

Since 31 December 2025, a total of 33 early learning asset market rent reviews have occurred, resulting in an average increase of 7.1%.

Update on 5 early learning assets

Following G8 Education Limited's (G8) ASX trading update on 29 April 2026, CQE has received notice from G8 of its intention to suspend operations at five early learning assets owned by CQE.

G8 has confirmed that it will continue to meet all financial obligations under its lease arrangements while it progresses its broader business strategy.

CQE owns a \$2.3 billion gross asset value portfolio comprising 308 social infrastructure assets, diversified across early learning, life sciences, health, government services and tertiary education sectors.¹

The five assets referenced represent approximately 1% of CQE's total income. CQE's management team will continue to work proactively and constructively with G8, a long-standing tenant customer, to achieve a positive commercial outcome.

Announcement Authorised by the Board

¹ As at 31 December 2025

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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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