

ASX Release

Charter Hall WALE Limited
ACN 610 772 202
AFSL 486721

Fund Payment Notice Charter Hall Long WALE REIT

13 May 2026

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 31 MARCH 2026 DISTRIBUTION

Record date: 31 March 2026

Payable date: 15 May 2026

Total cash distribution: 6.375 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 31 March 2026. The components below are provided solely for the purpose of Subdivision 12A-B and should not be used for any other purpose.

The REIT consists of the securities of the two Australian registered schemes listed below:

- Charter Hall Direct Industrial Fund (DIF) and its controlled entities and
- LWR Finance Trust (Finance Trust) and its controlled entity

The Finance Trust is not paying a distribution for the quarter ended 31 March 2026. Details of the distribution of DIF for the quarter ended 31 March 2026 are as below.

Component of the distribution of DIF	Total cash distribution*	Component subject to fund payment withholding*	Component subject to other non-resident withholding*
Non-concessional MIT income	-	-	-
Other Australian fund payment amounts	5.1220	5.1220	
Total fund payment	5.1220	5.1220	
Interest income	-		-
Other amounts not subject to withholding	1.2530		
Cash payment	6.3750		

*All amounts shown as cents per unit.

The total fund payment is 5.1220 cents per unit with respect to the quarter ended 31 March 2026.

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 2026.

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.

For further enquiries, please contact Avi Anger Diversified CEO Charter Hall Long WALE REIT T +61 411 222 879 avi.anger@charterhall.com.au	For investor enquiries, please contact Nick Kelly Head of Listed Investor Relations Charter Hall T +61 488 767 936 nick.kelly@charterhall.com.au	For media enquiries, please contact Megan Moore Senior Communications & Media Manager Charter Hall T + 61 434 225 643 megan.moore@charterhall.com.au
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