

ASX Release

Charter Hall Social Infrastructure REIT provides Edge Early Learning update and confirms unchanged FY27 earnings and distribution guidance

11 August 2026

Charter Hall Social
Infrastructure Limited
ABN 46 111 338 937
AFSL 281544

Responsible Entity of
Charter Hall Social
Infrastructure REIT
ABN 58 102 955 939

Level 20, No.1 Martin Place
Sydney NSW 2000
GPO Box 2704
Sydney NSW 2001

T +61 2 8651 9000

www.charterhall.com.au

Following a recent announcement from another ASX-listed entity, Charter Hall Social Infrastructure REIT (ASX:CQE) confirms that three of its South Australian properties are leased to Edge Early Learning (Edge), representing approximately 1% of CQE's total income.

These three centres continue to operate, with CQE's management team working proactively and constructively with Edge to achieve a positive commercial outcome for both parties.

CQE holds bank guarantees equivalent to six months' net rent in relation to these properties.

CQE owns a \$2.3 billion gross asset value portfolio comprising 295 social infrastructure assets, diversified across early learning, life sciences, health, government services and tertiary education sectors.

As detailed in CQE's FY26 Annual Results, its active portfolio curation strategy has resulted in income from non-early learning assets being upweighted to 39%, reflecting increased sector diversification and tenant covenant quality.

CQE confirms that these developments in relation to Edge do not impact the FY27 earnings and distribution guidance provided on 4 August 2026.

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.

For further enquiries, please contact
Travis Butcher
Fund Manager - CQE
Charter Hall
T +61 400 771 964
travis.butcher@charterhall.com.au

For further enquiries, please contact
Erin Kent
Head of Diversified Finance
Charter Hall
T +61 418 984 781
erin.kent@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

Enza Capurso

Head of Brand, Communications & Group Marketing

Charter Hall

T + 61 423 778 545

enza.capurso@charterhall.com.au