Charter Hall

Charter Hall Group

2026 Full Year Results

ASX:CHC

NAIDOC Week at 130 Lonsdale Street, Melbourne VIC (CPOF)

Acknowledgement of Country

Charter Hall acknowledges the Traditional Custodians of the lands on which we work and gather. We pay our respects to Elders past and present and recognise their continued care and contribution to Country.

Agenda

Front cover: from left
Coles Distribution Centre, Perth (CLW, DIF3 & DIF4)
Waverley Gardens, Melbourne (CCRF)
1 O'Connell Street, Sydney (TOP)

Highlights and Strategy

1

1 Shelley Street, Sydney (CPOF)

FY26[1] Group highlights

Group Returns

$488 million
Operating earnings

103.2cps
OEPS (↑ 26.8% over FY25)

26.4%
(30.8% on pre-tax basis)
Return on Contributed Equity[5]

Property Investments

$3.2bn
Co-investment portfolio

17.0% growth in
Property Investment EBITDA

58%
PI & DI EBITDA share of Group EBITDA

Funds Management

$94.3bn
Group FUM[2]

$17.7bn
Gross transactions

7.8%
DPS growth for 15 years

Platform Investment Capacity

$6.4bn
Group investment capacity[3]

(Balance sheet capacity of $1.0bn[4])

Balance sheet

$5.95
NTA per security

14.2%
Balance sheet gearing

FY27 Earnings Guidance

OEPS +26.8%		OEPS +10.5%
103.2cps	↑	114.0cps
FY26 delivered		FY27 guidance

FY27 Distribution Guidance

DPS +6.0%		DPS +6.0%
50.7cps	↑	53.7cps
FY26 delivered		FY27 guidance

1. Figures and statistics throughout this presentation are for the 12 months to 30 June 2026 unless otherwise stated
2. Includes Paradice Investment Management (PIM), with $18.3bn of FUM at 30 June 2026
3. Investment capacity calculated as cash plus undrawn debt facilities for CHC and the funds management platform. At 30 June 2026, platform cash was $0.8bn. Excludes committed and unallotted equity
4. Includes cash plus undrawn debt facilities
5. Return on contributed equity is calculated as total operating earnings post-tax per security divided by the opening contributed equity per security of $3.91 for the 12 months to 30 June 2026

Our Strategic Pillars

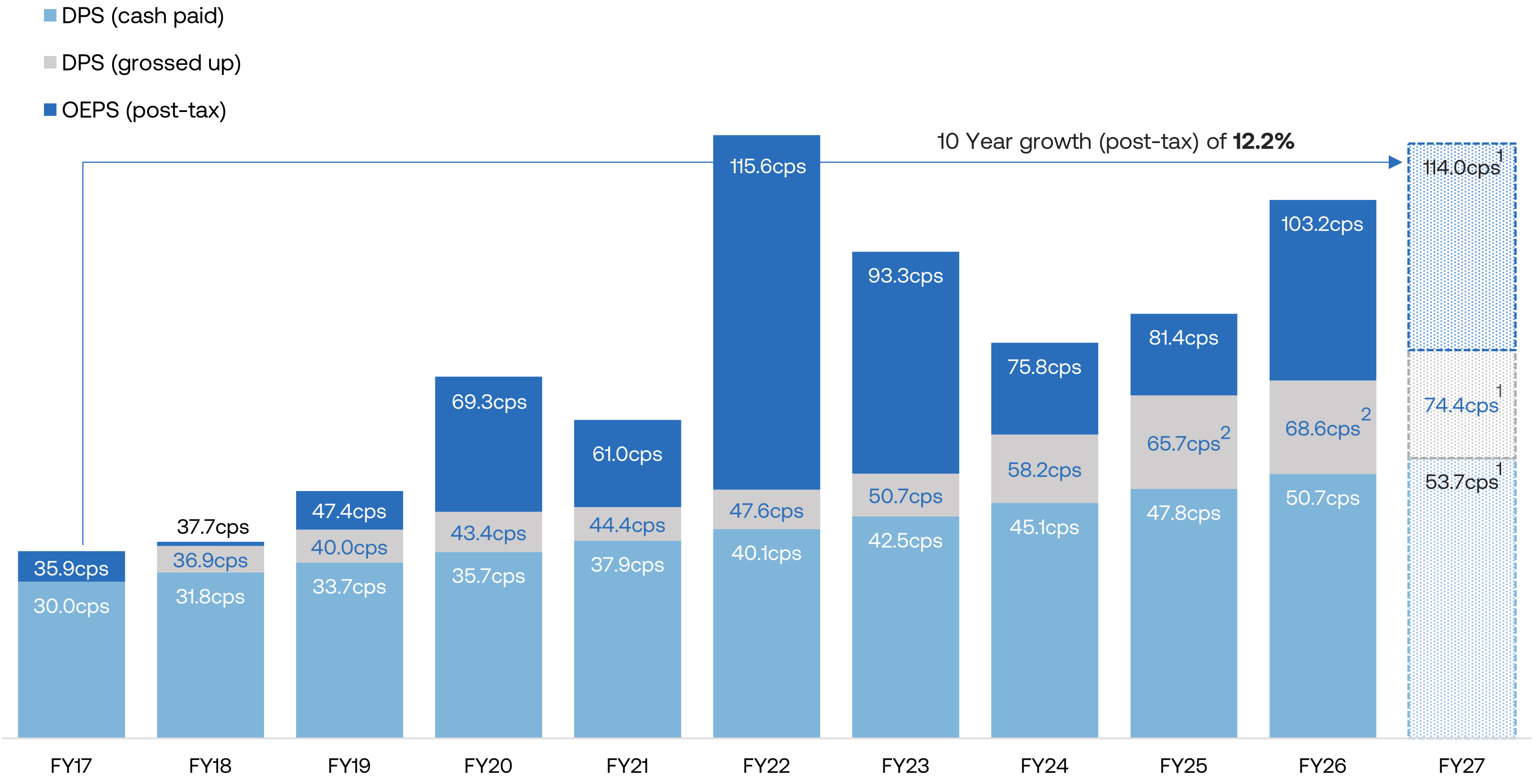
We use our expertise to access, deploy, manage and invest equity to create value and generate superior returns for our investor customers

	Access Accessing equity from listed, institutional wholesale and retail investors	Deploy Creating value through attractive investment opportunities		Manage Funds management, asset management, leasing and development services		Invest Investing alongside our capital partners
FY26	Gross equity flows $6.7bn	Acquisitions $11.9bn	Gross Transactions $17.7bn	Group FUM $94.3bn	↑ $10.0bn	PI / DI Portfolio $3.3bn 30 June 2026
		Divestments $5.8bn	Development Capex $1.0bn	Property FUM $76.0bn	↑ $9.2bn	
FY25	Gross equity flows $3.4bn	Acquisitions $2.9bn	Gross Transactions $6.1bn	Group FUM $84.3bn	↑ $3.4bn	PI / DI Portfolio $2.8bn 30 June 2025
		Divestments $3.2bn	Development Capex $1.7bn	Property FUM $66.8bn	↑ $1.3bn	
5 years	Gross equity flows $19.2bn	Acquisitions $31.0bn	Gross Transactions $46.8bn	Property FUM growth $23.7bn	↑ $4.7bn p.a.	PI / DI Portfolio $2.5bn 30 June 2021
		Divestments $15.8bn	Development Capex $8.8bn			
10 years	Gross equity flows $37.0bn	Acquisitions $58.8bn	Gross Transactions $81.8bn	Property FUM growth $58.5bn	↑ $5.9bn p.a.	PI / DI Portfolio $1.1bn 30 June 2016
		Divestments $23.0bn	Development Capex $14.2bn			

Operating earnings growth

- **Net equity inflows driving FUM growth** that underpins ongoing growth in FM EBITDA
- FY26 OEPS of **103.2cps** (26.8% growth over FY25) and DPS of **50.7cps**
- FY26 Distribution yield of **4.3%**[3] (grossed up for franking credit)

Operating earnings and distributions growth



1. Based on FY27 earnings guidance of approximately 114.0cps and DPS growth of 6% on FY26. Assumes 90% of FY27 distribution is fully franked dividends
2. Excludes capital reallocation non-cash special dividend which increased franking credits to security holders by a further 25.7cps (FY25) and 13.1cps (FY26)
3. Based on 30 June 2025 close share price of $19.19 and includes cash distribution plus franking credits on ordinary dividend (17.9cps) and special dividend (13.1cps)

2

Group Funds Management

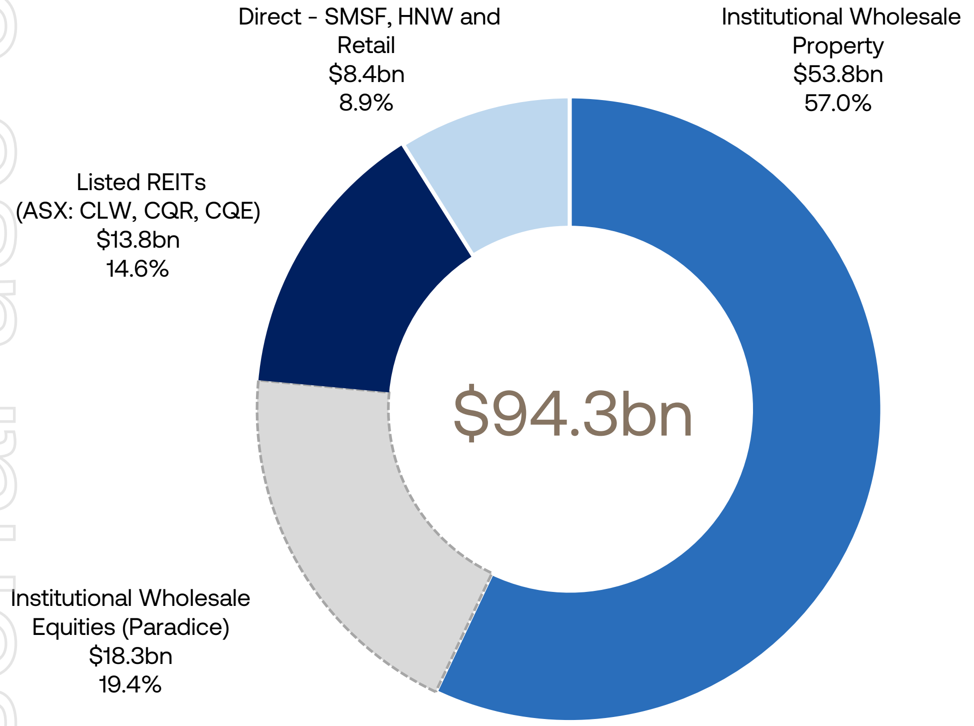
Motorway Industrial Park, Berrinba (CPIF)

Scale and diversification

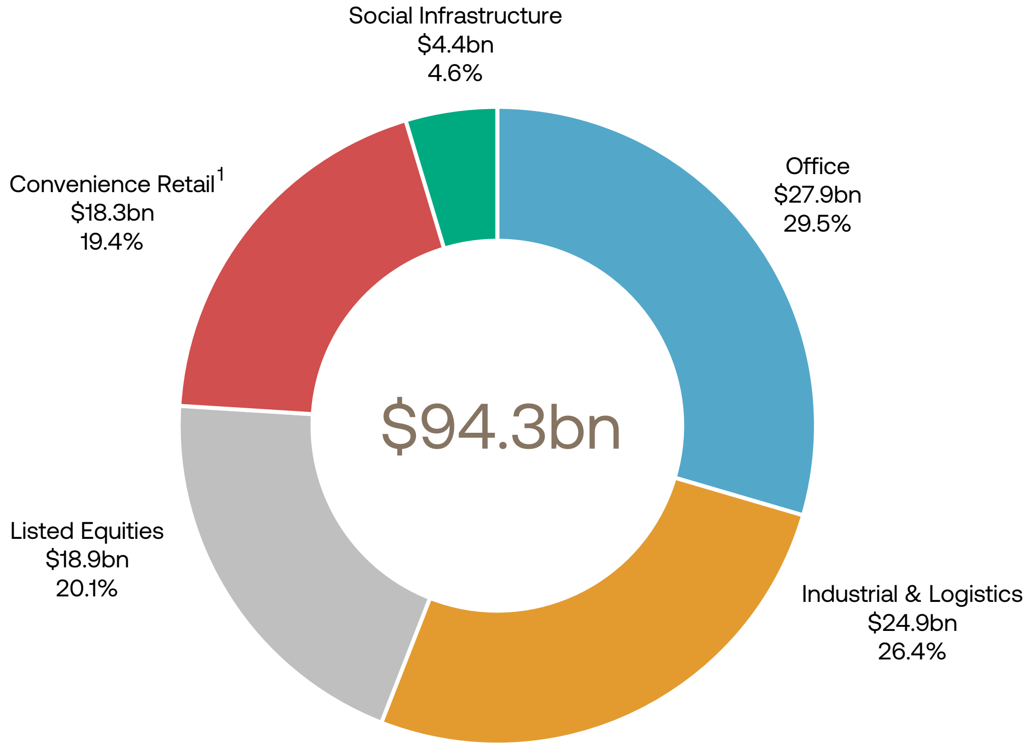
$10.0bn of FUM growth from $84.3bn to $94.3bn

- Diversification of equity sources and sector
- 30% Office, 26% Industrial & Logistics, 20% Listed Equities, 19% Convenience Retail and 5% Social Infrastructure

Group FUM by equity source



Group FUM by sector

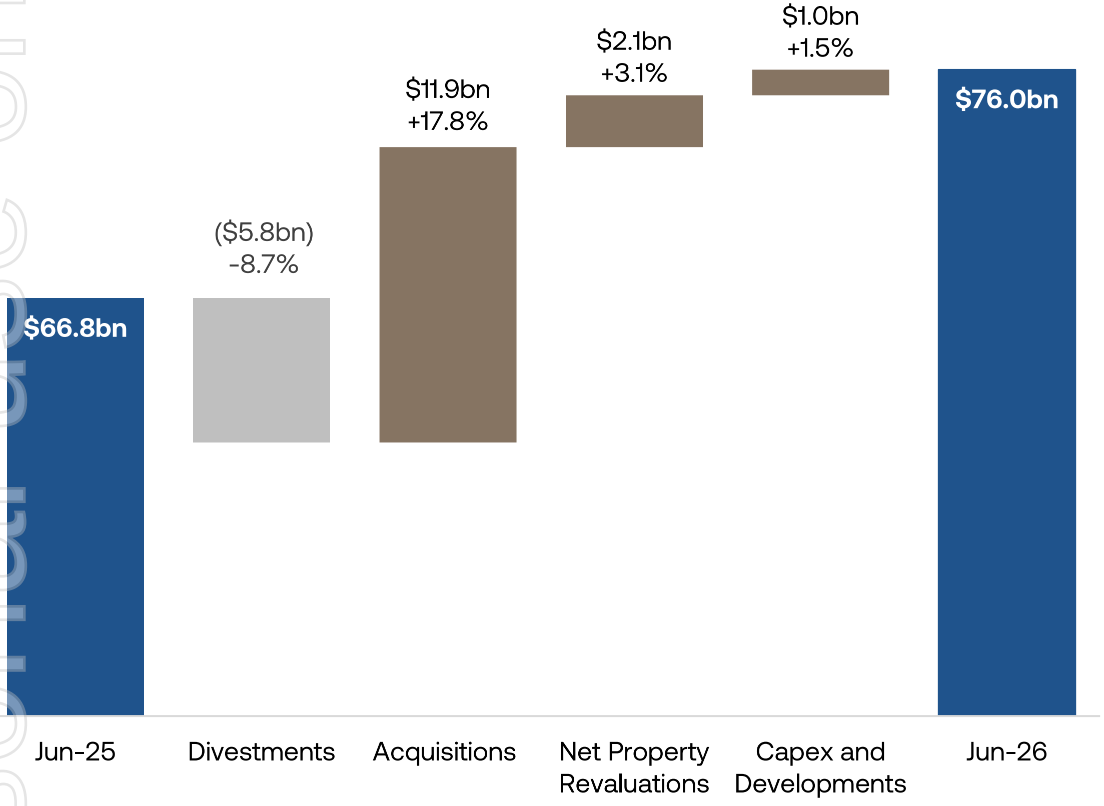


1. Includes Convenience Net Lease Retail $11.4bn (12.1%) and SC Retail $6.9bn (7.3%)

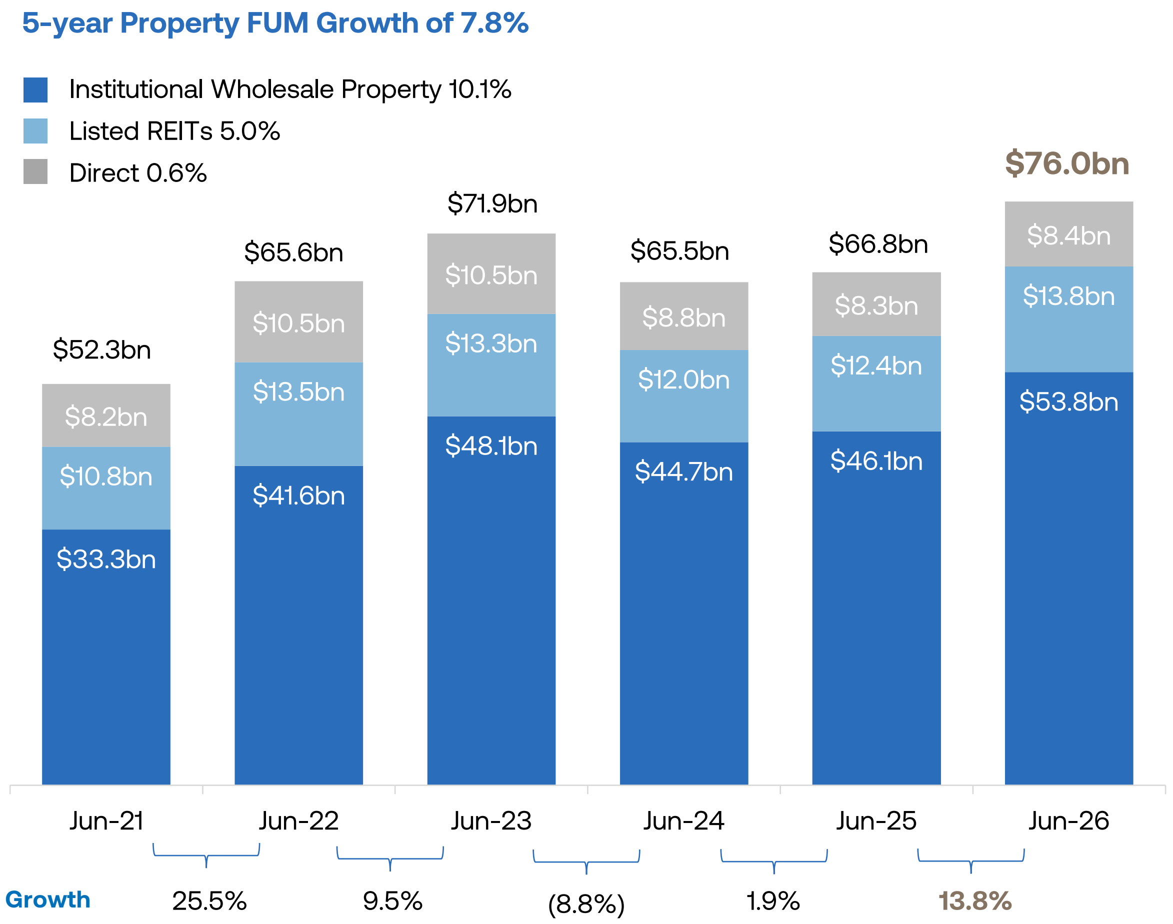
Property Funds Under Management (FUM) growth

Property FUM curation and growth of 13.8%

Property FUM growth ($bn)



Property FUM by equity source ($bn)



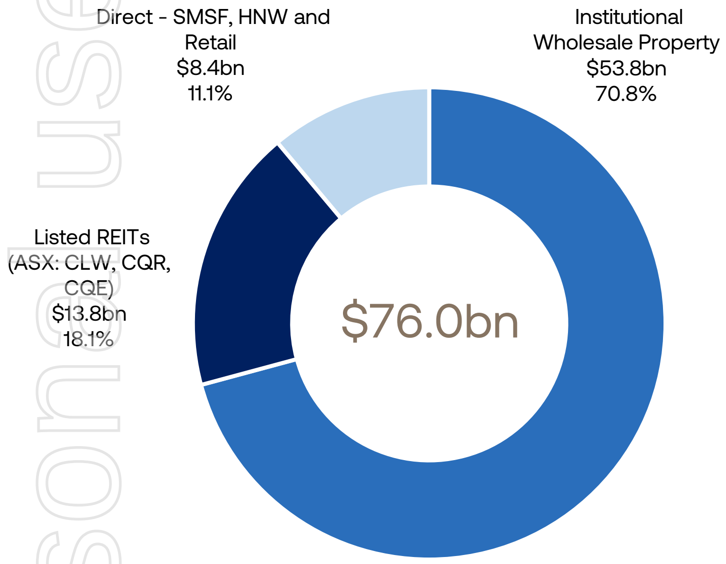
Property funds management portfolio

Institutional Wholesale property FUM increased by $7.7bn to $53.8bn, representing 70% of $76bn property FUM

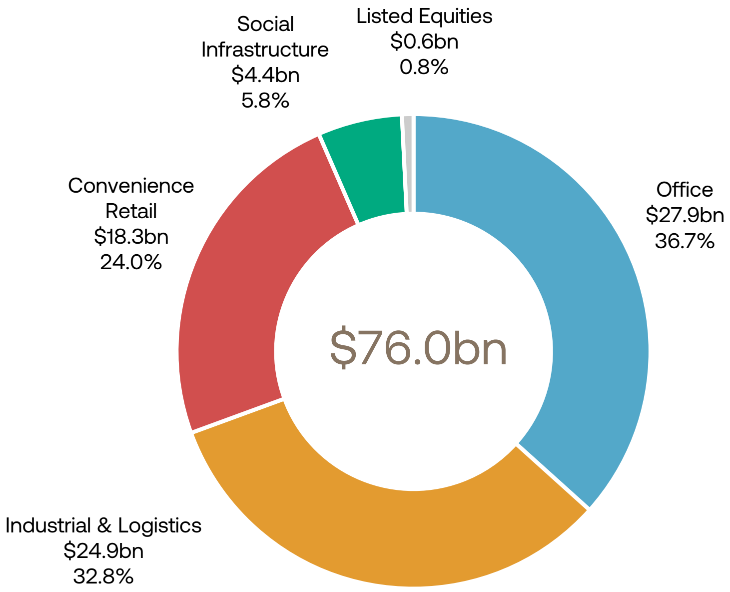
Largest diversified property portfolio in Australia

Property FUM	Portfolio value ($bn)	Lettable area (m sqm)	No. of Properties	Net rent ($bn)	WARR (%)	WALE (years)	Occupancy (%)	WACR (%)
30 June 2026	76.0	12.1	1,619	4.0	3.4	7.3	97.4	5.6
30 June 2025	66.8	11.1	1,610	3.3	3.2	7.8	97.7	5.6

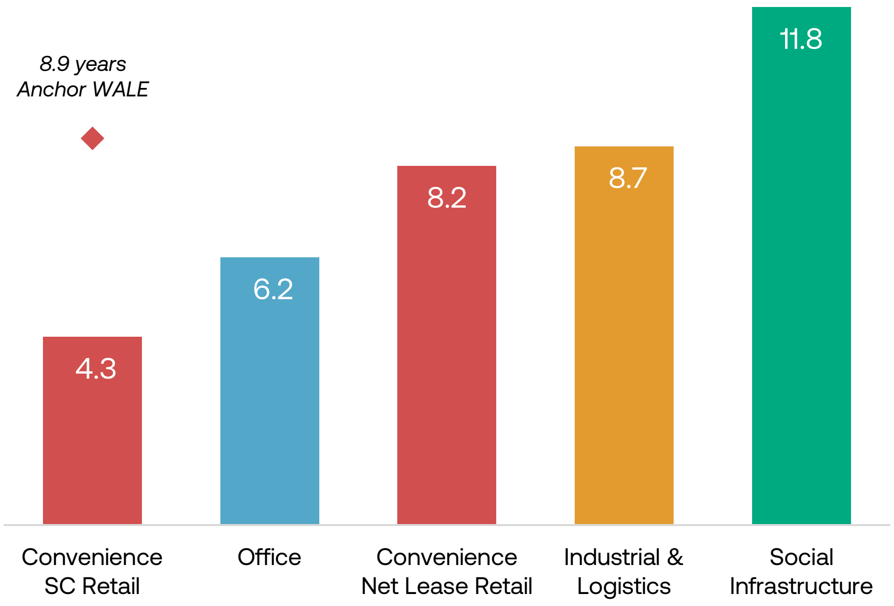
Property FUM by equity source



Property FUM by sector



WALE by sector



Equity inflows

- **Record equity inflows** of $6.7bn with new funds and partnerships launched and multiple mandate wins
- **Diverse sources of equity** with **Institutional Wholesale flows** driving 94.4% of new equity inflows
- **Accelerating momentum** in equity inflows to Charter Hall Direct

Gross equity inflows

$6.7bn

($m)	FY23	FY24	FY25	FY26
Institutional Wholesale pooled funds	817	305	2,054	2,485
Institutional Wholesale partnerships & mandates	1,432	1,140	1,156	3,805
Listed REITs (ASX: CLW, CQR, CQE)	9	11	3	20
Direct funds	542	148	223	352
Gross equity inflows	**2,801**	**1,604**	**3,436**	**6,662**
Net equity inflows	1,476	991	2,012	4,540

Office

- Modern, high-occupancy portfolio of **2.3m** sqm lettable area
- Strong leasing momentum continues with **294,944 sqm** leased[1] across **248 transactions** with a **6.8 year WALE**
- 92% of tenant customers maintained or expanded footprint
- 81% of FY26 lease deals de-risk FY27+ lease expiries
- **Five** Charter Hall Office **funds ranked in GRESB's global top 10** of 2,382 participating funds


9 Castlereagh Street, Sydney (CPOF & DOF)


10 Shelley Street, Sydney (CPOF & DOF)

95%
occupancy versus national average of 83.1%[2]

6.2yrs
WALE across Office portfolio

+62NPS
Tenant Net Promoter Score & 'Engagement Index' (93) at best practice level

Funds Under Management

$27.9bn

3.5%
WARR on leasing deals

35%
Government tenant exposure

$7.8bn
Development pipeline

1. Includes Heads of Agreement
2. Source: JLL and Charter Hall Research

All data as at 30 June 2026

Industrial & Logistics

- Modern, high-occupancy portfolio of **6.7m** sqm lettable area
- Strong leasing momentum with **603,874 sqm** leased across **68 transactions** - 90% repeat tenant customers and 10% new customers
- 90% tenant renewal at lease expiries achieving rents 19% above previous passing rents and no downtime
- CPIF achieved **1st ranking** for Standing Investment score and CLP achieved **1st ranking** for developments in **GRESB** score in Australia and Oceania region

Ascent Logistics Centre, Alexandria (CLP)

Powerlink, TradeCoast Logistics Hub, Pinkenba (CPIF)

99.1%
occupancy versus national average of 96.8%[1]

8.7yrs
WALE across our Industrial & Logistics portfolio

+67NPS
Tenant Net Promoter Score & ‘Engagement Index’ (90) at best practice level

WARR of
3.5%
33% of leases under rented subject to market review over the next 5 yrs

19.0%
like-for-like valuation growth since June 2021

$7.1bn
Development pipeline

Funds Under Management

$24.9bn

1. Source: CBRE and Charter Hall Research

All data as at 30 June 2026

Convenience Retail

- High-occupancy portfolio of 99.0% with **2.5m** sqm lettable area
- Strong leasing momentum with **90,201 sqm** leased across **447 transactions**
- Launched Charter Hall Convenience Retail Fund (CCRF) a newly established institutional wholesale pooled fund
- **$8.4bn** gross transactions
- CPRF achieved **1st ranking** for unlisted retail and CQR achieved **2nd ranking** for listed retail in **GRESB** score in Australia and Oceania region

Funds Under Management

$18.3bn

Garden State Hotel, Melbourne (CQR)

Ampol, Dee Why (CQR)

Convenience Shopping Centre Retail

$6.9bn

Funds Under Management

8.9yrs

WALE[1] with portfolio occupancy of 98.0%

#1

CQR preferred landlord amongst peers for five years[2]

Convenience Net Lease Retail

$11.4bn

Funds Under Management

8.2yrs

WALE with portfolio occupancy of 99.7%

3.8%

WARR with 62% of portfolio net income CPI-linked and 73% triple net lease

1. Anchor tenant WALE (major supermarket shopping centre retail)
2. 5 year average as ranked by Charter Hall retail tenants – Annual CentreSAT survey through Monash Business School's ACRS Research unit

Social Infrastructure

- Providing investors with resilient income and capital growth from a social infrastructure property portfolio
- High-quality tenant covenants provided by government and market-leading operators
- Strong industry and demographic tailwinds driving future growth opportunities
- 1.8% positive yield spread achieved from portfolio curation since 30 June 2022[1]

Funds Under Management

$4.4bn


Sonic Healthcare, Brisbane (CHIP1)

TAFE, Gold Coast (CQE & LWF)

99.8%
High portfolio occupancy

11.4yrs
WALE with only 4.3% of lease income expiring within the next 5 years[1]

6.4%
Market rent uplift achieved on 91 market rent reviews completed[1]

3.1%
WARR

$445m
Acquisition of Sonic Pathology laboratory in Brisbane on a 20-year triple net lease

10.3%
like-for-like valuation growth since June 2021

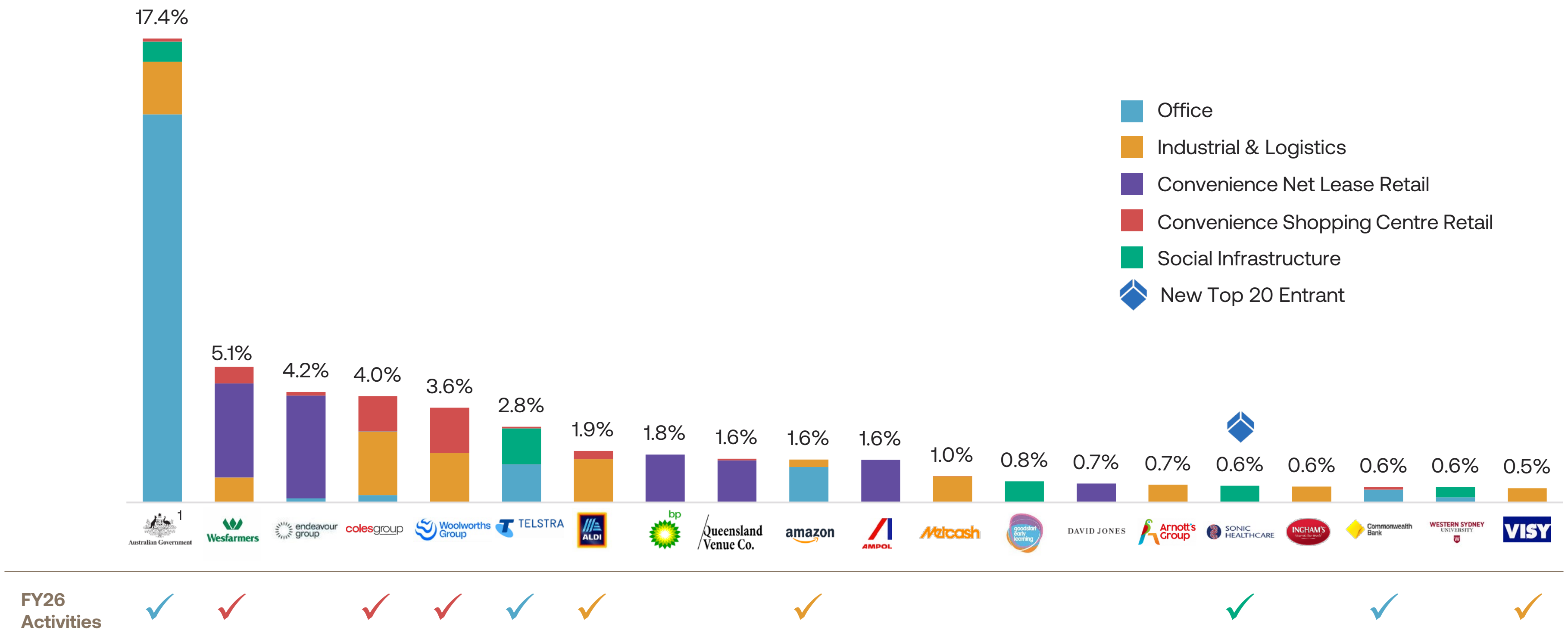
1. Relates to CQE only

Deep, trusted cross sector relationships

Transacted with 10 of the top 20 tenant customers in FY26 including sale and leaseback with Sonic Healthcare

- Our top 20 tenants represent 52% of property platform income of $4.0bn
- 20% of platform leases are triple-net
- 19% of platform income CPI-linked
- 69% multi-lease tenants
- 28% cross-sector tenants across more than 5,700 leases

Top 20 platform tenants by net income



1. Includes federal, state and local governments

FY26 property transaction activity

$17.1bn[1] of transaction activity in the full year, equivalent to 2.8x FY25

($bn)	Industrial & Logistics	Office	Convenience Shopping Centre Retail	Convenience Net Lease Retail	Social Infrastructure	Total[1]
Acquisitions	1.0	4.3	3.3	2.0	1.1	11.7
Divestments	(0.8)	(0.9)	(1.3)	(1.8)	(0.6)	(5.4)
Net transactions	0.1	3.4	2.0	0.2	0.5	6.3
Gross transactions	1.8	5.2	4.6	3.8	1.7	17.1

Sonic Healthcare, Brisbane (CHIP1)

1 O'Connell Street, Sydney (TOP)

Gympie Central, Gympie (CQR)

Armidale Central, Armidale (CQR)

1. Excluding Listed Equities acquisition of $0.2bn and divestment of $0.4bn

Property Investment

3

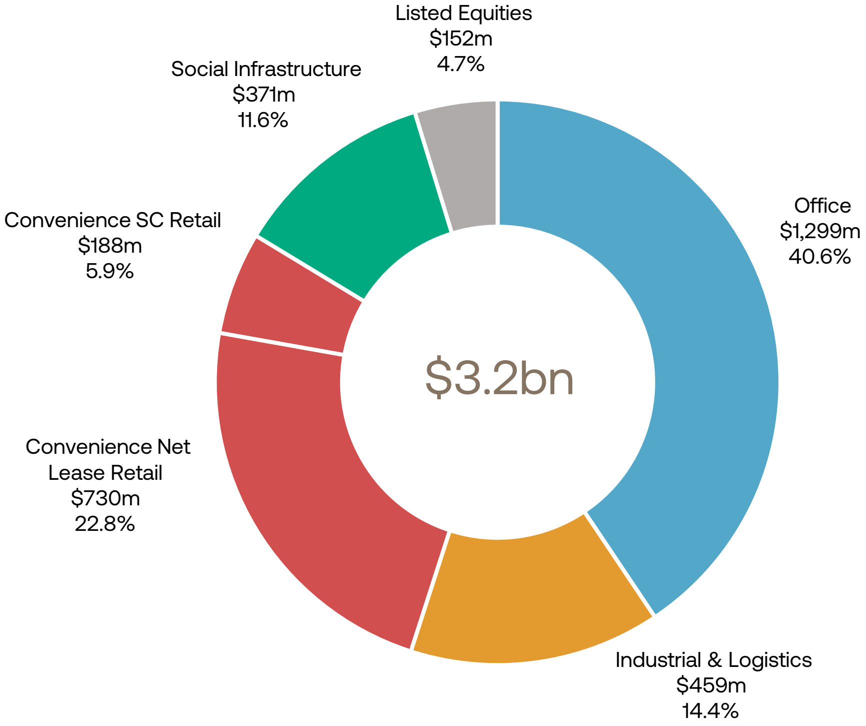
Southport Park Shopping Centre, Gold Coast (CCRF)

Property Investment portfolio

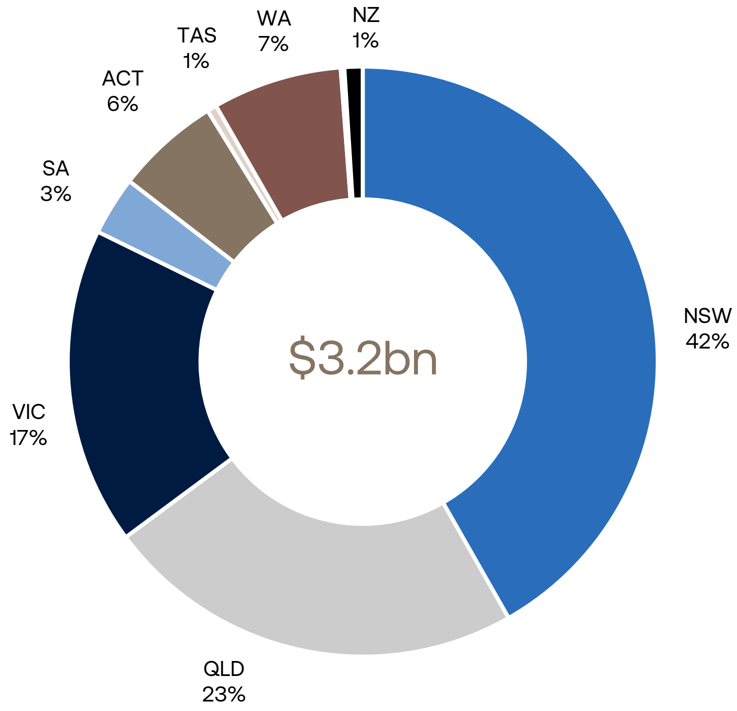
Property Investment portfolio of $3.2bn

	Portfolio Value ($bn)	No. of Properties	WALE (years)	Occupancy (%)	WARR (%)	WACR (%)	WADR (%)
30 June 2026	3.2	1,514	8.7	97.8	3.5	5.6	7.0
30 June 2025	2.7	1,542	7.6	97.0	3.2	5.8	7.0

Sector allocation



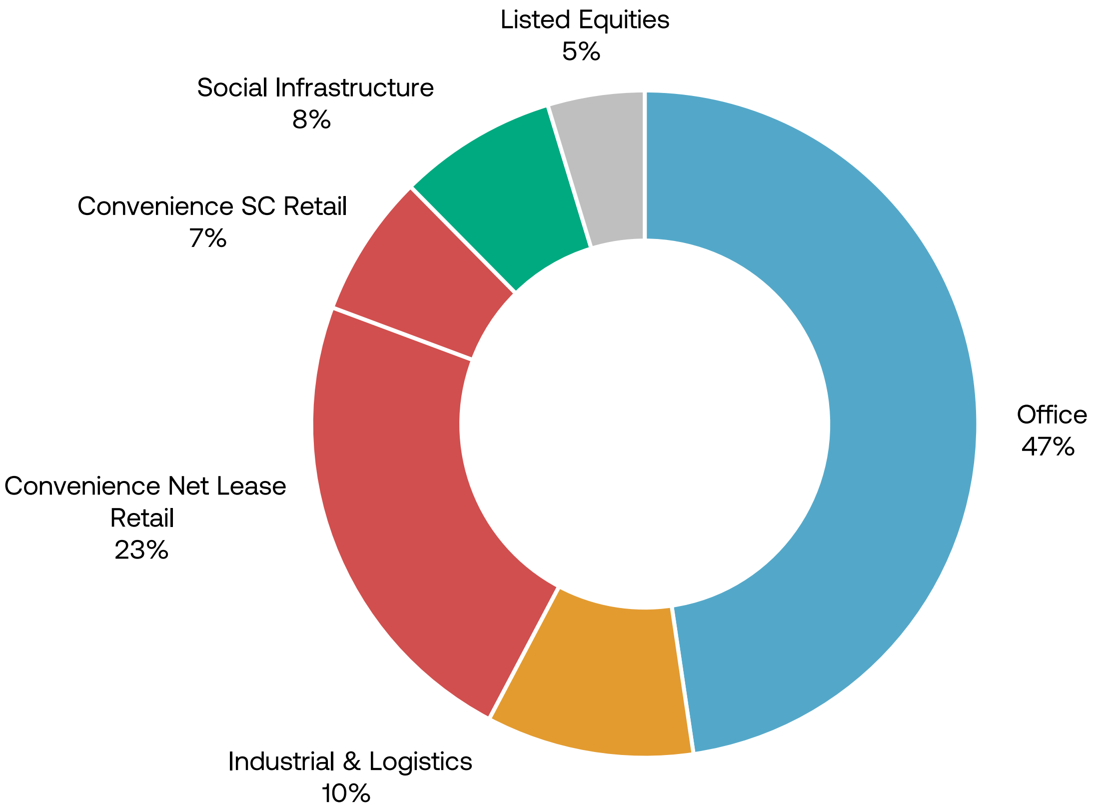
Geographic allocation



Diversified Property Investment earnings

- Property Investment portfolio provides **growth and resilience** given quality and strong tenant customer composition
- **No single asset is more than 6%** of portfolio investments
- ~17% of CHPT net income **CPI-linked** with 3.5% WARR
- **Government makes up ~26%** of portfolio income

Property Investment EBITDA (by sector)



4

Development Investment

360 Queen Street, Brisbane (CPOF)

Driving enhanced returns through our develop to core approach

- Development completions of $1.4bn over the last 12 months
- 97% of Industrial & Logistics and 71% of Office committed projects are pre-leased[1]
- $5.5bn of on-completion value within planning approved Living incubation portfolio

Completion value ($bn)

	Completions (last 12 months)	Committed projects	Uncommitted projects[3]	Total pipeline[4]
Industrial & Logistics	0.7	2.5	4.6	**7.1**
Office[2]	0.6	2.0	5.7	**7.8**
Convenience SC Retail	0.1	-	-	**-**
Living & Mixed-Use	-	-	5.5	**5.5**
Total	**1.4**	**4.6**	**15.8**	**20.4**

1. Based on GAV (Industrial) and NLA (Office)
2. $1.4bn of uncommitted Office developments have approved DA's
3. Includes potential end value of uncommitted development projects
4. $8.1bn of committed and uncommitted development projects are included in FUM as at 30 June 2026

Light Horse Logistics Hub, Eastern Creek (CPIF)

National industrial development pipeline

$7.1bn

Artist's impression, Flagstone Logistics Estate, Brisbane (CPIF and institutional partner)

Delivering strategically located essential industrial assets

Industrial & Logistics

- $0.7bn of industrial development completions across nine projects in FY26 with average WALE of 11 years
- $2.5bn committed developments underway across 18 projects with 97% lease pre-commitment and 65% pre-leased to consumer staples tenancies
- 202ha of strategic land holdings, creating a development pipeline of over $7bn in completion value

Major Projects

- Of the $2.5bn committed, $1.6bn is being delivered across 4 major developments for Coles, Woolworths and ALDI (x2) across Sydney, Brisbane and Melbourne with completion scheduled in FY27
- Activation of Western Sydney Airport Joint Venture site with lease pre-commitment to O'Brien Glass with strong enquiries on the remaining 9 ha site
- 320k sqm GLA of new pre-lease commitments during FY26 with existing and new tenant customers

National office development pipeline

$7.8bn

Chifley Square[1] (South Tower), Sydney (CTT)

Committed (active) Projects:

Chifley Square, North and South Tower, Sydney

- Construction on budget and tracking ahead of program
- Office ~70% leased[2]
- Signature dining restaurants secured, Retail ~65% leased[2]
- Electrification works on North Tower underway. Precinct operates entirely from renewable energy from completion

Pipeline (uncommitted) Projects:

Strategic sites in Sydney and Brisbane with potential to capture strong rental growth:

- 60 Queen Street, Brisbane (DA approved, up to 30,000 sqm NLA)
- 383 Kent Street, Sydney (Planning Proposal approved, up to 65,000sqm NLA)
- O'Connell Street Precinct, Sydney (Located in Tower Cluster Area under SLEP)

FY26 Completed Projects:

79,000 sqm NLA completed across two projects:

- 360 Queen Street, Brisbane (95% leased, 10.9 year WALE)
- 15 Sydney Avenue, Barton, Canberra (100% leased, 15 year WALE)

1. Artist's impression
2. Pre-commit calculated by net Income

FY26 Sustainability achievements

Our approach

– Platform-wide
Harness our scale to drive consistent, impactful sustainability outcomes

– Integrated asset planning
Targeted enhancements that improve operational efficiency and deliver high-performing buildings

– Active partnership
Deliver long-term returns by working with customers to implement cost-effective, clean energy solutions

Environment

Net Zero[1]

Achieved Net Zero Scope 1 and Scope 2 emissions from 1 July 2025, supported by onsite solar, renewable electricity and nature-based carbon offsets (8%).[2]

Clean energy

Delivered 100% renewable electricity across assets in our operational control, underpinned by our renewable energy power purchase agreement.

Expanded installed solar capacity by 10MW (YTD) to 96MW, with 80% supplying tenants directly. A further 11.5MW is planned or committed.[4]

Circular economy

Created a circular office fitout model with The Collective, a group of industry experts, to help shape more sustainable fitout practices while reducing waste and creating long-term value.

Social

Community partnerships

Invested more than $3.9 million through social procurement and contributed 3,704 volunteering hours to support vulnerable young Australians.

Natural disaster relief and recovery

Invested $350k with Red Cross and Foundation for Rural & Regional Renewal to support Australian communities impacted by natural disasters and hardship.

First Nations

Launched our inaugural First Nations Work Experience Day in partnership with Bandu, connecting students with Charter Hall professionals and leaders.

Doubled procurement spend with Supply Nation-certified organisations to more than $2 million.

Governance

Sustainability leadership

Demonstrated sustainability leadership, with five CHC funds ranked in GRESB's global top 10 of 2382. Sixteen CHC funds rated 5-star top quintile.

Achieved an 'A' ranking for all listed entities[3] under the GRESB Public Disclosure.

Achieved an 'AA' MSCI rating and PRI 5 Stars across all modules.

Sustainable finance

Grew sustainable finance to $8.2 billion, representing 23% of the debt book, and reflecting continued integration of ESG outcomes across funds and assets.

Responsible supply chain

Strengthened frontline employees' capability to identify and respond to modern slavery risks, while deepening industry collaboration and knowledge-sharing.

Further detail is available in our sixth Modern Slavery Statement.

1. Our Net Zero target applies to Scope 1 and Scope 2 emissions for existing assets that fall under the operational control of responsible entities for which Charter Hall Limited is the controlling corporation. Including LGCs from installed solar returned to retail shopping centres
2. LGC and Offsets have been secured and will be retired to compensate for all Scope 1 and Scope 2 emissions from 1 July 2025
3. Charter Hall's listed entities are ASX:CHC, CQR, CLW, and CQE
4. Includes planned solar capacity agreed by all parties without formal works not yet commenced

Financial Results

5

Light Horse Logistics Hub, Eastern Creek (CPIF)

Earnings summary

- **PI EBITDA $341.6m** delivering **growth of 17.0%:** funds co-stake growth of 5.6%, full year impact of FY25 deployment investment of $196 million and FY26 deployment investment of $450 million
- **DI EBITDA of $61.5m** through realisation of completed developments
- **FM EBITDA of $293.1m** reflects funds management platform growth and operational scale
- **Statutory earnings of $427.9m**
- **Distribution growth of 6% to 50.7cps,** plus franking credits on ordinary dividend of 17.9cps

($m)	FY25	FY26	Change %
Property Investment (PI) EBITDA[1]	292.0	341.6	17.0%
Development Investment (DI) EBITDA	40.6	61.5	51.5%
Funds Management (FM) EBITDA[1,2]	271.5	293.1	8.0%
Total Segment EBITDA	**604.1**	**696.2**	**15.2%**
Depreciation	(8.1)	(8.9)	9.7%
Net finance costs[3]	(114.6)	(117.3)	2.3%
Operating earnings pre-tax	**481.4**	**570.0**	**18.4%**
Tax	(96.4)	(81.9)	(15.1%)
Operating earnings post-tax	**385.0**	**488.1**	**26.8%**
Non-operating items			
Net fair value movements on investments (unlisted)	(106.7)	31.0	
Net fair value movements on investments (listed)	111.7	(59.4)	
Other non-operating items[4]	(62.3)	(31.8)	
Statutory earnings after tax	**327.7**	**427.9**	
OEPS pre-tax (cps)	101.8	120.5	18.4%
OEPS post tax (cps)	81.4	103.2	26.8%
Distribution per security (cps)	47.8	50.7	6.0%
Franking credit distribution (cps)	17.9	17.9	
Payout Ratio	58.7%	49.1%	

1. Includes elimination of co-investment FM revenue, increasing PI and decreasing PFM (FY26 $37.7m & FY25 $35.6m)
2. Includes PIM NPAT (FY26 $18.6m & FY25 $14.8m)
3. Includes net interest expense on balance sheet borrowings (FY26 $26.9m & FY25 $14.1m) and co-investment share of funds' interest expense (FY26 $90.4m & FY25 $100.5m)
4. Includes net losses on derivatives $17.5m (FY25 $48.3m) and amortisation expense $27.6m (FY25 $25.9m)

Funds management earnings

- **Funds management revenue** increased by 8.0% due to FUM growth
- **Strong growth in transaction and performance revenue** reflecting increased transaction volumes
- **Property services revenue** reduced by 2.9% primarily due to elevated leasing volume in the prior year
- **Operating expenses** increased 2.9% excluding one off items

($m)	FY25	FY26	Change %
Funds management revenue	282.2	304.7	8.0%
Transaction and performance revenue[1]	31.2	43.8	40.3%
Investment management revenue	**313.4**	**348.5**	**11.2%**
Property services revenue	122.7	119.1	(2.9%)
Gross FM revenue	**436.1**	**467.6**	**7.2%**
Elimination of co-investment FM revenue	(35.6)	(37.7)	5.9%
Operating expenses	(129.0)	(136.8)	6.0%[2]
FM EBITDA	**271.5**	**293.1**	**8.0%**

1. During FY26 transaction and performance revenue was attributable solely to transaction activity with no performance fee revenue
2. Includes 3.1% related to one-off STI outperformance expense

Balance sheet and return metrics

- Available **cash of $206 million**
- March 2026 **MTN issue** of A$250m for 7 years at a credit margin of 150bps
- Strong balance sheet maintained with **gearing at 14.2%**
- **Investment capacity of $1.0bn** available for fund creation and growth opportunities
- Return on contributed equity of **26.4%** post tax

($m)	30 Jun 2025	30 June 2026
Cash	287	206
PI / DI investment portfolio	2,767	3,269
Receivables	90	107
Other assets[1]	255	187
Intangibles	113	112
Total assets	**3,511**	**3,882**
Borrowings[1]	482	732
Other liabilities	319	253
Total liabilities	**801**	**995**
Total equity	**2,711**	**2,897**
Contributed equity per stapled security[2]	$3.91	$3.91
NTA per stapled security[3,4]	$5.55	$5.95
Balance sheet gearing	6.0%	14.2%
Headstock investment capacity[5]	667	986
Return metrics		
Return on NTA (pre-tax)[6]	20.1%	21.7%
Return on NTA (post-tax)[6]	16.1%	18.6%
Return on contributed equity (pre-tax)[7]	26.0%	30.8%
Return on contributed equity (post-tax)[7]	20.8%	26.4%

1. Net of swap mark-to-market of $23.8m relating to the USPP and A$MTN (representing USPP and A$MTN repayment values of $231.5m and $250m, respectively)
2. Excludes the cross-staple $600m recapitalisation of CHPT from CHL in FY25/FY26 (CHL: $171m capital return and $429m special dividend)
3. Net tangible assets (NTA) per stapled security is calculated using assets less liabilities, net of intangible assets and related deferred tax
4. The Group is classified as an Investment Entity under AASB 10 in FY26. As a result, PIM is reclassified from Goodwill to a Financial Asset included in NTA ($0.29 in FY25 & $0.32 FY26)
5. Investment capacity calculated as cash plus undrawn debt
6. Return on NTA is calculated as total operating earnings pre-tax/post-tax per security divided by the opening NTA per security
7. Return on contributed equity is calculated as total operating earnings pre-tax/ post-tax per security divided by the opening contributed equity per security

Platform debt proactively managed

- **$6.4bn of available liquidity** plus committed and uncalled equity
- **$22.6bn of new and refinanced debt facilities** were executed in FY26, achieving an average all-in margin **saving of 20bps** on refinanced debt
- **$8.2bn of sustainable finance facilities**, representing ~23% of all platform facilities
- **Six investment grade external credit ratings** currently held with Moody's

Funds Platform Debt Metrics ($bn)	30 June 2025	30 Jun 2026
Total number of funds with finance	56	66
Total facility limits	30.5	35.3
Total undrawn debt	5.1	5.6
Total cash	0.8	0.8
Weighted average debt maturity	3.4 years	3.1 years
Weighted average cost of debt[1]	4.5%	5.1%
Weighted average hedge ratio	57%	51%
Weighted average credit margin	1.6%	1.5%
Weighted average gearing across platform	36.9%	35.9%

1. Weighted average cost of debt on drawn debt at balance date includes floating rate, hedge rate, margins, line fee but excludes undrawn line fees and amortised borrowing costs

Guidance

6

Huntingwood Distribution Facility, Huntingwood (CLW & CPIF)

FY27 operating earnings guidance

Based on no material change in current market conditions, FY27 guidance for post-tax operating earnings per security of approximately 114.0 cents, representing 10.5% over FY26. Guidance assumes no performance fee revenue in FY27.

FY27 distribution per security guidance is for 6% growth over FY26, continuing 15 years of DPS growth.

Charter Hall assets,
Sydney CBD

Additional Information

7

Charter Hall Offices, No.1 Martin Place, Sydney (CHOT)

Management bench experience
Charter Hall Executive Committee (EXCO)

David Harrison
Managing Director
& Group CEO

>35 years industry experience

Anastasia Clarke
Chief Financial Officer

>30 years industry experience

Avi Anger
Diversified CEO

>25 years industry experience

Carmel Hourigan
Office CEO & Institutional Client Services

>30 years industry experience

Steven Bennett
Direct CEO

>20 years industry experience

Natalie Devlin
Chief Experience Officer

>25 years industry experience

Richard Stacker
Industrial & Logistics CEO

>30 years industry experience

Ben Ellis
Retail CEO

>25 years industry experience

National expertise

Our local knowledge builds value and ensures success for both our tenants and investors

Property FUM

$75.0bn

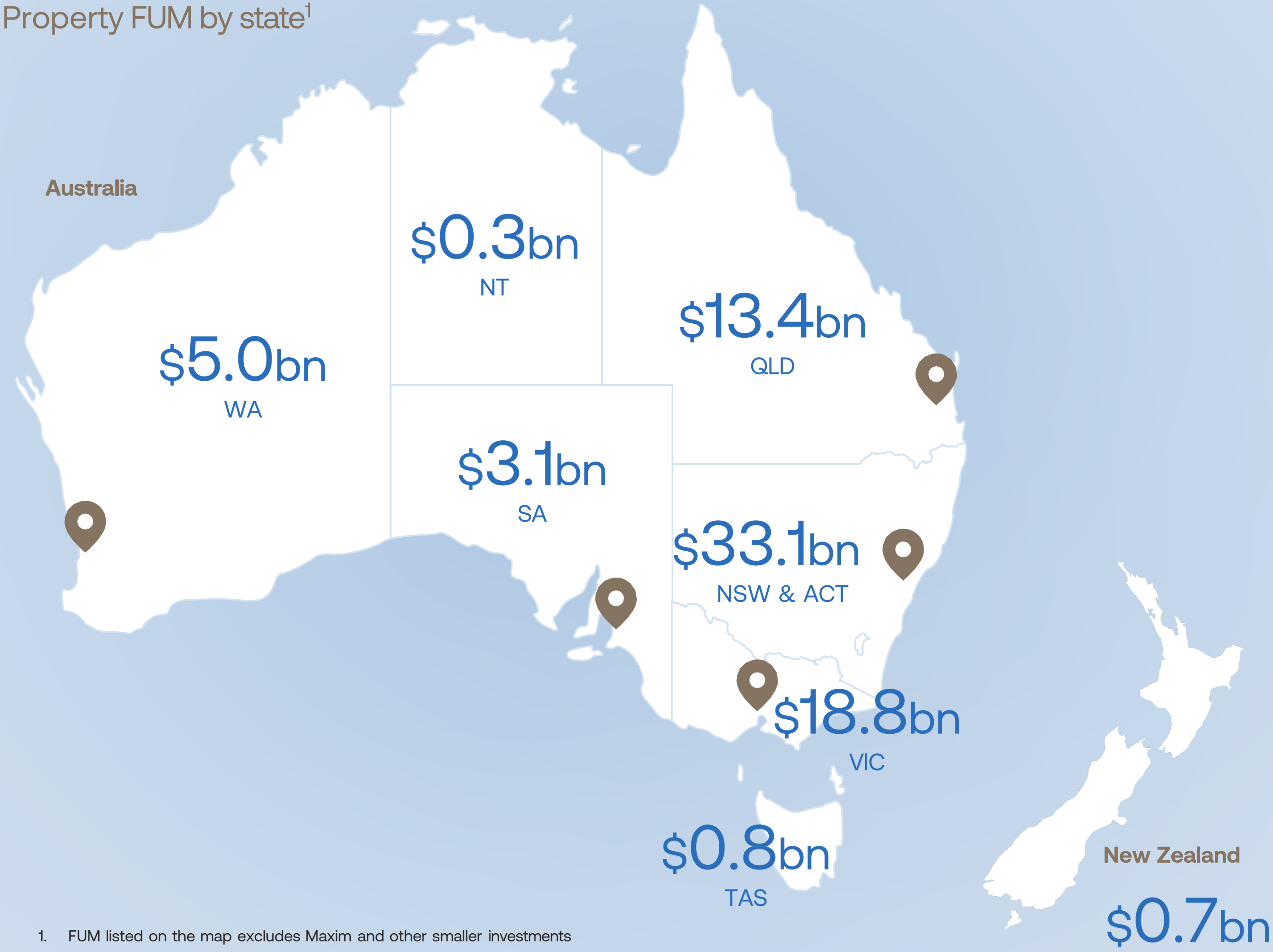
Offices across all major cities

5

Employees

~646

Property FUM by state[1]



1. FUM listed on the map excludes Maxim and other smaller investments

Charter Hall investment strategies

Institutional Wholesale

$71.3bn

Pooled

- $14.7bn CPIF
- $9.2bn CPOF
- $2.7bn CCRF[1]

Partnerships

- $4.8bn Industrial & Logistics
- $14.2bn Office
- $7.1bn Retail
- $1.0bn Social Infrastructure/Other

Listed

- $17.5bn PIM

Listed REITs

$13.8bn

- $6.1bn ASX:CLW
- $5.3bn ASX:CQR
- $2.3bn ASX:CQE

Direct Funds

$9.2bn

- $3.7bn Industrial & Logistics
- $3.4bn Office
- $0.3bn Retail
- $1.8bn Social Infrastructure/Other[2]

1. CCRF FUM as at reporting date is $3.3bn with $0.5bn of FUM carried in CQR's reported FUM (reflecting CQR 16% ownership in CCRF)
2. Including PIM fund of $0.8bn

Charter Hall sector valuation movement – June 2026

	Valuation movement (6 months)[1]	Valuation movement (12 months)[1]	Cap rate movement (6 months)[1]	Cap rate movement (12 months)[1]	June 2026 cap rate
Industrial & Logistics	2.2%	3.9%	(6 bps)	(8 bps)	5.2%
Office	0.3%	0.8%	2 bps	1 bps	6.2%
Convenience Shopping Centre Retail	2.3%	6.8%	(4 bps)	(24 bps)	5.7%
Convenience Net Lease Retail	1.3%	5.3%	(3 bps)	(12 bps)	4.9%
Social Infrastructure	1.3%	1.8%	7 bps	4 bps	5.3%
Platform Total	**1.3%**	**3.0%**	**(1 bps)**	**(6 bps)**	**5.6%**

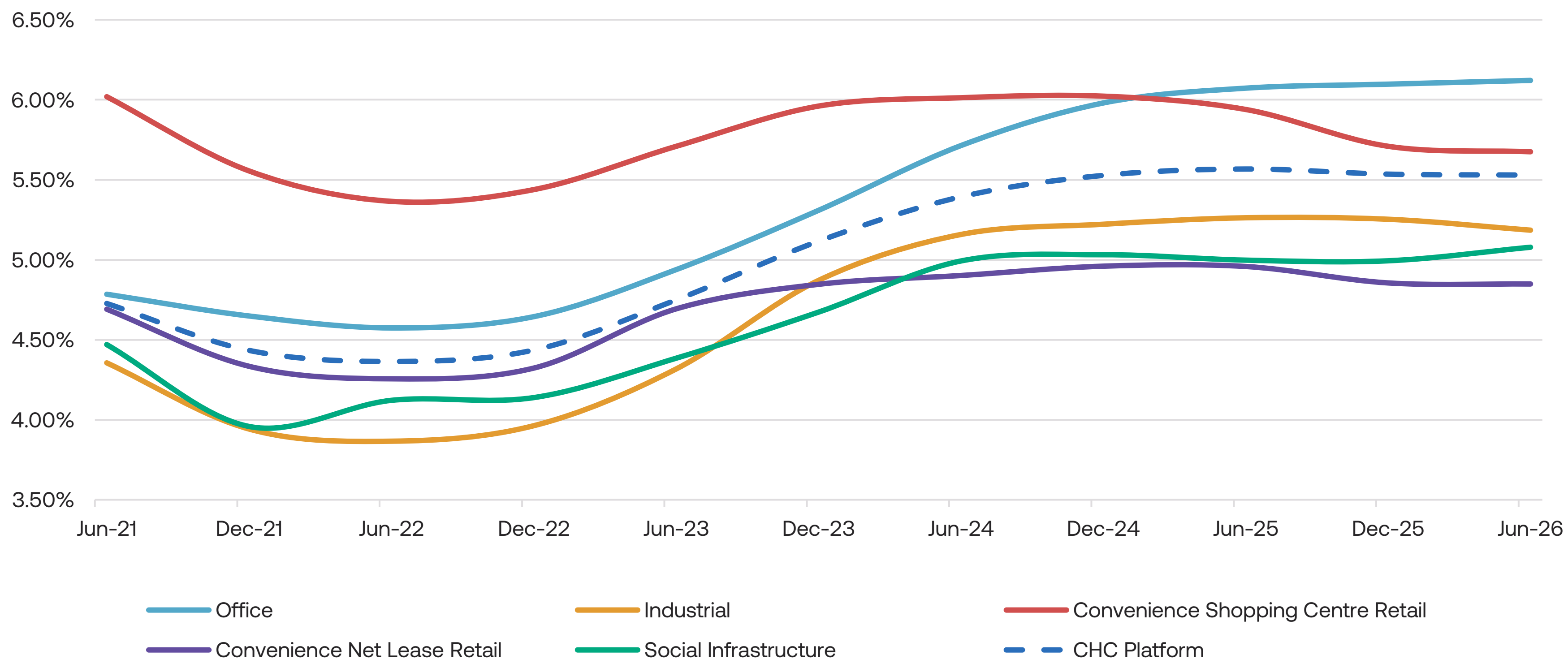
1. Like for like comparison over 6 and 12 months excludes acquisitions or divestments over the period.

Valuation cycle

Cap rate movements more than offset by valuation growth

- Positive valuations growth across most sectors, driven by contracted and market rental growth
- Compression of cap rates across Retail & Industrial sectors and stabilisation of cap rates across the other sectors over the last 12-months period to Jun-26
- Although Industrial cap rates have been the most volatile, peak to trough ~139bps, Industrial FUM has grown the most due to strong market rent growth

Charter Hall sector LFL WACR over the last 5 years



LFL valuation growth[1]

+19.0%	-9.6%	+30.9%	+14.8%	+10.3%	**+5.2%**
Industrial & Logistics	Office	Convenience Shopping Centre Retail	Convenience Net Lease Retail	Social Infrastructure	**CHC Platform**

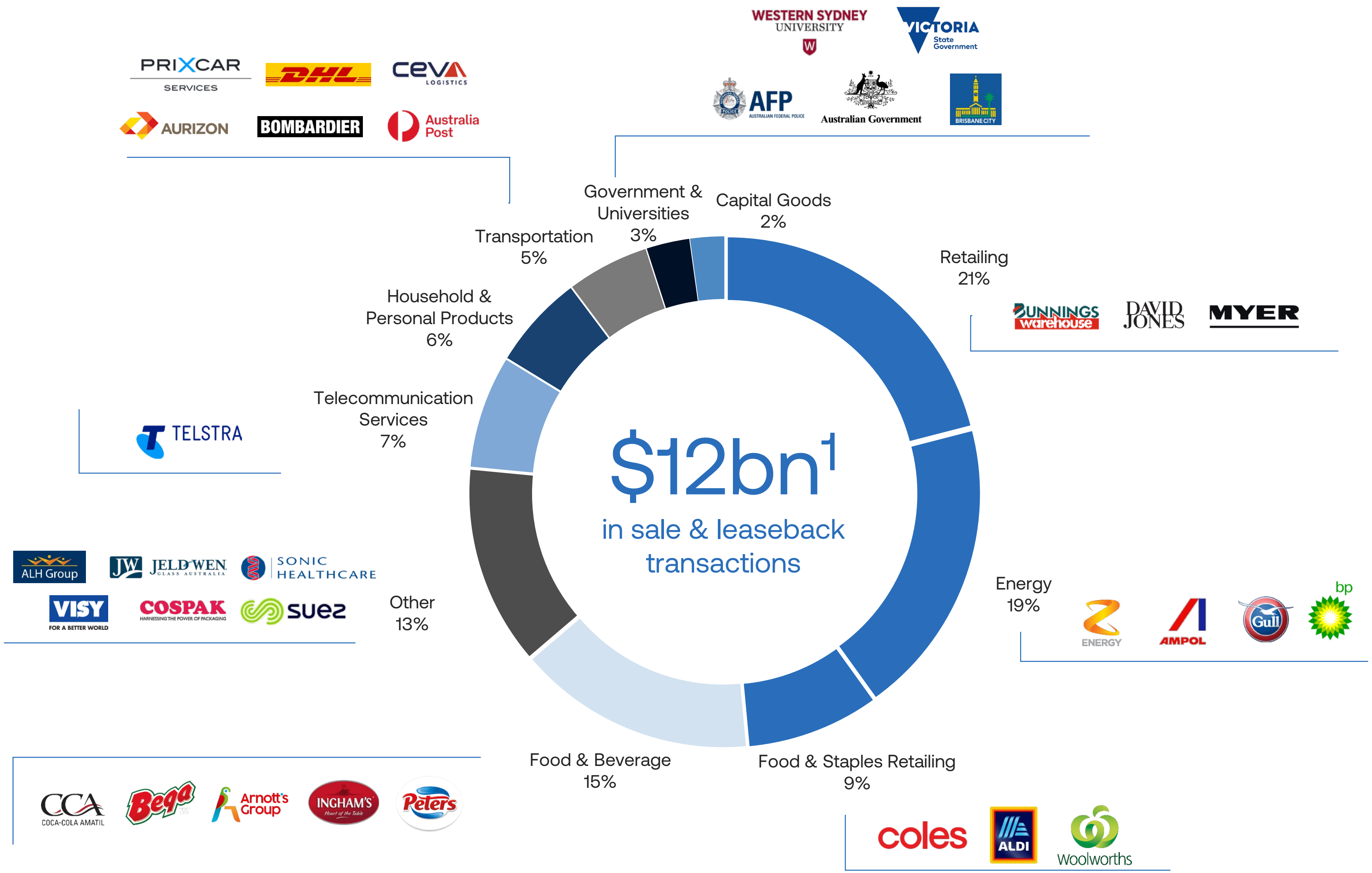
1. Like-for-like (LFL) valuation growth from June 2021 to June 2026

Transaction origination

Our scale and cross sector capability creates significant sale and leaseback opportunities

- FY26 sale and leaseback activity of $1bn predominantly net lease transactions
- 100% of FY26 social infrastructure and 80% of net lease retail acquisitions retained triple-net lease structures
- FY26 industrial acquisitions comprised 20% triple-net / 80% double-net lease structures, with 80% of transactions sourced through off-market sale & leaseback opportunities

Sale and leaseback transactions (by tenant industry and partnerships)



1. Over the last 10+ years

Institutional Wholesale pooled funds and partnerships

FUM
$53.8bn

Gearing
35.9%

Occupancy
96.9%

WALE
7.1yrs

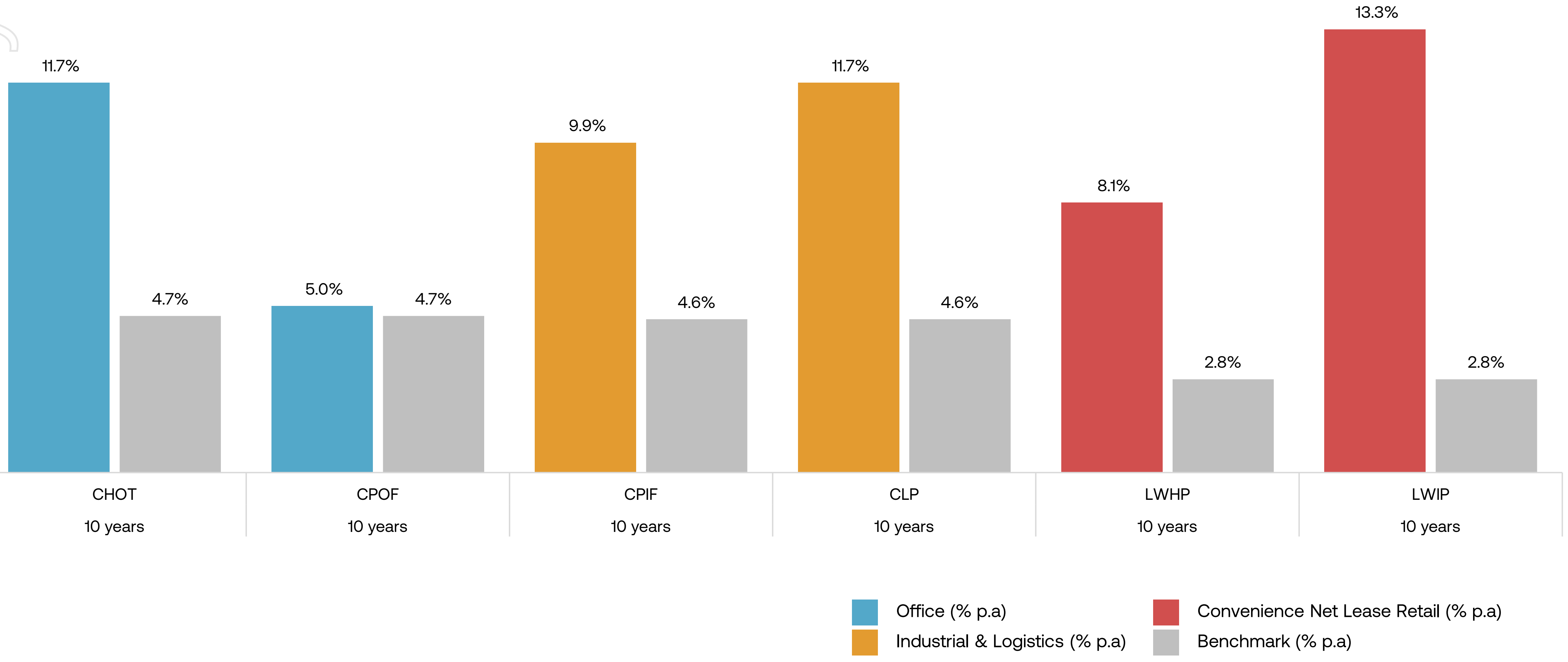
Cap rate
5.5%

CHC investment
$2.3bn


9 Castlereagh Street, Sydney (CPOF & DOF)

Institutional Wholesale investment performance (major funds)

Relative to sector specific IPD/MSCI core wholesale indices



Listed REITs

ASX: CLW, CQR & CQE

FUM
$13.8bn

Gearing
32.3%

Occupancy
99.0%

WALE
8.7yrs

Cap rate
5.5%

CHC investment
$0.6bn

Western Sydney University (WSU) campus, Parramatta (CQE)

Direct funds

FUM
$8.4bn

Gearing
41.6%

Occupancy
97.8%

WALE
6.2yrs

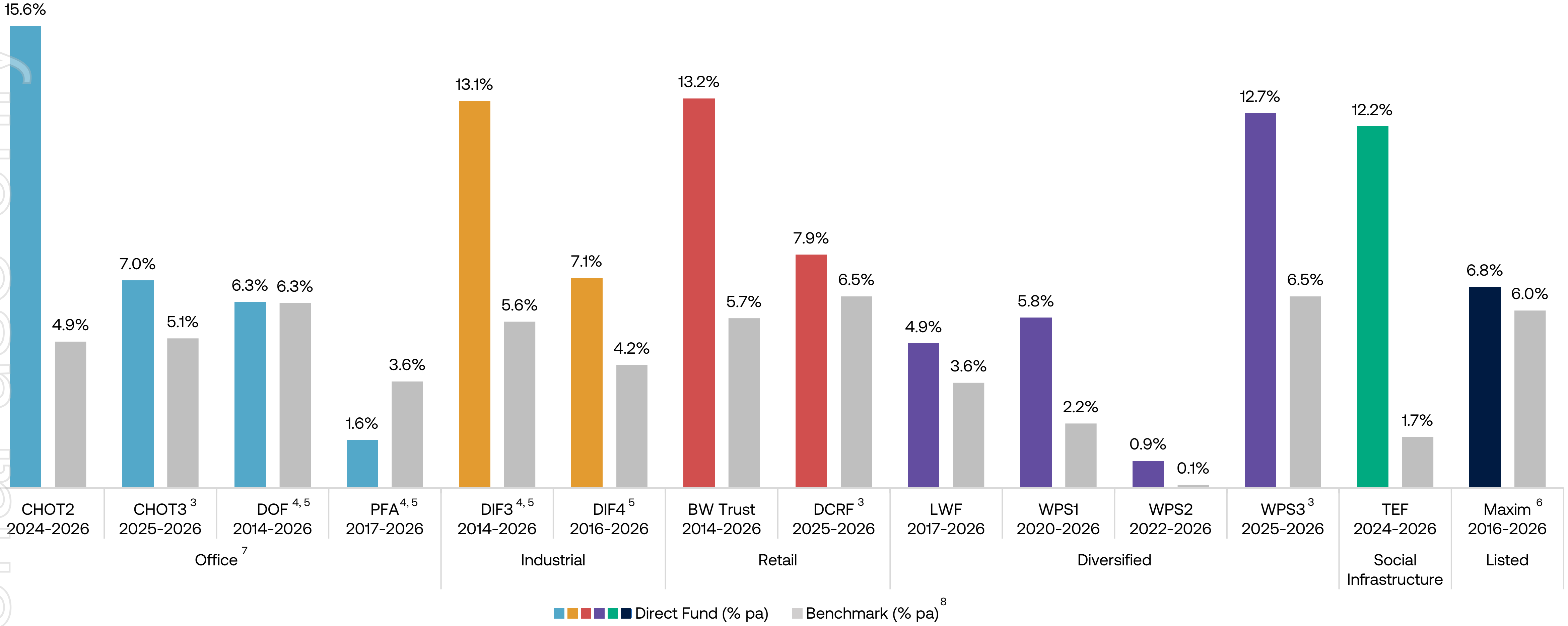
Cap rate
6.1%

CHC investment
$0.3bn

68 Pitt Street, Sydney (CPOF & DOF)

Direct funds[1] investment performance

With 93% of funds outperforming the benchmark since inception[2]



1. Refers to all funds with a tenure exceeding six months and excluding institutional mandates
2. Years shown are indicative of inception year to 30 June 2026, though returns are as at exact inception date. Past performance is not a reliable indicator of future performance
3. CHOT3 commenced in November 2025; DCRF and WPS3 commenced in October 2025. Returns shown are since inception and as such are unannualised over the partial performance period
4. Returns refer to the following unit classes; DOF – Wholesale A, PFA – Ordinary, and DIF3 – Wholesale
5. Returns assume Bonus Units or Entitlement Offer as per respective PDS or offer document
6. Benchmark refers to the S&P/ASX 300 A-REIT Accumulation Index returns series as at 30 June 2026, with returns shown over the 10-year period ended 30 June 2026
7. Benchmark refers to MSCI/IPD Unlisted Core Office Wholesale Property Fund Index returns series as at 30 June 2026
8. Benchmark refers to the headline MSCI/IPD Unlisted Core Wholesale Property Fund Index returns series as at 30 June 2026 (except where otherwise stated in separate footnotes), since the respective fund inception dates

CHPT Property Investment portfolio

	Ownership stake[1] (%)	Charter Hall Investment[2] ($)	Charter Hall PI EBITDA Income ($m)	WALE (years)	WACR (%)	WADR (%)	WARR (%)
Industrial & Logistics	3.5	459.4	34.4	8.9	5.2	6.9	3.5
Office	11.9	1,299.0	162.8	7.3	6.1	7.2	3.6
Convenience Shopping Centre Retail	5.0	188.1	23.6	4.3	5.7	6.7	2.8
Convenience Net Lease Retail	13.1	730.4	78.4	10.5	5.0	6.4	3.9
Social Infrastructure & Other[3,4]	22.3	522.2	42.4	13.5	6.0	7.3	3.2
Property Investment Total	**8.9[5]**	**3,199.1**	**341.6**	**8.7**	**5.6**	**7.0**	**3.5**

1. Reflects weighted average ownership
2. Includes CLW, CQR and CQE co-investments under AASB18 at fair value closing listed prices 30 June 2026. FY26 total listed investments (including Maxim & DVAPs) of $751.4m as at 30 June 2026 listed closing trading prices and total unlisted investments of $2,447.8m as at 30 June 2026 NTA
3. Includes Listed Equities investments (Maxim & DVAPs)
4. Property Stats relate to Social Infrastructure portfolios only
5. Reflects Group's proportionate co-investment in total equity under management

Major fund performance review testing periods

Fund	Testing frequency	FY27	FY28	FY29	FY30	FY31
Charter Hall Direct Industrial Fund No. 4 (DIF4)	5 yearly	•				
Core Logistics Partnership (CLP)	3 yearly	•			•	
Charter Hall PGGM Industrial Partnerships (CHPIP 1 & 2)	8 yearly	•				
Charter Hall Prime Office Fund (CPOF)	3 yearly	•			•	
Charter Hall Office Trust (CHOT)		•				
60 King William Trust	7 yearly		•			
Charter Hall Direct PFA Fund (PFA)	5 yearly		•			
Charter Hall Direct Long WALE Fund (LWF)	5 yearly		•			
Brisbane Square Wholesale Fund (BSWF)	3 yearly		•			•
Charter Hall Prime Industrial Fund (CPIF)	3 yearly		•			•
Charter Hall 242 Exhibition St Trust (242X)	3 yearly			•		
Charter Hall DVP2 Fund (DVP2)	4 yearly			•		
BW Trust				•		
Retail Partnership Series 6 (RP6)	7 yearly			•		
Charter Hall Wholesale Telco Exchange Portfolio (TEF)	5 yearly			•		
Retail Partnership Series 2 (RP2)	7 yearly				•	
Charter Hall Direct Industrial Fund No. 3 (DIF3)					•	
Long WALE Hardware Partnership (LWHP)	4 yearly				•	
Charter Hall Direct Office Fund (DOF)	5 yearly				•	
Charter Hall Office Trust 2 (CHOT2)					•	
Charter Hall Exchanges Trust (CHET)	5 yearly				•	
Charter Hall Wholesale Telco Exchange Portfolio 2 (TEF2)	5 yearly					•
Charter Hall Convenience Retail Fund (CCRF)	5 yearly					•

Fund key and glossary

Glossary

CAGR	Compound Annual Growth Rate
CHL	Charter Hall Limited
CHPT	Charter Hall Property Trust
DA	Development Approval
DI	Development Investments
DPS	Distribution Per Security
EBITDA	Earnings Before Interest, Taxes, Depreciation, and Amortization
FM	Funds Management
FSR	Floor Space Ratio
FUM	Funds Under Management
GAV	Gross Asset Value
GFA	Gross Floor Area
GRESB	Global Real Estate Sustainability Benchmark
HNW	High Net Worth
LFL	Like-For-Like
NLA	Net Lettable Area
NNN	Triple Net Lease
NPAT	Net Profit After Tax
NTA	Net Tangible Assets
OEPS	Operating Earnings per Security
PI	Property Investments
PIM	Paradice Investment Management
REITs	Real Estate Investment Trusts
SC Retail	Shopping Centre Retail

Glossary continued.

SLEP	Sydney Local Environmental Plan
SMSF	Self-Managed Super Fund
WACR	Weighted Average Cap Rate
WADR	Weighted Average Discount Rate
WALE	Weighted Average Lease Expiry
WARR	Weighted Average Rent Review

Listed REITs

ASX:CHC	Charter Hall Group
ASX:CLW	Charter Hall Long WALE REIT
ASX:CQE	Charter Hall Social Infrastructure REIT
ASX:CQR	Charter Hall Retail REIT

Direct funds

BW Trust	BW Trust
CHOT2, CHOT3	Charter Hall Office Trust series
DCRF	Charter Hall Direct Convenience Retail Fund
DIF2, DIF3, DIF4	Charter Hall Direct Industrial Fund series
DOF	Charter Hall Direct Office Fund
LWF	Charter Hall Direct Long WALE Fund
PFA	Charter Hall Direct PFA Fund
MAXIM	Charter Hall Maxim Property Securities Fund
TEF, TEF2	Charter Hall Wholesale Telco Exchange Portfolio
WPS1, WPS2, WPS3	Charter Hall Wholesale Property series

Institutional Wholesale funds / partnerships

BSWF	Brisbane Square Wholesale Fund
CCRF	Charter Hall Convenience Retail Fund
CPRF	Charter Hall Retail Partnership
CHET	Charter Hall Exchanges Trust
CHIP1	Charter Hall Inflation Protected Partnership No.1
CHPIP1, CHPIP2	Charter Hall PGGM Industrial Partnerships
CHOT	Charter Hall Office Trust
CLP	Core Logistics Partnership
CPIF	Charter Hall Prime Industrial Fund
CPOF	Charter Hall Prime Office Fund
CTT	Charter Hall Chifley Tower Trust
DVAP	Charter Hall DVAP Fund
DVP, DVP2	Charter Hall DVP Fund Series
LWHP	Long WALE Hardware Partnership
RP2, RP6	Retail Partnership series

Further information

Charter Hall

Investor Relations

Tel 1300 365 585 (within Australia)
+61 2 8651 9000 (outside Australia)

Email reits@charterhall.com.au

Our reporting suite

CHC Annual Report

Sustainability FY26 Year in Review

Sustainability FY26 Databook

CHC Corporate Governance Statement

charterhall.com.au/chc

Presentation authorised by the Board

IMPORTANT NOTICE & DISCLAIMER

This presentation has been prepared by Charter Hall Funds Management Limited ACN 082 991 786 (together, with its related bodies corporate, the Charter Hall Group).

This presentation has been prepared without reference to your particular investment objectives, financial situation or needs and does not purport to contain all the information that a prospective investor may require in evaluating a possible investment, nor does it contain all the information which would be required in a product disclosure statement prepared in accordance with the requirements of the Corporations Act 2001 (Commonwealth) (Corporations Act). Prospective investors should conduct their own independent review, investigations and analysis of the information contained in or referred to in this presentation and the further due diligence information provided.

Statements in this presentation are made only as of the date of this presentation, unless otherwise stated. Charter Hall Group is not responsible for providing updated information to any prospective investors. Any forecast or other forward looking statement contained in this presentation may involve significant elements of subjective judgement and assumptions as to future events which may or may not be correct. There are usually differences between forecast and actual results because events and actual circumstances frequently do not occur as forecast and these differences may be material.

In making an investment decision, prospective investors must rely on their own examination of the Charter Hall Group, and any other information they consider relevant. All information is provided as indicative only.

None of Charter Hall Group, its officers, employees, advisers or securityholders (together, the Beneficiaries) guarantee or make any representation or warranty as to, or take responsibility for, the accuracy, reliability or completeness of the information contained in this presentation. Nothing contained in this presentation nor any other related information made available to prospective investors is, or shall be relied on, as a promise, representation, warranty or guarantee, whether as to the past, present or the future. To the extent permitted by law, the Beneficiaries disclaim all liability that may otherwise arise due to any information contained in this presentation being inaccurate, or due to information being omitted from this document, whether by way of negligence or otherwise. Neither the Beneficiaries nor any other person guarantees the performance of an investment with or managed by Charter Hall Group.

All information contained herein is current as at 30 June 2026 unless otherwise stated. All references to dollars ($) are to Australian dollars, unless otherwise stated.