

ASX Release

FY20 Earnings and Distribution Guidance Withdrawal

23 March 2020

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
F +61 2 9221 4655

www.charterhall.com.au

Charter Hall Social Infrastructure REIT (ASX: CQE) announces that in light of the uncertain environment and potential extended duration of the COVID-19 pandemic, it is withdrawing its FY20 earnings and distribution guidance.

CQE remains well capitalised with debt facilities of \$500 million with no debt maturities until March 2023, available liquidity and the ability to fully fund its contracted property acquisitions and future development pipeline from existing facilities.

CQE's distribution for the March 2020 quarter of 4.175 cents per unit previously declared will be paid on 21 April 2020.

CQE Fund Manager, Travis Butcher said: "In light of the escalating nature of the COVID-19 pandemic, it is prudent to withdraw our current earnings and distribution guidance. We will work with all stakeholders to manage through this challenging situation. We welcome today's announcement from the Minister of Education that the government will help families with the cost of childcare and provide support for childcare centres to remain viable and pay staff during enforced COVID-19 closures."

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 early learning properties.

Charter Hall Social Infrastructure REIT is managed by Charter Hall Group (ASX:CHC). With over 29 years' experience in property investment and funds management, we're one of Australia's leading fully integrated property groups. We use our property expertise to access, deploy, manage and invest equity across our core sectors – office, retail, industrial and social infrastructure.

Operating with prudence, Charter Hall Group as Manager of CQE has carefully curated a \$38.9 billion plus diverse portfolio of over 1100 high quality, long leased properties. Partnership and financial discipline are at the heart of our approach. Acting in the best interest of customers and communities, we combine insight and inventiveness to unlock hidden value. Taking a long-term view, our \$6.8 billion development pipeline delivers sustainable, technologically enabled projects for our customers.

The impacts of what we do are far-reaching. From helping businesses succeed by supporting their evolving workplace needs, to providing investors with superior returns for a better retirement, we're powered by the drive to go further.

For further enquiries, please contact

Travis Butcher

Fund Manager - CQE

Charter Hall

T +61 3 9903 6171

travis.butcher@charterhall.com.au

For media enquiries, please contact

Adrian Harrington

Head of Capital and Product Development

Charter Hall

T + 61 457 560 179

adrian.harrington@charterhall.com.au

For investor enquiries, please contact

Lula Liossi

Investor Relations Manager

Charter Hall

T +61 3 9903 6157

lula.liossi@charterhall.com.au

Philip Cheetham

Head of Listed Investor Relations

Charter Hall

T +61 403 839 155

philip.cheetham@charterhall.com.au