Charter Hall Social Infrastructure REIT

2025 Full Year Results

ASX:CQE

Agenda

Cover: Western Sydney University,
1 Parramatta Square, Parramatta, NSW

Left: Charter Hall managed asset,
Woodstock Avenue Industrial Centre,
Glendenning, NSW

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.

2025 Full Year Highlights and Strategy

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Clinipath Pathology, Osborne Park, WA

FY25 Highlights

EPU / DPU **15.3 / 15.2cpu** In line with upgraded FY25 DPU guidance	**Acquisitions** **$144m** Accretive acquisitions[2] with average initial yield of 6.7%	**Market Rental Uplift** **10.5%** 69 market rent reviews completed
NTA per Unit **$3.86** 1.0% increase from 30 June 2024	**Divestments[3]** **$151m** 30 properties sold for 8.3% premium to book value at a 4.4% yield	**WALE** **11.6 years** Only 3.5% of lease income expiring within the next 5 years
Debt Maturity **4.9[1] years** Following successful debt refinancing	**WARR[4]** **4.2%**	**Occupancy[5]** **100%**

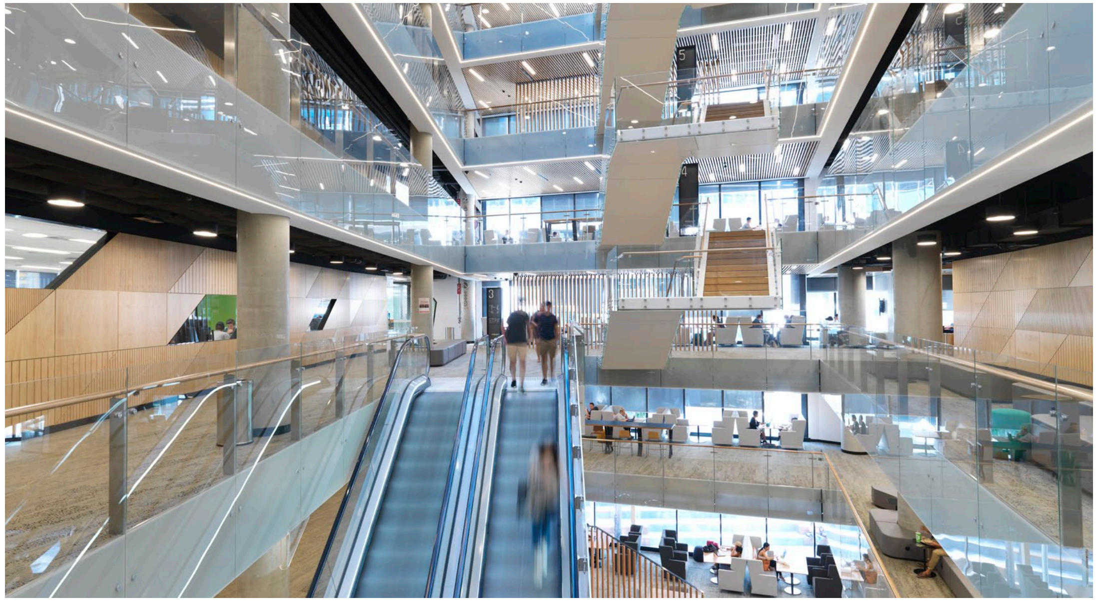
Distribution Guidance	FY25 delivered		FY26 guidance	
	15.2 cpu	→	**16.8 cpu**	+10.5% growth

1. Pro forma for the debt refinance completed in July 2025
2. Includes acquisitions of 22.5% asset interest in university campus ($68.4 million) and a further 8.3% asset interest in Geosciences facility ($28.7 million) which both settled in July 2025. Excludes 2 early learning centres ($6.7 million) contracted in FY24 which settled in FY25
3. 30 divestments contracted during FY25. Three divestments settling in 1H FY26 amounting to $21.0 million. Excludes 2 assets totalling $7.5 million which were contracted at 30 June 2024 and settled in FY25
4. Weighted average rent review on like-for-like properties for FY25
5. Excludes one vacant early learning centre which has been contracted for divestment in July 2025

Acquisitions Overview

Western Sydney University (WSU) campus, Parramatta

- In July 2025, CQE increased its higher education exposure through the acquisition of a 22.5%[1] interest in the university campus fully leased to Western Sydney University, located at 1 Parramatta Square, Parramatta
- **Long-term lease** of 16.6 years with further option periods totalling 15 years and annual rent reviews of 3.75%
- The university campus is a **modern, purpose-built vertical-style building** completed in 2017 with NLA of approximately 26,500 sqm (80% educational uses) and offers strong ESG benefits through 5-Star Green Star and 5-star NABERS ratings
- The 22.5% interest in the property was acquired for $68.4 million on an initial yield of 6.2%
- The asset is **critical education infrastructure** within Parramatta's CBD, providing university services and benefiting from strong transport connectivity and access to a comprehensive range of civic, health, and commercial amenities



1. Balance is owned by another Charter Hall managed fund (27.5%) and Western Sydney University (50%)

Acquisitions Overview

Pathology Laboratory (Osborne Park, WA)

- In January 2025, CQE acquired a **specialised pathology laboratory** in Osborne Park, Western Australia leased to Clinipath Pathology for $47.0 million on an initial yield of 6.4%[1]. Clinipath Pathology is a 100% owned subsidiary of the ASX listed Sonic Healthcare Group, with a market cap of over $13 billion
- The property has a long-term triple net lease of 8.2 years[2] with options (4 x 5 years) and annual rent reviews of 2 x Perth CPI capped at 3.5% with ratchet provisions
- **Large strategic land holding** - 1.5 hectares offering flexible future development and expansion options. Zoning allows redevelopment of up to 10 storeys

Geosciences Australia facility (Canberra, ACT)

- In July 2025, CQE upweighted its interest in the Geoscience Australia facility in Canberra by 8.3% to 33.3% for total property consideration of $28.7 million at an initial yield of 8.4%
- This unique social infrastructure asset is fully leased to a Federal Government agency and incorporates **specialised laboratory facilities** with a net lease structure of 6.9 years[2] and 3% fixed annual increases

1. Calculated on the basis of the 3.5% annual rental increase achieved in April 2025
2. As at acquisition

Clinipath Pathology, Osborne Park, WA


Geoscience Australia facility, Canberra, ACT

Our Strategy

Providing investors with resilient income and capital growth from a social infrastructure property portfolio

Enhancing income sustainability and resilience

- Building a diversified social infrastructure portfolio leased to sector leading corporate and Government tenants
- Targeting sectors providing essential services underpinned by Government support

Targeting stable and ongoing capital growth

- Focus on assets with the following attributes:
  - Modern or specialised buildings with lower capital expenditure and redundancy risks
  - Low substitution risk, driving high tenant retention rates
  - Strategic locations with high underlying land values
  - Predominantly triple net lease structures

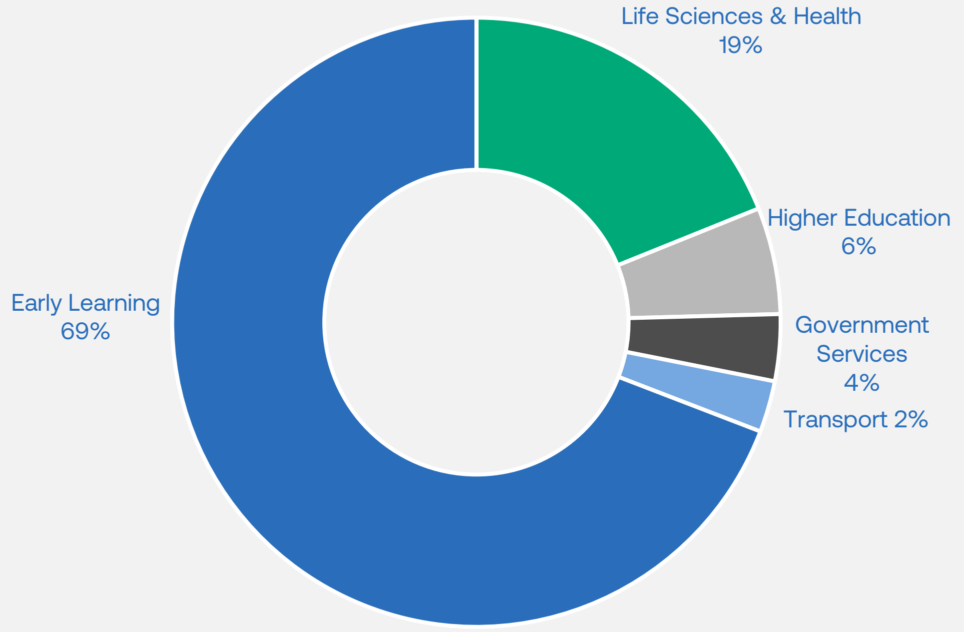
Portfolio curation

- Active portfolio curation through acquisitions, developments and strategic divestments
- Increased weighting to premium assets with high quality tenant covenants

A diversified social infrastructure property portfolio delivering essential community services

Well positioned diversified SI portfolio	– Diversified social infrastructure portfolio (328 properties) with sector leading tenants providing essential services – Attractive WALE of 11.6 years, 74%[1] NNN leases and 100%[2] occupancy – Land rich portfolio of 104 hectares of land with future alternative uses with 73% located in metropolitan areas
Robust Financial Position	– Property portfolio of over $2.1 billion with resilient values and continued strong liquidity allowing portfolio curation – Weighted average debt maturity of 4.9 years[4] – Balance sheet gearing at 30 June 2025 of 30.5%
Attractive Growth Prospects	– Growing income profile with 67% of income subject to average annual fixed 3% increases – 28% of income with market reviews in the next 3 years

SI Sub-sector by % of income as at 30 June 2025[3]



1. By number of leases
2. Excludes one vacant early learning centre contracted for divestment in July 2025
3. Includes acquisitions of 22.5% asset interest in Western Sydney University campus ($68.4 million) and a further 8.33% asset interest in Geosciences facility ($28.7 million) which both settled in July 2025
4. Pro forma for the debt refinance completed in July 2025

Financial Performance

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Busy Bees, Kensington, WA

Earnings Summary

- Strong like-for-like net property income growth of 3.3% has been partially offset by net divestment activity
- Increase in finance costs driven by a higher weighted average cost of debt during the year
- Operating earnings of $57.0 million and EPU of 15.3 cents
- FY25 DPU paid of 15.2 cents in line with upgraded guidance announced in February

$m	FY24	FY25	% change
Net Property Income - LFL[1]	100.3	103.6	3.3%
Net Property Income – Transactions	6.0	5.4	
Operating Expenses	(13.5)	(13.5)	-
Finance Costs[2]	(33.3)	(38.5)	(15.6%)
Operating Earnings	**59.5**	**57.0**	**(4.2%)**
EPU (cpu)	**16.0**	**15.3**	**(4.4%)**
DPU (cpu)	**16.0**	**15.2**	**(5.0%)**

1. Inclusive of 50% share of Net Property Income (NPI) from Brisbane Bus Terminal ($3.0m) , 49.9% share of Innovation Quarter NPI ($2.9m) and 25% share of Geosciences Australia NPI ($7.0m)
2. Net of Interest Income and inclusive of 50% share of Finance Costs from Brisbane Bus Terminal Joint Venture debt facility

Balance Sheet

- In FY25, new acquisitions totalling $53.7[1] million were added to the portfolio including Clinipath Pathology Lab, Osborne Park, WA
- Divested $137.6[2] million of early learning properties with a further 3 contracted divestments totalling $21.0 million settling post balance date in 1H FY26
- All properties were independently valued during FY25 which resulted in a net $28.0[3] million increase or 1.4% uplift reflecting the resilient nature of CQE's portfolio
- NTA per unit of $3.86 representing a 1.0% increase from 30 June 2024
- On market unit buyback of up to $25 million of which $7.0 million completed in 2H FY25

$m	30 June 2024	30 June 2025
Cash	11.6	20.0
Investment Properties	1,970.5	1,930.7
Investment in JVs	173.9	172.8
Other Assets	21.1	6.5
Total Assets	**2,177.1**	**2,130.0**
Distribution Payable	14.9	14.3
Debt	727.0	664.0
Unamortised borrowing costs	(4.8)	(3.7)
Other Liabilities	17.9	23.3
Total Liabilities	**755.0**	**697.9**
Net Tangible Assets	**1,422.1**	**1,432.1**
No. of Units	372.5	371.1
NTA Per Unit	**$3.82**	**$3.86**

1. Includes Clinipath Pathology Lab ($47.0 million) plus two early learning assets ($6.7 million) contracted at 30 June 2024
2. Includes $7.5 million of early learning centres held for sale at 30 June 2024
3. Like-for-like valuation movement excludes acquisitions and disposals completed in the year, transaction costs and statutory adjustments

Capital Management

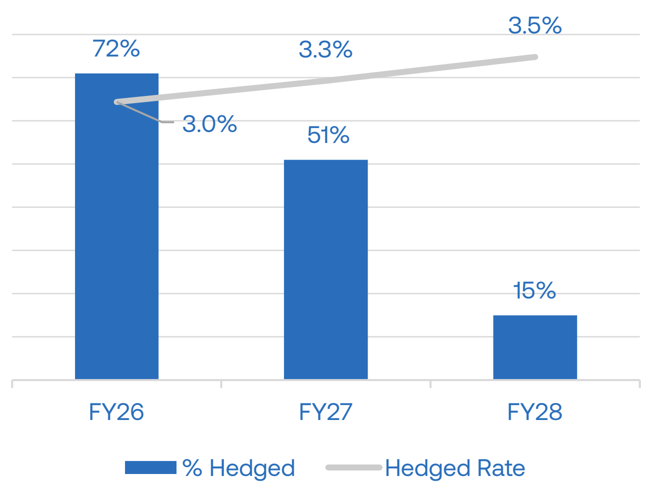
- In July 2025, debt platform refinance was completed resulting in:
  - Introduction of $450 million Asian Term Loan facilities across five and six year terms improving lender diversification
  - Extended weighted average debt maturity by two years to 4.9 years with no debt maturing until July 2029[1]
  - $50 million increase in facility size to $900 million providing further funding flexibility
  - Improvement in CQE's weighted average cost of debt and other key terms
- Balance sheet gearing remains at the lower end of target gearing range of 30-40%
- Additional hedging executed resulting in 72% average hedging across FY26

1. Excluding JV Brisbane Bus Terminal debt facility which expires in August 2027
2. Balance sheet level only – excludes JV debt and hedging for Brisbane Bus Terminal
3. Pro forma for the debt refinance completed in July 2025
4. Calculation as at 30 June 2025 based upon BBSY of 3.7%, debt hedged of $410.0 million, drawn debt of $664.0 million and improved pricing post debt refinance. All in cost of debt (including amortisation of borrowing costs) is 5.2%
5. Pro forma balance sheet gearing of approximately 33% post the acquisitions completed in July 2025 and the divestment of contracted assets at 30 June 2025

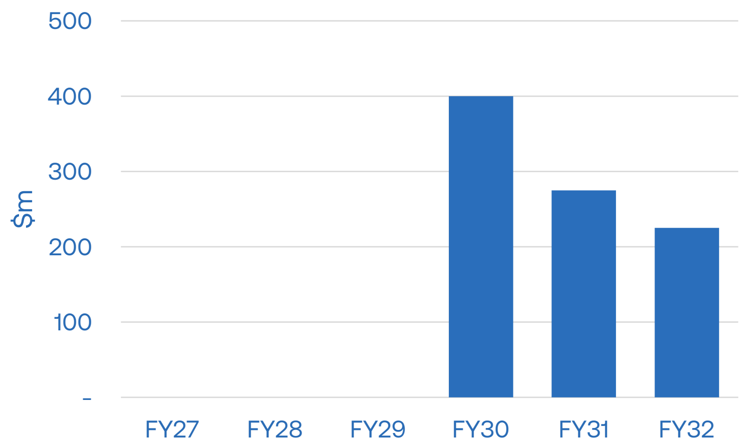
Key metrics as at 30 June 2025[2]

Debt summary		Hedging summary	
Facility Limit ($m)	850.0	Debt Hedged ($m)	410.0
Drawn Debt ($m)	664.0	Debt Hedged (%)	62%
Weighted average debt maturity[3]	4.9 years	Hedged rate	3.0%
Weighted average cost of debt[4]	5.0%	Weighted average hedge maturity	1.9 years
Balance sheet gearing[5]	30.5%		
Look-through gearing	31.3%		

Average Hedging Profile & Average Hedged Rate



Debt Maturity Profile (by facility limit)[1,2]



Portfolio Update

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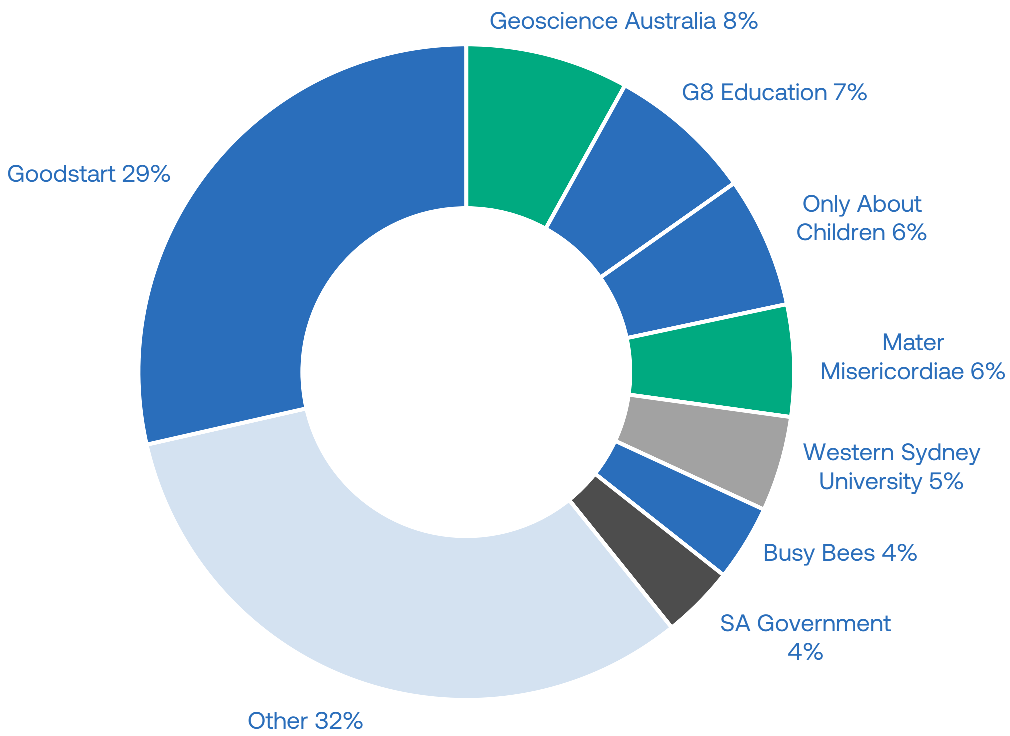
TAFE, Robina, Qld

Properties delivering predictable and growing returns

Attractive Property Fundamentals	**Property passing yield** 5.4%[1,2]	**WALE (years)** 11.6	**Occupancy** 100%[3]
Strong Income Growth	**WARR** 4.2%[4]	**Market rent review outcomes** 10.5%	**Market rent reviews in the next 3 years** 28%
Continued Portfolio Curation	**Acquisitions** $144m **Acquisition Yield** 6.7%		**Divestments** $151m **Divestment yield** 4.4%

Tenant profile by % of income as at 30 June 2025[5]

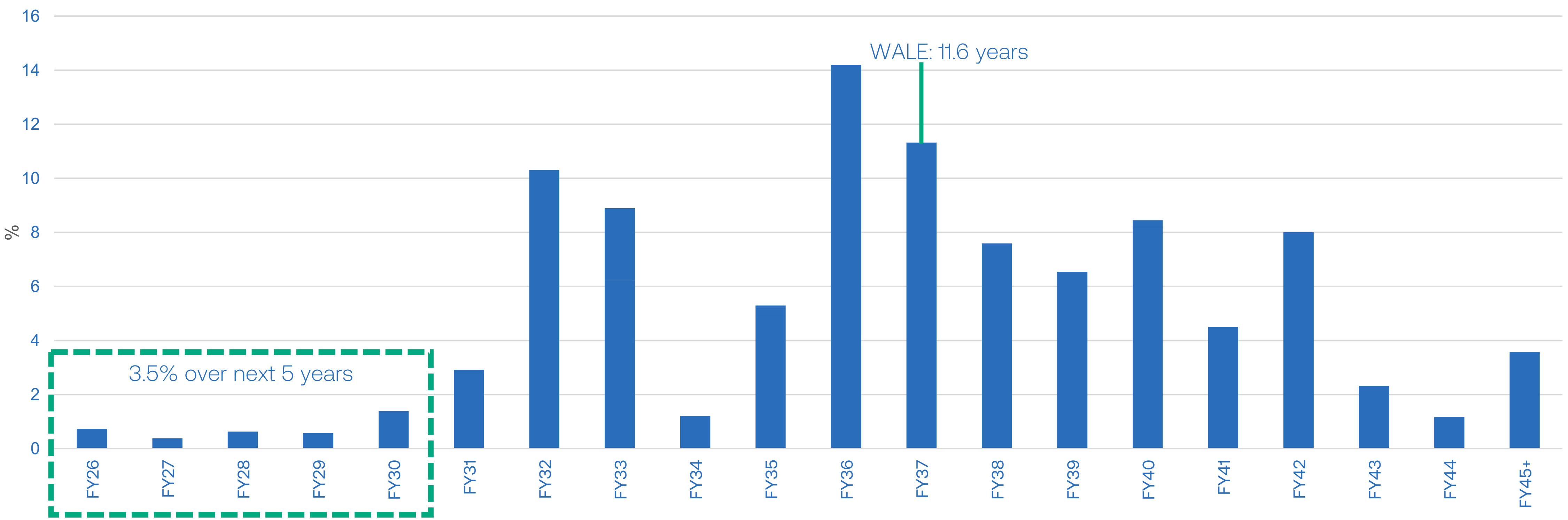


1. Passing yield is split between early learning assets of 5.1% and long-WALE social infrastructure assets of 6.0% on book values as at 30 June 2025. Total Property passing yield is 5.2% after deducting non-recoverable outgoings of $3 million paid at Fund level
2. Based on the CQE unit price of $3.08 at 8 August 2025 which is a discount to NTA per unit, the implied property passing yield is 6.3%
3. Excludes one vacant early learning centre contracted for divestment in July 2025
4. Weighted average rent review on like-for-like properties for FY25
5. Includes acquisitions of 22.5% asset interest in Western Sydney University campus ($68.4 million) and a further 8.3% asset interest in Geosciences facility ($28.7 million) which both settled in July 2025

Portfolio WALE remains strong at 11.6 years

- Only 3.5% of lease income expiring within the next 5 years (only 1.9% without further options)
- Typical notice periods of 3 – 5 years from expiry for early learning properties

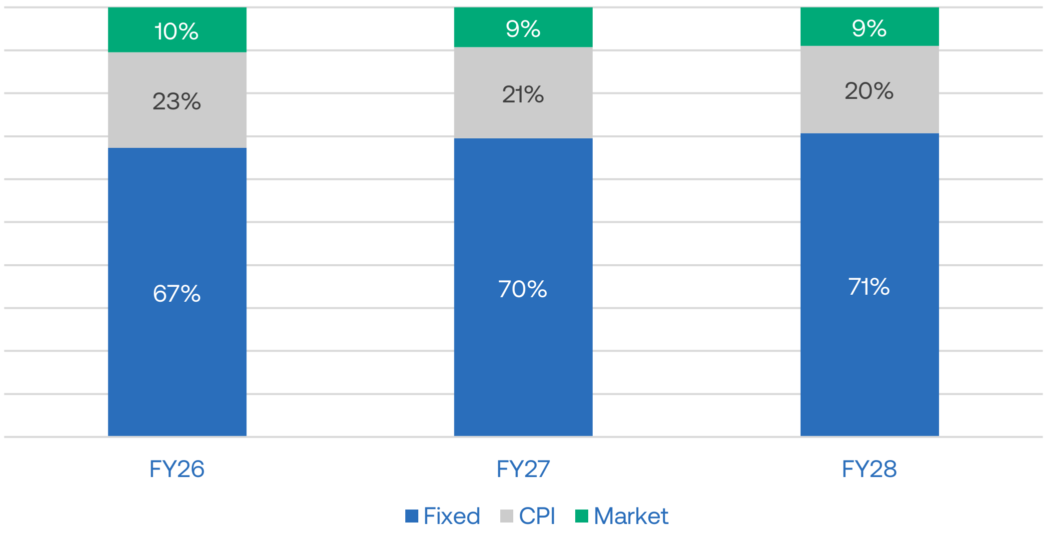
Lease expiry profile by % of annual rent: FY26 – FY45+



Strong rental growth potential with 28% of income subject to market rent reviews in next 3 years

- 69 market rent reviews completed in FY25 achieving uplift of 10.5%
  - 19 uncapped reviews achieving 17.7% uplift ($0.9 million)
  - 50 capped reviews achieving 6.7% uplift ($0.7 million)
- 149 early learning centre market rent reviews (28% of CQE's total income) in the next 3 years
- Based on tenant provided data as at 31 March 2025:
  - The average daily fees increased by 8.6% over the last 12 months from $138 to $150[1]
  - Net rent to revenue for operators is 9.7%, below market parameters

CQE Annual Rent Review Schedule by Rental Income



Market Rent Reviews by % of income	FY26	FY27	FY28	Total
Uncapped	2%	1%	8%	11%
Capped[2]	8%	8%	1%	17%
Total	10%	9%	9%	28%

1. Twelve month period to March 2024 and 2025 respectively
2. Majority of market rent reviews are structured to be upwards only with a cap of 7.5%

Sustainability initiatives

Achievements in FY25

Environment

Net Zero by 2025[1]

Maintained Net Zero Scope 1 and Scope 2 emissions supported by our approach to renewables and execution of our nature based offset strategy[1].

Clean energy

1,477KW of solar installed across the portfolio, including 57 early learning assets.

Sustainability benchmarking

We have submitted Australia's first Green Star performance rating for an early learning facility, as part of our Future Focus partnership with the Green Building Council of Australia (GBCA).

Social

Customer engagement

Active tenant engagement with NPS of +43.

Customer Engagement Index remained stable at 87 in line with Industry Best Practice benchmark.

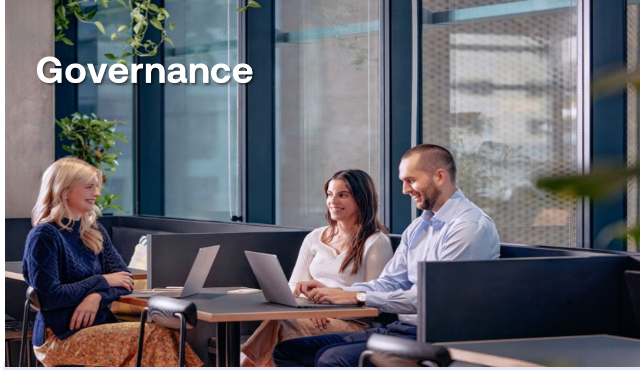
Supporting children and families

CQE's early learning portfolio provides approximately 28,000 licensed places on a daily basis across our 318 properties.

Investing in the early years of a child's life sets them up to be a well-functioning and positive contributor to their society[2].

Fee free learning for vulnerable Australians

Delivered fee free learning for 20 families in partnership with Goodstart's Early Learning Fund.



Governance

ESG leadership

Maintained Level A GRESB Public Disclosure and achieved a management component score of 28 out of 30 in the GRESB Real Estate Assessment.

Diversity, equity and inclusion

Governed by an independent Board, which prioritises diversity and inclusion of all types and currently reports 33% female directors.

Responsible supply chain

Updated training on modern slavery for all Charter Hall Group employees, and continued industry collaboration to support knowledge sharing. More information in Modern Slavery Statement.

1. Scope 1 and Scope 2 emissions for existing assets that fall under the operational control of the responsible entity for CQE, and subject to surrender of large-scale energy certificates and nature-based carbon offsets
2. "Why children and their early years matter" - Commonwealth of Australia (Department of Social Services) 2024

Outlook and Guidance

4

Wise Medical, Robina, Qld

Outlook and Guidance

- Continue to execute on CQE's strategy to actively manage the diversified social infrastructure property portfolio delivering essential community services
- Positive industry and demographic fundamentals will continue to provide further opportunities in the social infrastructure sector
- Based on information currently available and barring any unforeseen events, the FY26 forecast distribution guidance is 16.8 cpu, a 10.5% increase on FY25

FY26 forecast distribution guidance of 16.8 cpu, an increase of 10.5% on FY25

Additional Information

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Only About Children, Hawthorn, Vic

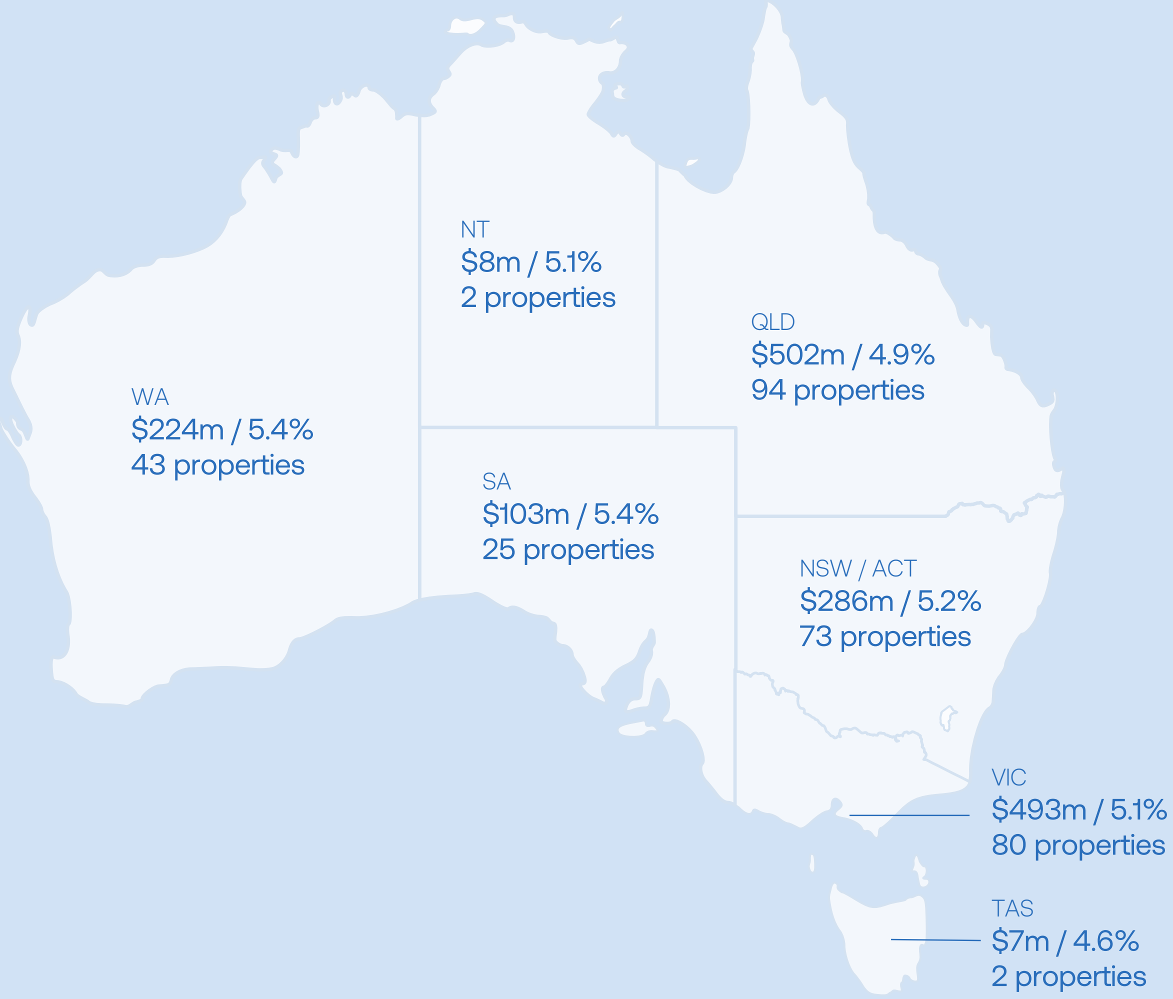
Property investment portfolio

Early Learning Centres

- Early learning centre portfolio comprises:
  - 319 properties[1] with a total value of $1,622.5 million
  - WALE: 12.5 years
  - Passing yield: 5.1%[2]
- Key early learning metrics:
  - 28,368 Approved LDC places (CQE average: 89 places per property)
  - 99% of CQE properties assessed as “Exceeding” or “Meeting” NQS for the Quality Area 3 – Physical Environment[3]


Nido, Coburg, Vic

Early learning property portfolio by location – Valuation and passing yields



1. Includes 25 leasehold properties with a value of $24.6 million with passing yield of 16.7% and 1 early learning development site with current cost of $2.2 million and a forecast total cost to complete of $6.8 million
2. Calculated on book values as at 30 June 2025. Passing yield is 5.0% after deducting non-recoverable outgoings of $3 million paid at Fund level
3. Per ACECQA National Register for centres with assessments

Property investment portfolio
Long WALE Social Infrastructure

Asset	Tenant	Suburb	State	REIT interest	Valuation[1] ($m)	Cap rate[2]	WALE[3] (years)	Area[3] (sqm)
Healthcare Headquarters & Training Facilities	Mater Misericordiae	Newstead	QLD	100.0%	116.3	5.8%	10.9	8,452
Geoscience Australia Facility	Geoscience Australia	Narrabundah	ACT	25.0%	86.0	6.5%	6.9	32,659
Emergency Command Centre	SA Government Department	Keswick	SA	100.0%	78.0	5.3%	11.0	6,532
'Innovation Quarter' Health, Education and Research Precinct	Western Sydney University[4]	Westmead	NSW	49.9%	56.9	6.0%	8.1	11,595
Bus Terminal	Brisbane City Council	Eagle Farm	QLD	50.0%	56.5	5.4%	13.2	6,328
Pathology Laboratory	Clinipath Pathology	Osborne Park	WA	100.0%	47.3	6.3%	7.8	5,498
Healthcare Asset	Healius Pathology	Heidelberg	VIC	100.0%	29.0	6.3%	5.8	3,549
Higher Education Campus	TAFE Queensland	Robina	QLD	50.0%	27.3	5.8%	7.1	6,724
Medical Centre	Wise Medical	Robina	QLD	50.0%	8.6	5.8%	6.7	1,911
Total / Weighted Average					**505.9**	**5.9%**	**9.1**	**83,248**

Innovation Quarter, Westmead


Healius Pathology, Heidelberg

1. Valuation as at 30 June 2025 (REIT ownership interest)
2. Weighted by valuation as at 30 June 2025 (REIT ownership interest)
3. Shown on a 100% basis.
4. Major tenant

Statutory Earnings Reconciliation

	FY24 ($m)	FY25 ($m)
Operating Earnings	**59.5**	**57.0**
Net fair value movements on investment properties	(65.8)	28.8
Net movements on derivative financial instruments	(12.4)	(14.6)
Loss on debt extinguishment	(3.5)	-
Straight lining of rental income, amortisation of lease fees and incentives	1.5	(1.0)
Ground rent on leasehold properties	1.3	1.2
Other	(0.2)	(0.4)
Statutory Earnings	**(19.6)**	**71.0**

CQE and joint venture summary - FY25

Investment in property joint ventures – operating earnings and balance sheet breakdown

$m	CQE	CH BBD Trust	LWR GSA	PFA Westmead	Total
Ownership interest	**100.0%**	**50.0%**	**25.0%**	**49.9%**	
Properties	Multiple	Brisbane Bus Terminal	Geoscience Australia	iQ Westmead	
FY25 operating earnings					
Net property income	96.1	3.0	6.9	3.0	**109.0**
Finance costs	(37.2)	(1.3)	-	-	**(38.5)**
Operating expenses	(13.5)	-	-	-	**(13.5)**
Share of operating earnings	**45.4**	**1.7**	**6.9**	**3.0**	**57.0**
June 2025 balance sheet					
Cash and cash equivalents	20.0	1.1	0.6	0.2	**21.9**
Investment properties	1,930.7	56.5	86.0	56.9	**2,130.1**
Derivative financial instruments	(0.1)	(0.1)	-	-	**(0.2)**
Borrowings	(664.0)	(26.1)	-	-	**(690.1)**
Unamortised borrowing cost	3.7	0.1	-	-	**3.8**
Net other	(31.0)	(0.4)	(1.8)	(0.2)	**(33.4)**
CQE net investment	**1,259.3**	**31.1**	**84.8**	**56.9**	**1,432.1**

Note: totals may not add due to rounding.

CQE and joint venture summary - FY24

Investment in property joint ventures – operating earnings and balance sheet breakdown

$m	CQE	CH BBD Trust	LWR GSA	PFA Westmead	Total
Ownership interest	**100.0%**	**50.0%**	**25.0%**	**49.9%**	
Properties	Multiple	Brisbane Bus Terminal	Geoscience Australia	iQ Westmead	
FY24 operating earnings					
Net property income	93.5	2.9	6.9	3.0	**106.3**
Finance costs	(32.2)	(1.1)	-	-	**(33.3)**
Operating expenses	(13.5)	-	-	-	**(13.5)**
Share of operating earnings	**47.8**	**1.8**	**6.9**	**3.0**	**59.5**
June 2024 balance sheet					
Cash and cash equivalents	11.6	1.1	0.5	0.4	**13.6**
Investment properties	1,970.5	56.5	85.8	57.9	**2,170.7**
Derivative financial instruments	14.4	0.1	-	-	**14.5**
Borrowings	(727.0)	(26.1)	-	-	**(753.1)**
Unamortised borrowing cost	4.8	0.1	-	-	**4.9**
Net other	(26.1)	(0.5)	(1.7)	(0.2)	**(28.5)**
CQE net investment	**1,248.2**	**31.2**	**84.6**	**58.1**	**1,422.1**

Note: totals may not add due to rounding.

Debt Summary

- Successful debt platform refinance in July 2025 with $900 million of debt facilities across CQE's head trust
- Enhanced covenant package[1]
  - 55% Gearing covenant (+5%)
  - 1.75x ICR covenant (-0.25x)
- Considerable headroom to balance sheet and JV debt facility covenants

1. Revised covenant package finalised and adopted in May 2025 as part of the broader debt platform refinance which completed in July 2025

As at 30 June 2025

Debt summary ($m)	Limit	Drawn	Maturity	Gearing (covenant)	ICR (covenant)
Balance sheet debt					
Bilateral debt facilities	850.0	664.0	Jul 27 – Jan 29	32.9% (55%)[1]	2.5x (1.75x)[1]
Joint venture debt (CQE interest)				**LVR**	
Bus Terminal debt facility	26.1	26.1	Aug-27	46.2% (60%)	2.1x (1.6x)
Total look through debt	**876.1**	**690.1**			

Post Refinancing

Debt summary ($m)	Limit	Maturity
Balance sheet debt		
Bilateral debt facilities	450.0	Jul 29 – Jul 31
Asian Term Loan facilities	450.0	Jul 30 – Jul 31
Total balance sheet debt	**900.0**	
Joint venture debt (CQE interest)		
Bus Terminal debt facility	26.1	Aug-27
Total look through debt	**926.1**	

Social Infrastructure: Properties delivering essential community services

- Strong industry and demographic trends resulting in increasing demand and future growth opportunities for social infrastructure assets
  - Population is projected to grow by 15.5% or 4.2 million people from 27.1 million people in March 2024 to 31.3 million people by 2034–35[1].
  - For the year ended 31 December 2024, net overseas migration was 340,800[2] people.

These high levels of population growth are expected to drive increased demand for services across all social infrastructure areas.

Early Learning

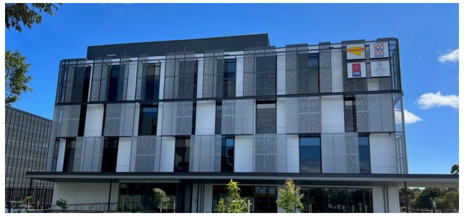
Importance continues as an essential part of Australia's education system and integral to Australia's economic prosperity to increase workforce participation

Higher Education

The Government has set an overall tertiary attainment rate[3] of the working age population from 60% currently to at least 80% by 2050[4]

Life Sciences & Health

Ageing population to continue to drive increased demand for healthcare, support services and research and development



Government Services

Areas of focus include those that are providing an essential community service (e.g. justice and emergency facilities)

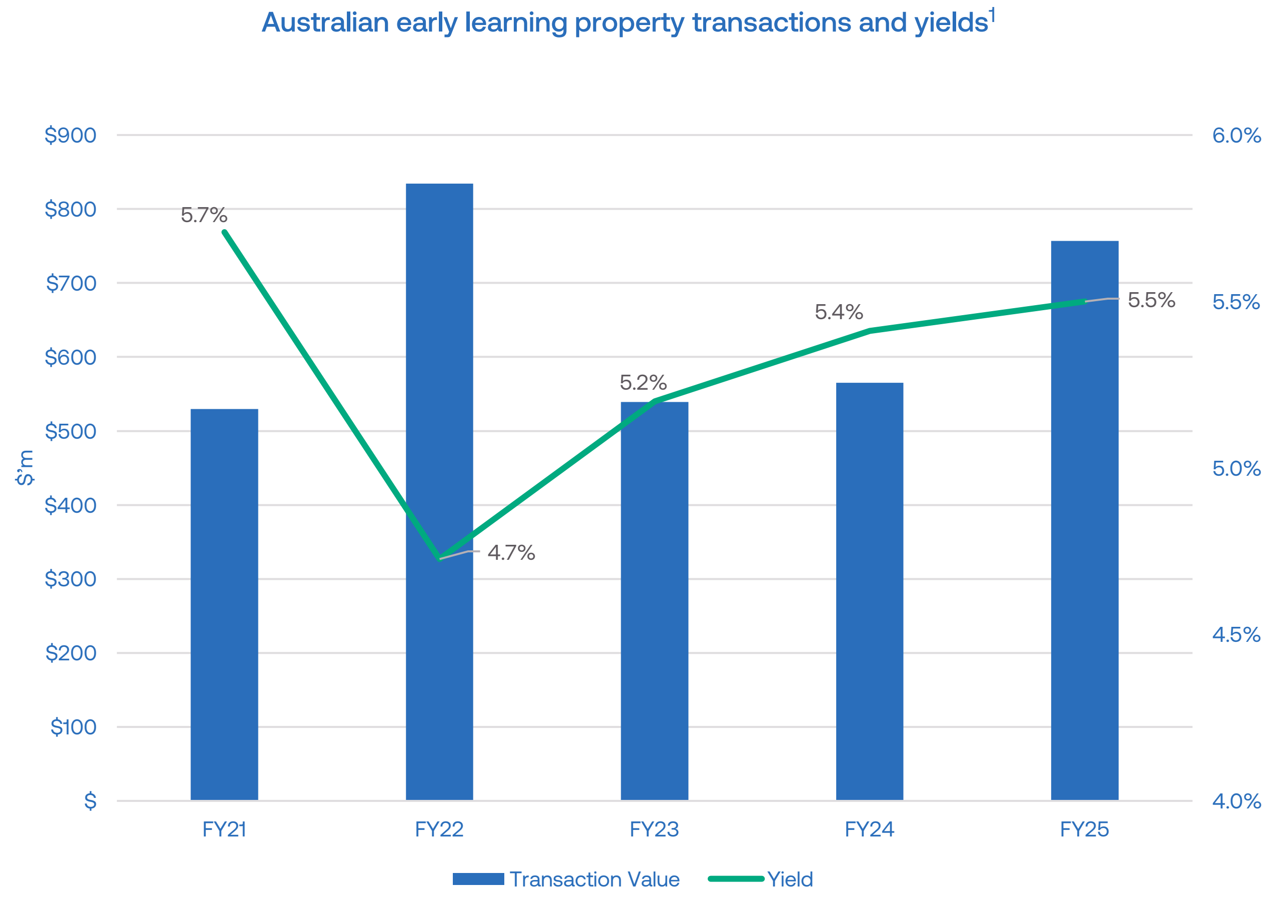
Transport

Increased road, rail and air infrastructure is required to service Australia's growing population

1. 2024 Population Statement
2. ABS - National, state and territory population – December 2024
3. At least one Certificate III qualification or higher
4. Australian Universities Accord – Budget Summary

Early Learning Property Transactions

- Total Australian early learning property transactions[1] in FY25 totalled $757 million (FY24: $565 million) with an average yield of 5.5% (FY24: 5.4%) highlighting the continued liquidity and demand for early learning centres



1. Industry data compiled by CQE

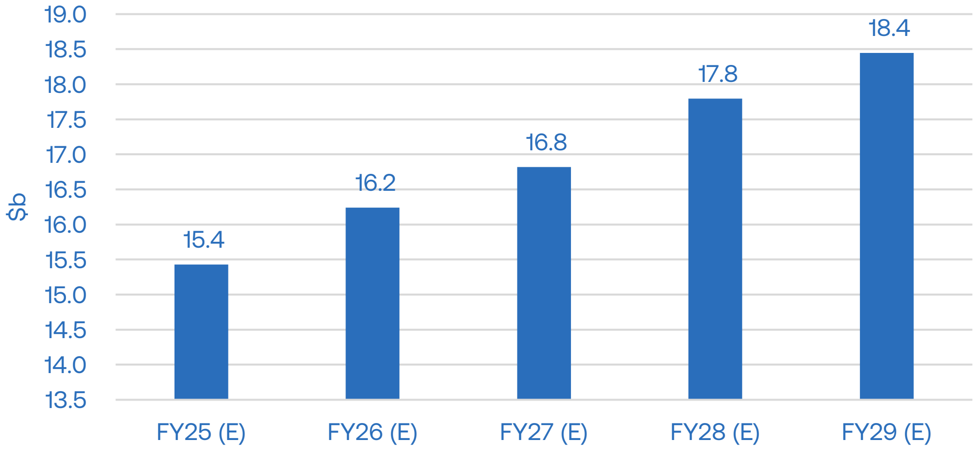
Early Learning Industry

Government funding forecast to increase by 20% to $18.4 billion per annum[1] in FY29

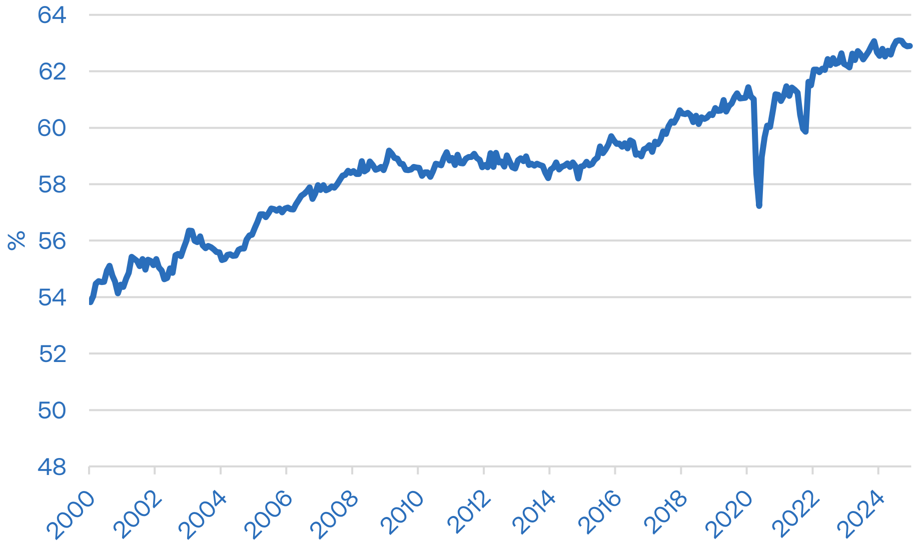
- Importance of sector remains crucial to Australia's education system and economic prosperity, driving workforce participation and overall growth
- Federal government funding is currently over $15 billion per annum. This is forecast to increase by 20% to $18.4 billion in FY29.[1] On average, the government funds 71% of childcare fees with parents funding the remaining 29%[2]
- Key recent government policies changes include:
  - Funding of a 15% wage increase to early learning educators (10% in first year from December 2024 and 5% in year from December 2025)
  - Abolition of the CCS activity test from January 2026 with all families having access to three days per week
  - Strengthening of safety and quality standards for early learning providers that will tie funding to ongoing compliance
- Female labour force participation continues to positively trend upwards and remains close to record highs at 63.2% in June 2025[3]
- As at 30 June 2025, there are 9,455[4] LDC centres in Australia with a net increase in supply of 312 (3.4%) for FY25

1. Budget 2025 – Budget Strategy and Outlook – Budget Paper No.1
2. December 2023 quarter - Productivity Commission - A path to universal early childhood education and care – Inquiry report – Volume 1
3. Labour Force, Australia – June 2025 – ABS
4. ACECQA data

Childcare Subsidy – Federal Government Spending[1]



Female Participation Rate[3]



Key Statistics

Financial & Capital Management Metrics	FY21	FY22	FY23	FY24	FY25
NTA ($)	3.25	4.08	4.04	3.82	3.86
DPU (c) – Ordinary	15.7	17.2	17.2	16.0	15.2
DPU (c) – Special	4.0	-	-	-	-
Gearing (%)	24.5	29.8	32.2	33.0	30.5
Weighted Average Cost Of Debt (%)	2.8	3.2	4.3	5.1	5.0[1]
Weighted Average Debt Maturity (Years)	4.1	3.9	2.9	3.9	4.9[2]
Interest Cover Ratio (x)	8.6	6.8	3.1	2.8	2.5
Portfolio Metrics					
Weighted Average Lease Expiry (Years)	15.2	14.3	13.2	12.4	11.6
% Of Lease Income Expiring In Next 5 Years	3.4	4.6	3.5	2.4	3.5
Major Customer % Of Income (Goodstart) (%)	42	39	34	32	29
WARR (%)[3]	2.3	3.4	3.7	3.4	4.2
Market Rent Reviews					
Completed Number	1	2	8	4	69
Average Rental Growth (%)	2.6	3.5	5.4	5.8	10.5
Geographic Spread (% Rental Income)					
NSW/ACT	20.9	17.7	24.5	23.6	22.2
QLD	41.2	36.6	34.3	33.8	31.6
VIC	24.6	24.6	23.3	24.0	23.5
WA	6.5	10.8	9.5	10.2	13.3
SA	6.0	9.6	7.8	7.8	8.8
TAS/NT	0.8	0.7	0.6	0.6	0.6

1. Calculation as at 30 June 2025 based upon BBSY of 3.7%, debt hedged of $410.0 million, drawn debt of $664.0 million and improved pricing post debt refinance
2. Pro forma for the debt refinance completed in July 2025
3. Weighted average rent review on like-for-like properties for FY25

Glossary

ACECQA	Australian Children's Education and Care Quality Authority
ASX	Australian Securities Exchange
Balance sheet gearing	Calculated as the ratio of net drawn debt less cash to total tangible assets, less cash
CPI	Consumer Price Index
CPU	Cents per unit
CQE	Charter Hall Social Infrastructure REIT
DPU	Distributions per unit
EPU	Earnings per unit
LDC	Long day care
LFL	Like for like comparison
Look-through gearing	Calculated as the ratio of net drawn debt less cash to total tangible assets, less cash, based on the non-IFRS pro forma proportionately consolidated statement of financial position, which adjusts for the REIT's share of the debt, assets and cash held in equity accounted investments
NPI	Net property income
NLA	Net lettable area
NTA	Net tangible assets
NNN	Triple Net Lease. Tenant responsible for 100% of outgoings, including single holding land tax, management fees and repairs and maintenance, including of a capital nature.
PCP	Previous corresponding period
REIT	Real estate investment trust
WALE	The average lease term remaining to expiry across the portfolio or a property or group of properties, weighted by net passing income or as noted

Further information

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