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Charter Hall Long WALE REIT
Notice of 2025 Annual General
Meeting of Securityholders

For a meeting to be held on Thursday,
16 October 2025 at 12:00pm (AEDT)

Invitation from the Chair

Dear Securityholder

The directors of Charter Hall WALE Limited, the Responsible Entity of the managed investment schemes that comprise the Charter Hall Long WALE REIT ("CLW" or the "REIT"), are pleased to invite all Securityholders to the 2025 Annual General Meeting for the REIT.

As no formal resolutions are required to be passed at an Annual General Meeting this is an opportunity for CLW to provide a briefing on its operations for the 2025 financial year.

Date: Thursday, 16 October 2025

Time: 12:00pm AEDT

Venue: Charter Hall, Level 20, No.1 Martin Place, Sydney NSW 2000

Questions from members in advance of the meeting

Should you wish to submit questions before the meeting, Securityholders have the opportunity to do so by:

- **Email** - chreits@charterhall.com.au; or
- **Writing** to GPO Box 2704, Sydney NSW 2001

I look forward to your participation at the Meeting.

Yours faithfully



Glenn Fraser
Independent Chair

Charter Hall WALE Limited as responsible entity of the Charter Hall Long WALE REIT



Agenda

12.00pm

Meeting commences

- Chair's welcome address
- Fund Manager's address

1.00pm

Light refreshments



Discussion and asking questions

Securityholders will have the opportunity to ask questions at the meeting.

To ensure that as many Securityholders as possible have the opportunity to speak, Securityholders are requested to observe the following guidelines:

- Please keep questions as brief as possible and
- If a Securityholder has more than one question, please ask all questions at the same time.

Webcast

For those that may not be able to attend the Meeting, a live webcast (audio and presentation only) will be made available.

To view the webcast:

1. Enter <https://meetings.lumiconnect.com/300-889-359-944>
Meeting ID 300-889-359-944
2. Enter your name and email address
3. Select "Continue"

An on-demand webcast will be made available after completion of the event and can viewed here <https://www.charterhall.com.au/investor-centre/long-wale-reit/results-publications#financial-results--annual-securityholders-meetings>

Photography

Cameras and recording devices are not permitted.

Charter Hall Head Office

The office is conveniently situated in the middle of the Sydney CBD and within close proximity to the city's ferry, light rail, bus and taxi facilities.

By Car

Self-parking is available through Secure Parking at No.1 Martin Place, located below the Fullerton Hotel (enter via Pitt Street).

Alternatively self-parking is offered through Wilson Parking at 123 Pitt Street, Angel Place, Sydney.

By Train

Martin Place and Wynyard Railway Stations are within walking distance from the office. The stations offer services on all intercity and suburban trains and are a five-minute train ride to Central Station – the main station for all train services in Sydney.

By Light Rail

The CBD and South East Light Rail travels both directions along George Street to either Central or Circular Quay with regular services running every 4-8 minutes. The closest stop is between Martin Place and the entrance to Wynyard.

By Bus

Buses operate predominately along routes on Elizabeth Street, Castlereagh Street, Park Street, Druiitt Street, Clarence Street and York Street.

By Metro

Martin Place metro station is within walking distance from the office.

Contact Details

Responsible Entity

Charter Hall WALE Limited

ABN 20 610 772 202
AFSL 486721

Registered office

Level 20, No.1 Martin Place
Sydney NSW 2000

GPO Box 2704
Sydney NSW 2001

Directors of the Responsible Entity

Glenn Fraser (Chair)
Ceinwen Kirk-Lennox
Raymond Fazzolari
David Harrison
Carmel Hourigan

Fund Manager

Avi Anger

Company Secretary

Rebekah Hourigan / Mark Bryant

Responsible Entity's office

Tel: 1300 365 585 (within Australia)
+61 2 8651 9000 (outside Australia)
E-mail: reits@charterhall.com.au
Web: charterhall.com.au/clw
ASX code: CLW

Auditor

PricewaterhouseCoopers

One International Towers Sydney
Watermans Quay, Barangaroo
Sydney NSW 2000

Registry

To access information on your holding or update/change your details including name, address, tax file number, payment instructions and document requests, contact:

MUFG Corporate Markets (AU) Limited

Locked Bag A14
Sydney South NSW 1235

Tel: 1300 303 063 (within and outside Australia)
E-mail: charterhall@cm.mpms.mufg.com
Web: au.investorcentre.mpms.mufg.com

Investor relations

All other enquiries related to Charter Hall Long WALE REIT can be directed to Investor Relations:

Charter Hall Long WALE REIT

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