

ASX Release

Capital Reallocation

10 December 2025

Charter Hall Limited
 ACN 113 531 150
 Charter Hall
 Funds Management Limited
 ABN 31 082 991 786
 Level 20, No.1 Martin Place
 Sydney NSW 2000
 GPO Box 2704
 Sydney NSW 2001
 T +61 2 8651 9000
 www.charterhall.com.au

Charter Hall Group (ASX: CHC) is pleased to announce it will implement a capital reallocation of 42.28 cents per security as approved by Securityholders at the Annual General meeting held on 20 November 2025. The details of the 'Capital Reallocation Proposal' were set out in the Notice of Annual General Meeting and Explanatory Memorandum announced to the Australian Securities Exchange on 20 October 2025.

CHC has obtained a draft Class Ruling from the Australian Taxation Office (**ATO**) confirming the Australian taxation implications of the capital reallocation for Securityholders. The formal class ruling is anticipated to be released 5 – 6 weeks after the implementation date.

CHC stapled securities consist of Charter Hall Limited (**CHL**) shares and Charter Hall Property Trust (**CHPT**) units. The capital reallocation will move capital from CHL to CHPT.

Under the Capital Reallocation proposal, CHL will implement a return of capital of 11.61 cents per CHL share and a special fully franked dividend of 30.67 cents per CHL share (with a franking credit attached equal to 13.14 cents per share). In accordance with the CHL and CHPT constitutions, the proceeds from each will be automatically applied as additional capital to CHPT. No payment of any cash will be made to Securityholders nor will any CHL shares or CHPT units be issued or cancelled.

The return of capital of 11.61 cents per share from CHL will reduce your relevant tax cost base of each CHL share held by you by this amount. However, the applied capital contribution of 42.28 cents per CHPT unit will increase your relevant tax cost base of each CHPT unit held by you by 42.28 cents per unit.

Key details and dates for the capital reallocation are:

Capital reallocation amount:	42.28 cents per CHL share
Record date:	17 December 2025 (5pm AEDT)
Implementation date:	18 December 2025 (prior to market opening)
Letter and capital reallocation statement dispatched to Securityholders confirming implementation has occurred:	on or about 9 January 2026

For further information concerning the capital reallocation proposal, please refer to the Notice of Annual General Meeting and Explanatory Memorandum and the ATO Class Ruling, all of which will be available on our website www.charterhall.com.au/investor-centre/Charter-Hall-Group/investor-centre#tax-information

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Announcement Authorised by Managing Director and Group CEO

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
David Harrison
Managing Director and Group CEO
Charter Hall
david.harrison@charterhall.com.au

For further enquiries, please contact
Anastasia Clarke
Chief Financial Officer
Charter Hall
anastasia.clarke@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
Eloise Robertson
Senior Communications & Media Manager
Charter Hall
T + 61 438 373 426
eloise.robertson@charterhall.com.au

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