

ASX Release

Distribution for the half-year ending 30 June 2026

22 June 2026

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Charter Hall Funds Management Limited, as responsible entity for Charter Hall Property Trust and Charter Hall Limited (ASX: CHC) is pleased to announce a distribution of 25.84 cents per security (cps) for the half year ending 30 June 2026. The total distribution per security for the year ending 30 June 2026 will be 50.67 cents per security, which represents a 6.0% increase on the FY25 distribution per security of 47.80 cents per security.

A portion of this distribution will be paid from both stapled entities based on the following composition:

- 5.17 cents per security from Charter Hall Property Trust
- 20.67 cents per security fully franked dividend from Charter Hall Limited

The franking credit attached to the fully franked dividend from Charter Hall Limited is equal to 8.86 cents per security.

Proposed payment details are:

Distribution:	25.84 cents per security
Record date:	30 June 2026
Securities trade ex-distribution:	29 June 2026
Payment date:	On or around 31 August 2026

CHC advises that the Distribution Reinvestment Plan remains suspended.

Announcement Authorised by the Board

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.

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