Charter Hall

Charter Hall Social Infrastructure REIT

2026 Full Year Results

ASX:CQE

Charter Hall managed asset
NAIDOC Week at 130 Lonsdale Street,
Melbourne VIC

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.

Agenda

Front cover:
Sonic Healthcare
Brisbane, QLD

2026 Full Year Highlights and Strategy

1

Western Sydney University (WSU) campus
Parramatta, NSW

2026 Full Year Highlights

Operating earnings per unit growth of 13.1% driven by accretive portfolio curation and strong organic rental growth

Operating Earnings per Unit
17.3 cpu

13.1% increase on FY25

Acquisitions
$291.9m / 6.2% yield

Accretive property acquisitions of WSU university campus & Sonic pathology laboratory

NTA per Unit
$3.93

1.8% increase from 30 June 2025

Distributions per Unit
17.0 cpu

11.8% increase on FY25

Divestments[1]
$136.7m / 4.4% yield

32 properties contracted during FY26 for 4.1% premium to book value

LFL Rent Growth[2] / Market Rent Uplift
3.8% / 6.4%

91[3] market rent reviews completed

FY27 Guidance

Operating EPU guidance
no less than 18.1cpu

Distribution guidance
18.0cpu + 5.9% on FY26

1. Includes 5 divestments (1 contracted in July 2026) settling in 1H FY27 amounting to $19.8 million. Excludes 5 assets totalling $21.0 million which were contracted at 30 June 2025 and settled in FY26
2. Weighted average rent review on like-for-like properties for FY26 including impact of market rent reviews
3. Includes 59 market reviews due in FY26 and 32 market reviews due in FY27

CQE Strategy

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

TAFE, Robina, QLD

Social Infrastructure Property

Essential services
providing lower correlation to the economy than other property classes

Long WALE
due to strategic locations

High-quality tenant covenants
provided by government and market-leading operators

Predictable and growing income
underpinned by leases with fixed and CPI-linked rent reviews

Strong industry and demographic tailwinds
driving future growth opportunities

Enhanced by:

Continued Portfolio Curation

Active Asset Management

Prudent Capital Management

Delivering on social infrastructure strategy with accretive portfolio curation yield spread of 1.8%

- Portfolio curation has delivered significantly improved portfolio quality and delivered a **positive yield spread of 1.8%** with the following net transaction activity since 30 June 2022:
  - Acquisition of 11 properties totalling $534 million at an average yield of 6.2%
  - 86 early learning property divestments totalling $369 million at an average yield of 4.4%
- Income from non-early learning assets has been upweighted to 39% resulting in increased sector diversification and quality of tenant covenants

Australian Government Geoscience Australia

Government of South Australia

Brisbane City Council

tafe Queensland

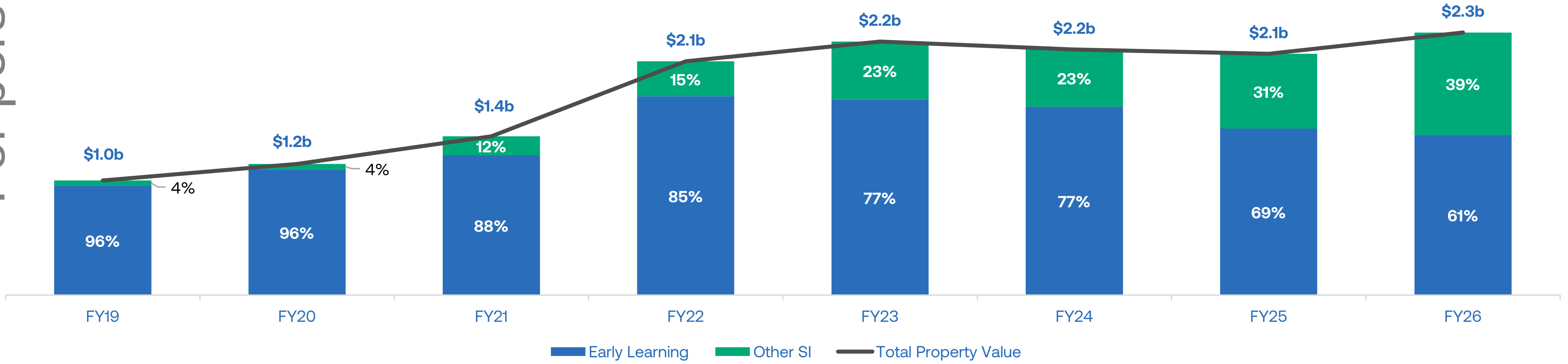
SONIC HEALTHCARE

WESTERN SYDNEY UNIVERSITY

mater

healius

Property Portfolio & Income Diversification[1]



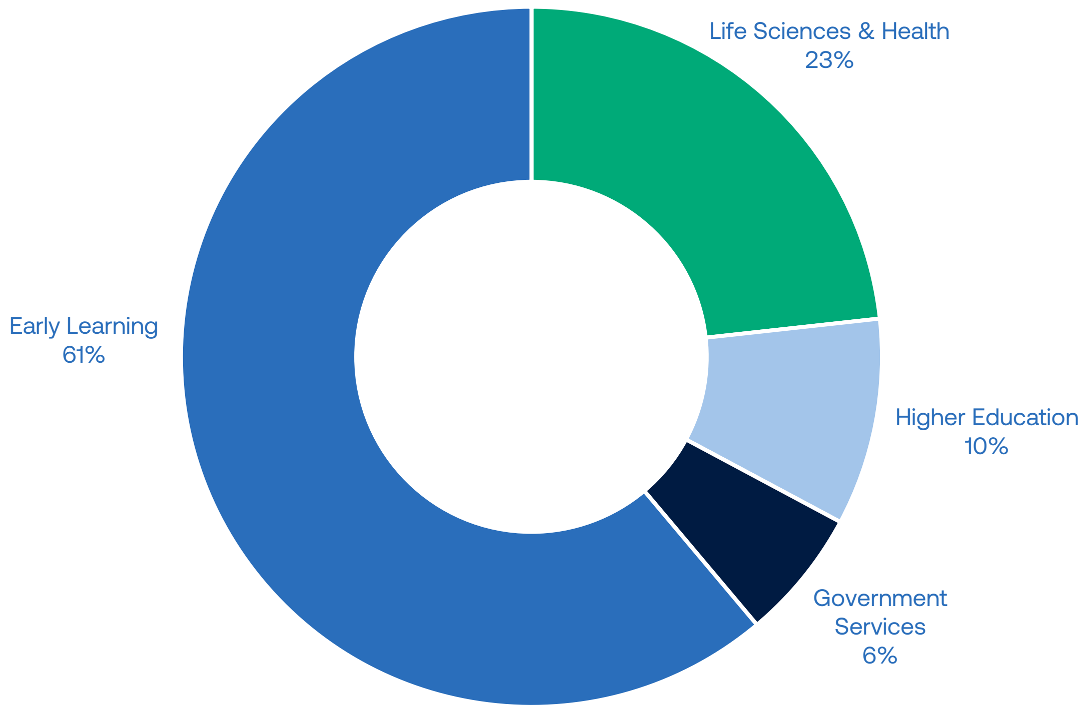
1. Portfolio % of income

A diversified social infrastructure property portfolio delivering essential community services

9.6% growth in property portfolio value to $2.3 billion

	30 June 2026
Portfolio Property Value ($bn)	2.3
Number of Properties	295
Weighted Average Capitalisation Rate (%)	5.5
Occupancy[1] (%)	99.7
WALE (years)	11.4
LFL Rent Growth[2] (%)	3.8
Metropolitan Locations[1] (%)	73

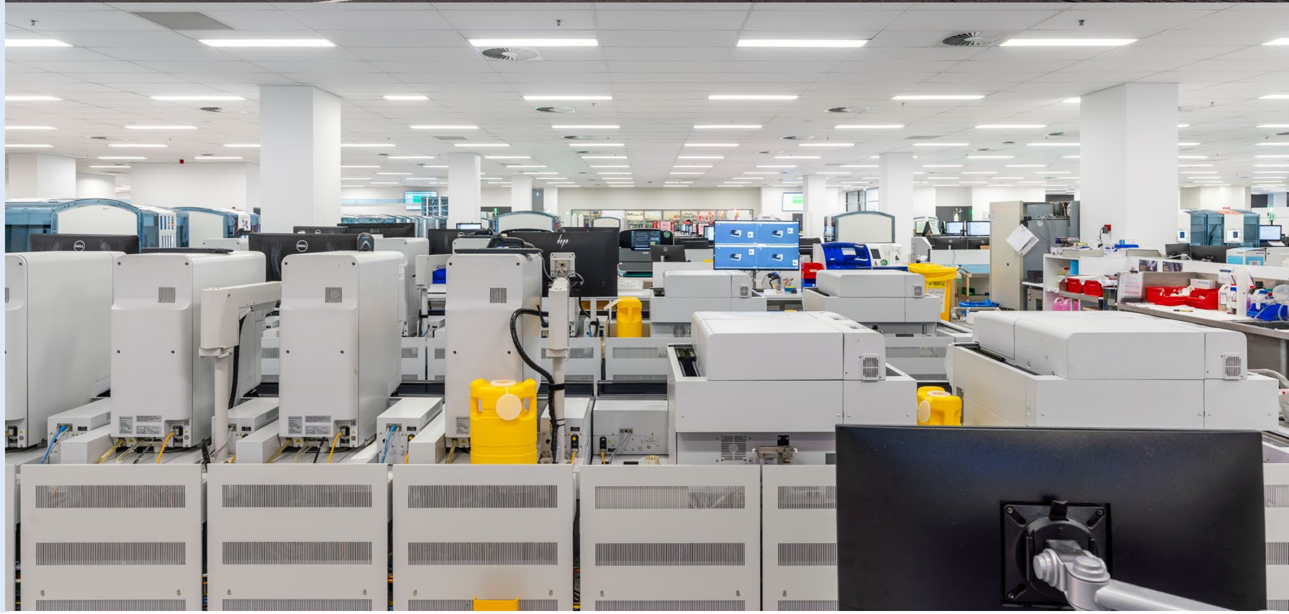
SI Sub-sector by % of income as at 30 June 2026



1. By % of income
2. Weighted average rent review on like-for-like properties for FY26 including impact of market rent reviews

Acquisition of a pathology laboratory with a 20-year triple net lease to an ASX-50 tenant

- In June 2026, CQE acquired a 25% interest in a **world-class integrated pathology laboratory** fully leased to Sonic Healthcare Limited (Sonic) located in Brisbane, Queensland
- The property is secured by a **20-year triple net lease** with a further 30 years of options, featuring annual CPI linked rent reviews (capped at 3.5%)
- The property serves as **Sonic's central laboratory** for Queensland and parts of New South Wales and the Northern Territory supporting a network of over 450 pathology collection centres.
- Developed in two stages between 2016 and 2024, the 43,500 sqm property features **high-quality specialised laboratory fit-out**, diagnostic offices and logistics facilities to manage high sample volumes
- CQE's 25% interest in the property was acquired for $111.2 million on a 5.6% property yield



Purpose built WSU university campus with over 16 year WALE and 3.75% fixed annual increases

- CQE increased its higher education exposure through the acquisition of a 50% interest in the university campus fully leased to Western Sydney University, located at 1 Parramatta Square, Parramatta
- CQE's acquisition totalled $152.0[1] million on an initial yield of 6.5%[2]
- **Long-term lease** of over 16[3] 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 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. CQE acquired the units in a trust (which owns 50% of this property) for consideration of $152.8 million
2. Following the annual rental increase of 3.75% which occurred in February 2026
3. At time of acquisition

Financial Performance

2

Geoscience Australia facility
Canberra, ACT

Earnings Summary

- Strong like-for-like net property income growth of 4.2%, supported by accretive portfolio curation
- Increase in finance costs primarily driven by higher debt drawn during the year
- Operating earnings of $64.2 million equating to EPU of 17.3 cents, up 13.1% on prior year
- FY26 DPU of 17.0 cents, up 11.8% on prior year representing a payout ratio of 98%

$m[1]	FY25	FY26	% change
Net Property Income - LFL	97.2	101.2	4.2%
Net Property Income – Transactions	11.8	18.7	
Total Net Property Income	**109.0**	**119.9**	**10.0%**
Operating Expenses	(13.5)	(14.1)	4.4%
Finance Costs[2]	(38.5)	(41.6)	8.1%
Operating Earnings	**57.0**	**64.2**	**12.6%**
EPU (cpu)	**15.3**	**17.3**	**13.1%**
DPU (cpu)	**15.2**	**17.0**	**11.8%**

1. Presented on a look-through basis
2. Net of Interest Income

Balance Sheet

- New acquisitions totalling $234.5[1] million were added to the portfolio in FY26 including interests in WSU university campus, Sonic pathology laboratory and the Geosciences facility
- Settled $137.8 million of early learning property divestments with a further 5 contracted centres totalling $19.8 million expected to settle by November 2026
- 100%[2] of the portfolio was independently valued during FY26 which resulted in a net property revaluation uplift of $19.2 million[3] or 1.0%
- NTA per unit of $3.93 representing a 1.8% increase from 30 June 2025

$m	30 June 2025	30 June 2026
Cash	20.0	33.6
Investment Properties	1,930.7	1,985.3
Investment in JVs	172.8	258.7
Other Assets	6.5	11.5
Total Assets	**2,130.0**	**2,289.1**
Distribution Payable	14.3	16.0
Debt	664.0	806.0
Other Liabilities	19.6	7.7
Total Liabilities	**697.9**	**829.7**
Net Tangible Assets	**1,432.1**	**1,459.4**
No. of Units	371.1	371.1
NTA Per Unit	**$3.86**	**$3.93**

1. Represents acquisition of JV interests including $291.9 million of investment property less JV level debt and other net assets of $57.4 million
2. As at 30 June 2026 on a look-through basis, excluding assets held for sale or under development
3. Like-for-like valuation movement excluding acquisitions and disposals, transaction costs, held for sale assets and statutory adjustments

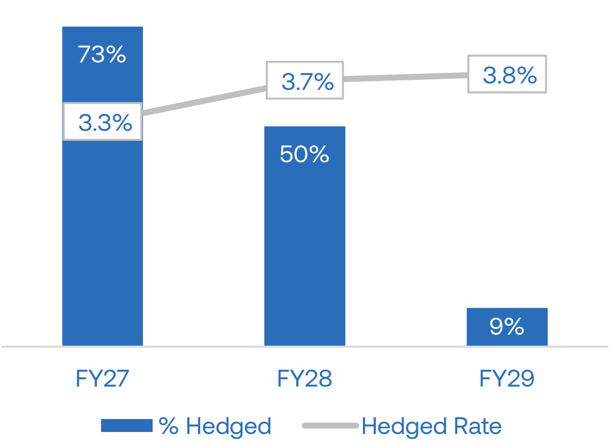
Capital Management

- Balance sheet gearing remains below the midpoint of CQE's 30-40% target gearing range
- Highly hedged position with new hedging executed, resulting in 73% average hedging across FY27 and 50% in FY28
- Weighted average debt maturity of 3.8 years, with no facilities expiring until June 2029

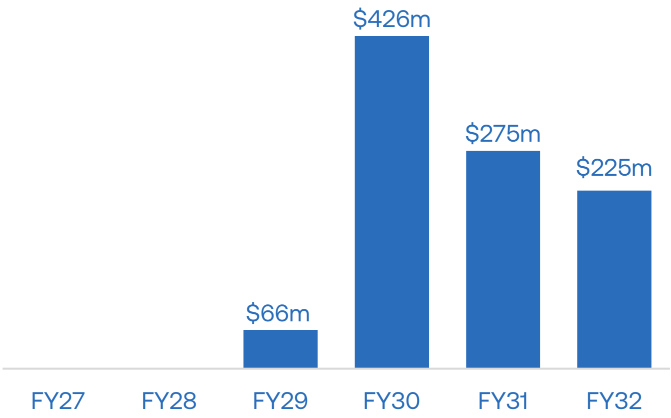
Key metrics as at 30 June 2026

Debt summary		FY27 Average Hedging	
Facility Limit ($m)	992	Debt Hedged ($m)	639
Drawn Debt ($m)	898	Debt Hedged (%)	73%
Weighted average debt maturity	3.8 years	Hedged rate	3.3%
Weighted average cost of debt[1]	5.2%	Weighted average hedge maturity	1.4 years
Balance sheet gearing[2]	33.7%		

Average Hedging Profile & Average Hedged Rate



Debt Maturity Profile (by facility limit)



1. Calculation as at 30 June 2026 based upon BBSY of 4.5%, debt hedged of $596 million, drawn debt of $898 million
2. Calculated on a pro-forma basis post the divestment of 5 contracted early learning centres ($19.8 million) held for sale, expected to settle by November 2026

Note: All capital management metrics include CQE's share of joint venture debt facilities (excluding balance sheet gearing)

Portfolio Update

3

Early Learning Centre

Enhanced portfolio quality through tenant and geographic diversification

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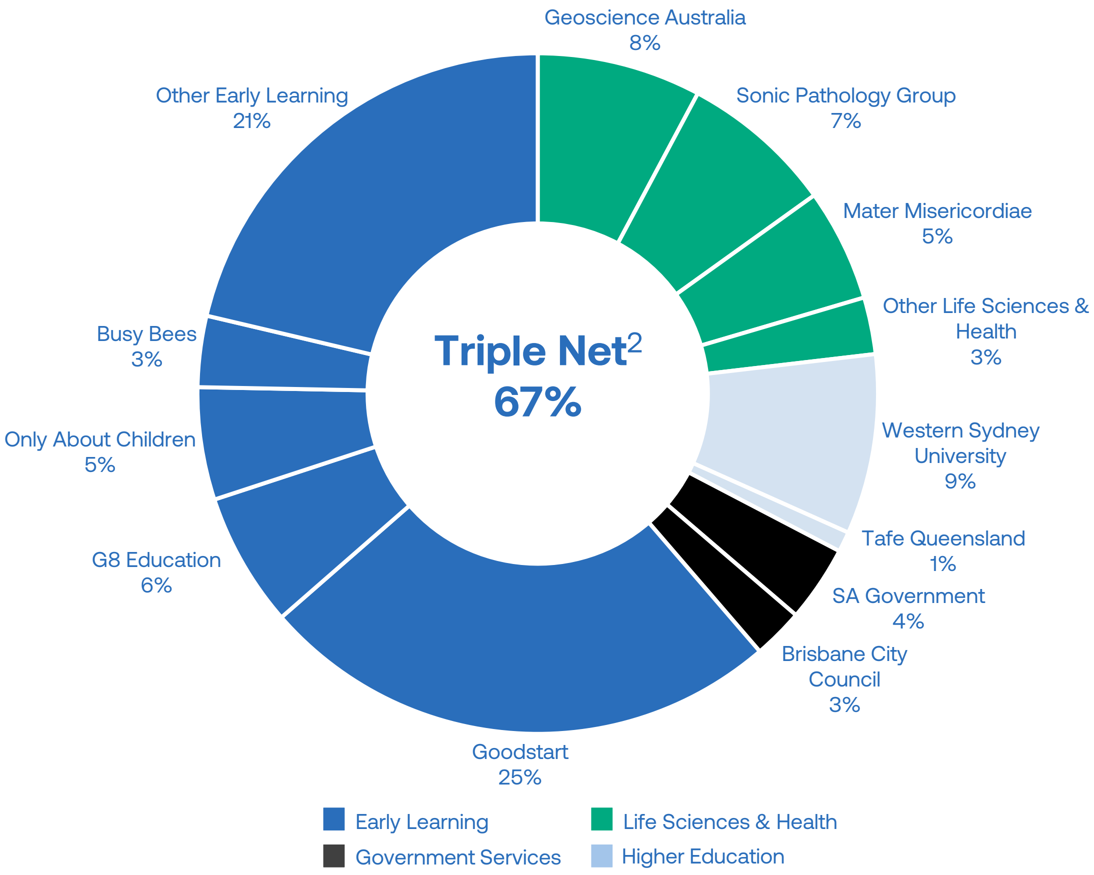
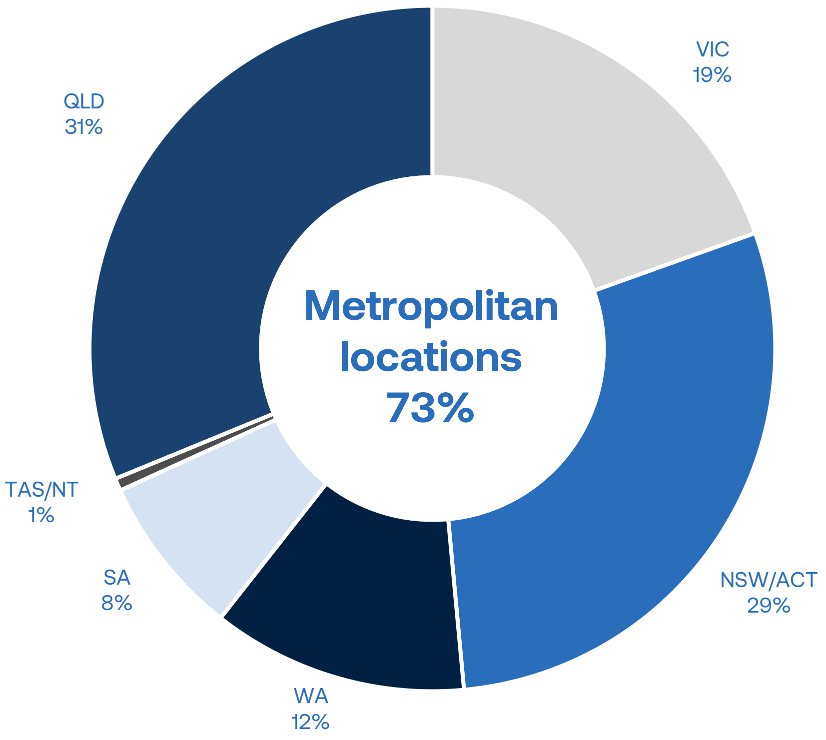
Tenant profile[1]



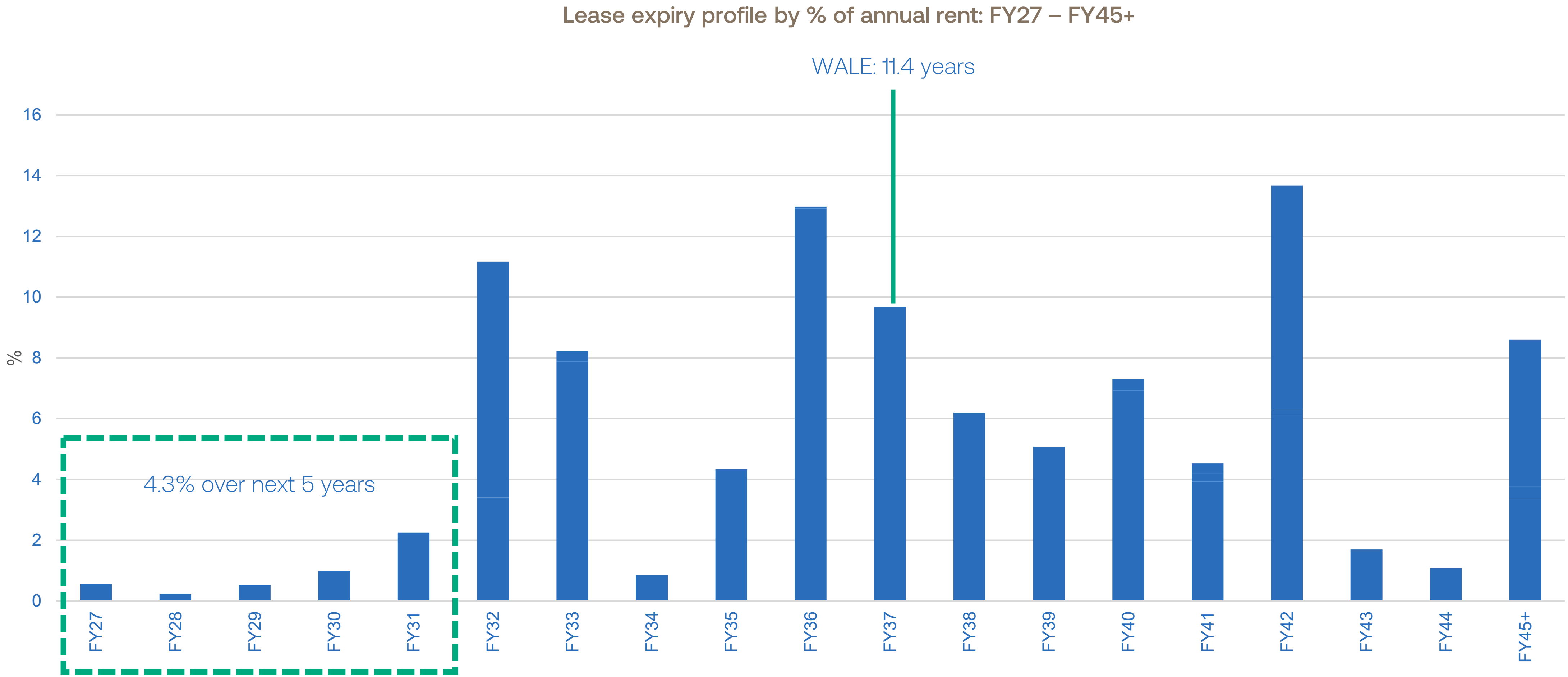
Geographic diversification[1]



1. By % of income as at 30 June 2026
2. By number of leases

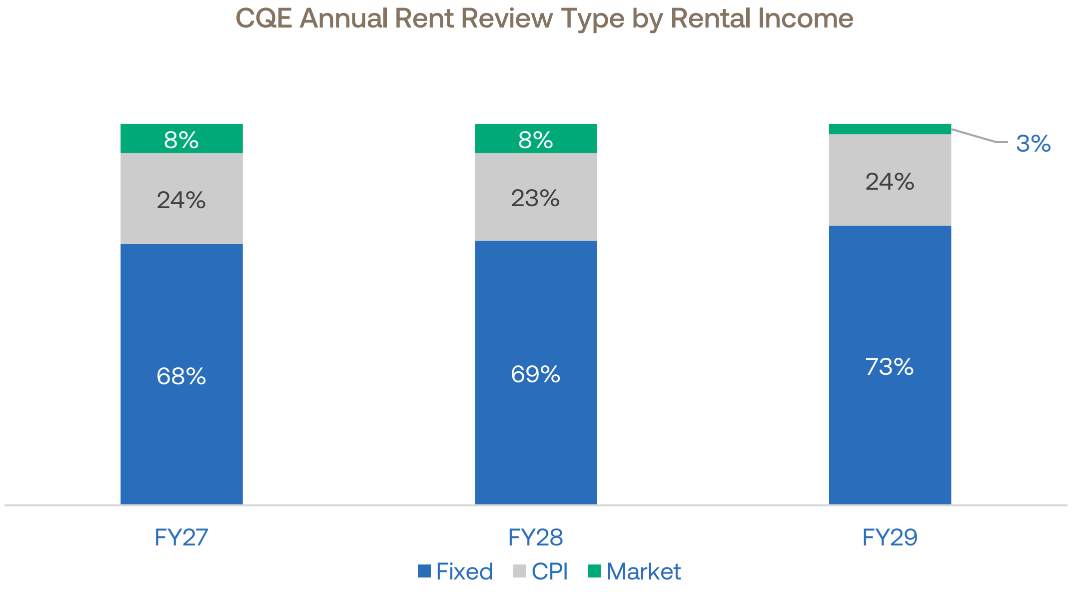
Portfolio WALE remains strong at 11.4 years

- Only 4.3% of lease income expiring within the next 5 years (only 2.4% without further options)
- Typical notice periods of 3 – 5 years from expiry for early learning properties



Strong rental growth of 6.4% achieved on 91 market rent reviews completed

- 91[1] market rent reviews completed (84 – capped) in FY26 achieving uplift of 6.4% or $1.1 million
- 54 market rent reviews (14% of CQE's total income) occurring in period to FY29
- Based on tenant provided data as at 31 March 2026:
  - The average daily fees increased by 8.3% over the last 12 months from $150 to $162[2]
  - Net rent to revenue for operators is 9.7%, below market parameters



Market Rent Reviews by % of income	FY27 completed	FY27 balance	FY28	FY29	Total
Uncapped	0%	0%	7%	3%	10%
Capped	4%	3%[3]	1%	0%	4%
Total	4%	3%	8%	3%	14%

1. Includes 59 reviews due in FY26 and 32 reviews due in FY27
2. Twelve month period to March 2025 and 2026 respectively
3. Majority of future capped market rent reviews are structured to be upwards only with a cap of 5.0%

FY26 Sustainability initiatives

By integrating sustainability across our platform and leveraging our scale, we attract and retain capital while delivering for our customers and employees – creating enduring value for all.

Environment

Net Zero[1]

Maintained Net Zero Scope 1 and Scope 2 emissions supported by Charter Hall Group's renewable energy and nature-based offset strategy.

Future proofing the portfolio

Over 1.4MW of solar installed across the portfolio, including 55 early learning centres.

Completed physical risk assessments across the portfolio to support future adaptation planning.

Awarded Australia's First Early Learning Green Star Rating

Achieved 4 Stars Green Star Performance v2 rating, representing "Best Practice" in operations[2], in partnership with our tenant customer.

Social

Customer engagement

Active tenant engagement with an NPS of +57

Customer Engagement Index remained stable at 87, aligned with industry best practice.

Supporting children and families

CQE's early learning portfolio provides over 25,000 places on a daily basis across 284 properties.

Fee-free learning

Extension of the long-standing partnership with Goodstart's Early Learning Fund, resulting in fee-free learning being provided for 20+ families each year.

Governance

ESG leadership

Maintained an 'A' ranking under the GRESB Public Disclosure, and a management component score of 30/30.

Diversity, equity and inclusion

Governed by an independent Board that prioritises diversity and inclusion, with 40% female representation.

Responsible supply chain

Strengthened frontline employees' capability to identify and respond to modern slavery risks, and deepened industry collaboration to support ongoing knowledge-sharing.

Further detail is available in our sixth Modern Slavery Statement.

1. For assets which the REIT owns and where Charter Hall Group has operational control, Charter Hall Group has offset Scope 1 related emissions and procured 100% grid-supplied renewable electricity for Scope 2 emissions since FY24 to reach Net Zero
2. The Green Star Performance v2 rating tool establishes minimum standards for fresh air, lighting quality, acoustic comfort and limits on exposure to toxins. A 4 Star rating reflects operational leadership, demonstrating performance beyond these minimum requirements through the implementation of ESG policies, verified operational improvements, and broader positive social and environmental outcomes

4 Outlook and Guidance

Emergency Command Centre
Keswick, SA

Outlook and Guidance

– Continue to execute on CQE's strategy to actively manage its 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, **FY27 guidance for EPU is no less than 18.1 cpu and DPU guidance is 18.0 cpu**

FY27 guidance[1]

EPU Guidance

No less than

18.1 cpu

EPU growth of at least

4.6%

from FY26

DPU Guidance

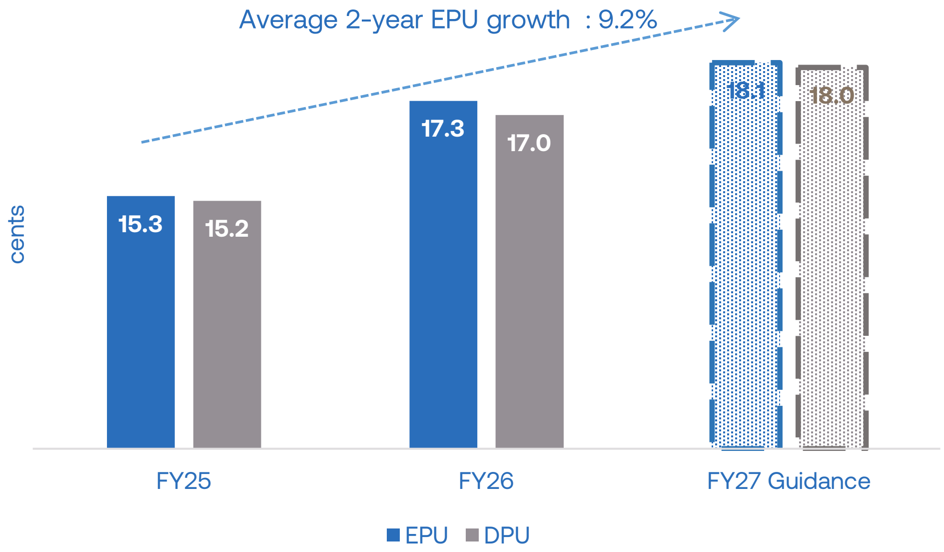
18.0 cpu

DPU growth of

5.9%

from FY26

EPU & DPU: FY25-FY27



1. Based upon information currently available and barring unforeseen events

Additional Information

5

Brisbane City Council Bus Network Terminal
Brisbane, QLD

Property investment portfolio

Asset / Sector	Tenant[1]	Suburb	State	Number of Properties	REIT interest	Valuation[2] ($m)	Cap rate[2]	WALE[3] (years)	Area[4] (sqm)
Early Learning				**284**		**1,515.6**	**5.3%**	**11.8**	**178,545**
Pathology Laboratory	Sonic Healthcare	Bowen Hills	QLD	1	25.0%			20.0	43,136
Geoscience Australia Facility	Geoscience Australia	Narrabundah	ACT	1	33.3%			5.9	32,659
Healthcare Headquarters & Training Facilities	Mater Misericordiae	Newstead	QLD	1	100.0%			9.9	8,935
Pathology Laboratory	Clinipath Pathology	Osborne Park	WA	1	100.0%			6.8	5,498
Healthcare Asset	Healius Pathology Pty Ltd	Heidelberg	VIC	1	100.0%			4.8	3,549
Medical Centre	Wise Medical	Robina	QLD	1	50.0%			5.7	1,911
Life Sciences & Healthcare				**6**		**438.4**	**6.0%**	**10.0**	**95,688**
University Campus	Western Sydney University	Parramatta	NSW	1	50.0%			15.6	26,500
'Innovation Quarter' – Education, Health & Research	Western Sydney University	Westmead	NSW	1	49.9%			7.0	11,888
Higher Education Campus	TAFE Queensland	Robina	QLD	1	50.0%			6.1	6,724
Higher Education				**3**		**245.2**	**5.9%**	**13.0**	**45,112**
Emergency Command Centre	SA Government Department	Keswick	SA	1	100.0%			9.9	6,675
Bus Terminal	Brisbane City Council	Eagle Farm	QLD	1	50.0%			12.2	6,328
Transport & Government				**2**		**135.4**	**5.4%**	**10.9**	**13,003**
Total / Weighted Average				**295**		**2,334.6**	**5.5%**	**11.4**	**332,348**

Innovation Quarter, Westmead, NSW


TAFE, Robina, QLD

1. Major tenant
2. Valuation as at 30 June 2026 (REIT ownership interest)
3. Weighted by income as at 30 June 2026 (REIT ownership interest)
4. Shown on a 100% basis

Property valuations remain resilient with LFL valuation growth of $19.2 million

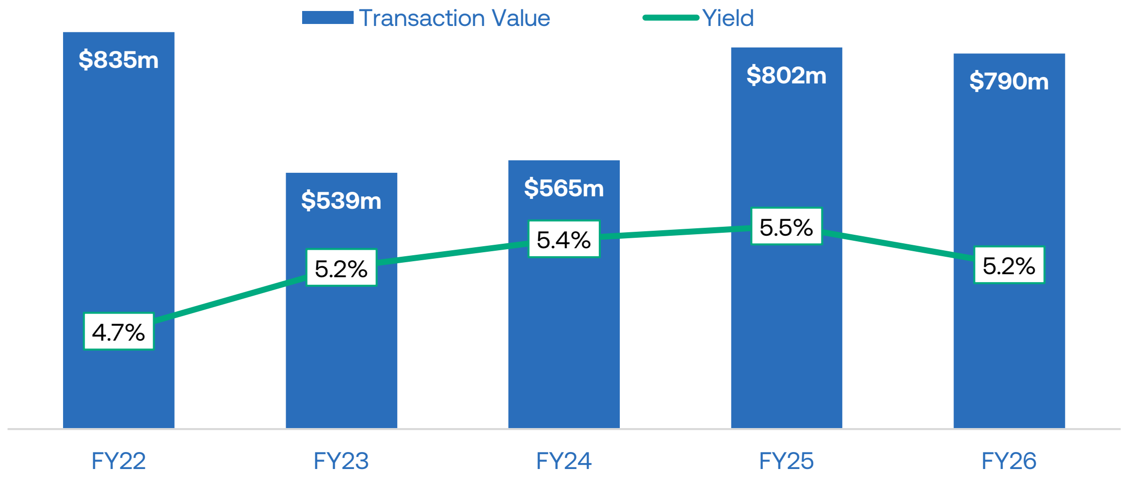
- 100% of the portfolio was externally revalued during FY26
- The portfolio's valuation profile remained resilient, with a net LFL valuation increase of $19.2 million, or 1.0%, across the portfolio
- Total Australian early learning property transactions[1] in FY26 totalled $790 million (FY25: $802 million) with an average yield of 5.2% (FY25: 5.5%)
- Queensland ($280 million or 36%) and New South s ($283 million or 36%) comprised 72% of the early learning property transactions in FY26

1. Industry data compiled by CQE

Property Investment Portfolio by SI Sub-Sector

	No. of Properties	Valuation ($m)	WACR (%)	LFL Net Valuation Increase ($m)	LFL Net Valuation Increase (%)
Early Learning	284	1,515.6	5.3	18.1	1.2%
Life Sciences & Health	6	438.4	6.0	(0.2)	(0.1%)
Higher Education	3	245.2	5.9	0.4	0.5%
Government Services	2	135.4	5.4	0.9	0.7%
TOTAL	**295**	**2,334.6**	**5.5**	**19.2**	**1.0%**

Australian early learning property transactions and yields[1]



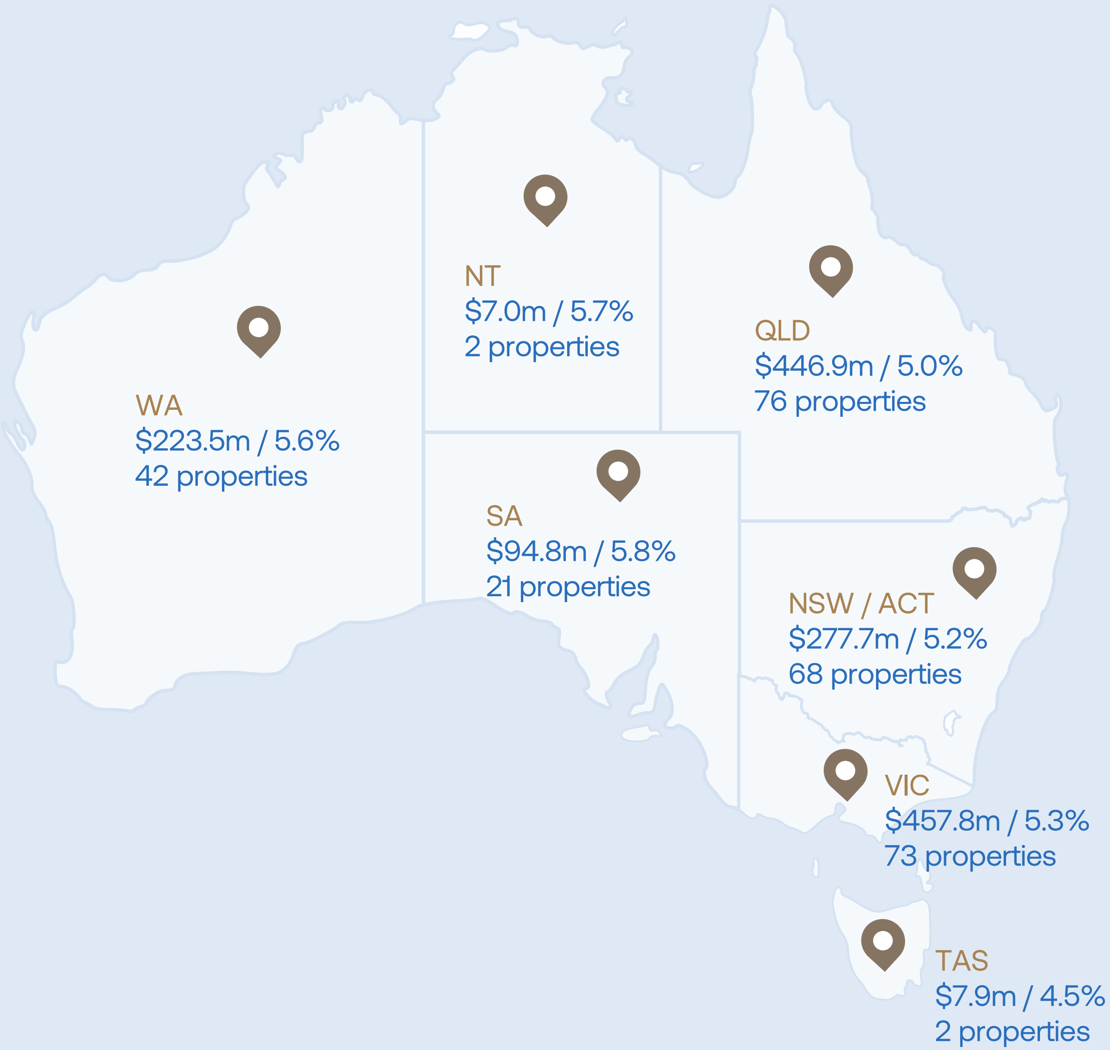
Property investment portfolio

Early Learning Centres

- Early learning centre portfolio comprises:
  - 284 properties[1] with a total value of $1,515.6 million
  - WALE: 11.8 years
  - Passing yield: 5.2%[2]
- Key early learning metrics:
  - 25,427 Approved LDC places (CQE average: 90 places per property)
  - 99% of CQE properties assessed as "Exceeding" or "Meeting" NQS for the Quality Area 3 – Physical Environment[3]

Only About Children Camberwell, VIC

Early learning property portfolio by location – Valuation and passing yields



1. Includes 20 leasehold properties with a value of $28.9 million with passing yield of 13.5% and 1 early learning development site with current cost of $6.4 million and a forecast total cost to complete of $0.5 million
2. Calculated on book values as at 30 June 2026. Passing yield is 5.0% after deducting non-recoverable outgoings of $2.8 million paid at portfolio level
3. Per ACECQA National Register for centres with assessments

Social Infrastructure: Properties delivering essential community services

Strong industry and demographic trends resulting in increasing demand and future growth opportunities for social infrastructure assets

Strong population growth

3.5m

Increase in population over the next 10 years[1]

301,000

Annual net overseas migration[2]

Key component of Australia's economy

>$220b

Annual recurring Federal Government spend[3]

63.5%

Record female participation rate in July 2025[4]

Leading education system drives productivity and GDP growth

$55.0b

Australian education export income in CY25[5]

80%

Tertiary attainment rate by 2050[6]

Early Learning

Higher Education

Life Sciences and Health

Government Services (essential community)

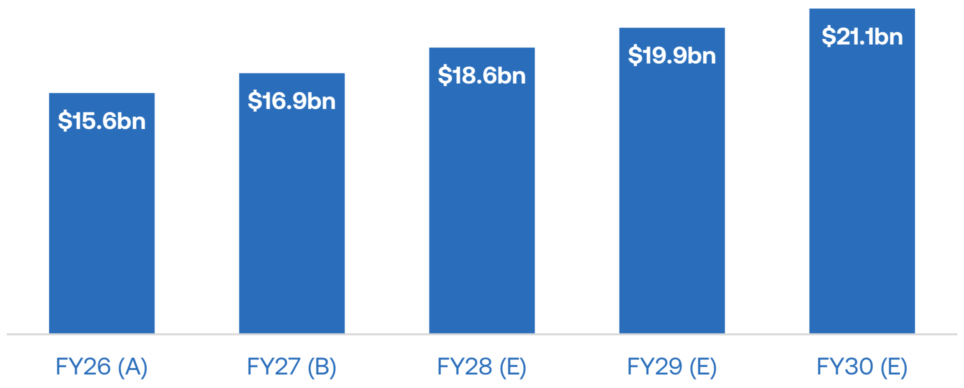
1. 2025 Population Statement – Centre for Population
2. For year ended 31 December 2025; Source: ABS – National, state and territory population (December 2025)
3. Spending on Healthcare ($137b), Education ($57b), Early Learning ($17b) and Public Order and Safety ($10b); Source: Budget 2027 – Budget Strategy and Outlook – Budget Paper No.1
4. ABS - Labour Force, Australia, July 2025
5. Australian Government – Department of Education: Education export income - Calendar Year
6. 80% of working age population having at least one Certificate III qualification or higher; Source: Australian Universities Accord – Final Report

Early Learning Industry

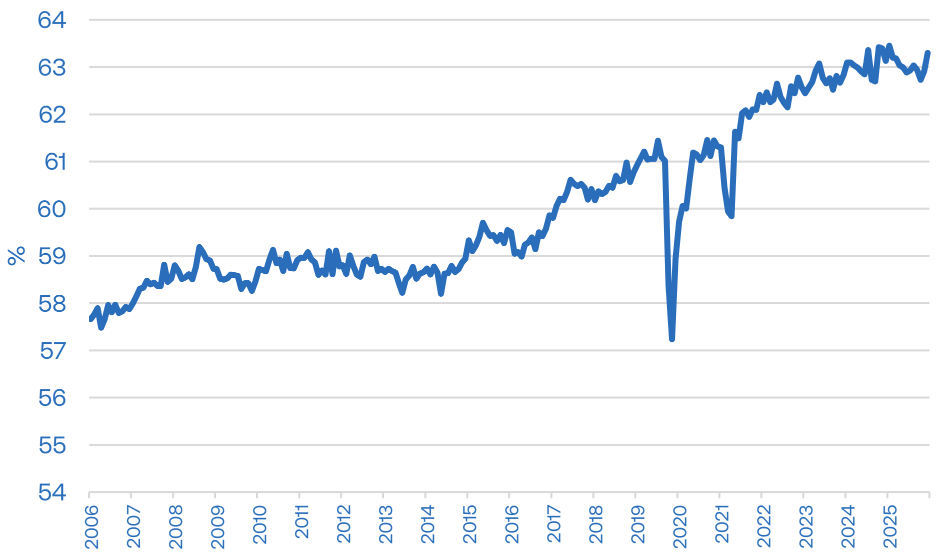
- Importance of sector remains crucial to Australia's education system and economic prosperity, driving workforce participation and overall growth
- Federal government funding is currently over $15 billion per annum. This is forecast to increase by 35% to $21.1 billion in FY30.[1] On average, the government funds 71% of childcare fees with parents funding the remaining 29%[2]
- Key recent government policies changes include:
  - **3 Day Guarantee:** From 5 January 2026, the Child Care Subsidy activity test was replaced by the 3 Day Guarantee, entitling all eligible families to 3 days of subsidised care per week
  - **Child safety / NQF reforms:** Changes to the National Quality Framework and National Law roll out progressively through 2026 to strengthen child safety and lift national standards. Consideration given to establishment of a national Early Education and Care Commission
  - **Educator wage funding:** On 17 June 2026, the Government committed a further $3.6 billion to extend the 15% funded wage increase (Worker Retention Payment) to 30 June 2028
- Female labour force participation has increased from 57.7% in 2006 to 63.3% in June 2026[3]
- As at 30 June 2026, there are 9,670[4] LDC centres in Australia with a net increase in supply of 215 (2.3%) for FY26

1. Budget 2026 – 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 2026 – ABS
4. ACECQA data

Childcare Subsidy – Federal Government Spending[1]



Female Participation Rate[3]



Statutory Profit Reconciliation

	FY25 ($m)	FY26 ($m)
Operating Earnings	**57.0**	**64.2**
Net fair value movements on investment properties	28.8	22.3
Net movements on derivative financial instruments	(14.6)	7.0
Straight lining of rental income, amortisation of lease fees and incentives	(1.0)	–
Ground rent on leasehold properties	1.2	0.8
Debt refinance costs	–	(3.5)
Other	(0.4)	(0.3)
Statutory Profit	**71.0**	**90.5**

1. Note: totals may not add due to rounding

CQE joint venture summary – FY26

Investment in JVs – operating earnings and balance sheet

$m	CH BBD Trust	LWR GSA	PFA Westmead	CH Sonic Bowen Hills	Total JVs
Ownership interest	50.0%	33.3%	49.9%	25.0%	
Properties	Brisbane Bus Terminal	Geoscience	Innovation Quarter	Sonic Healthcare	
Operating earnings					
Net property income	3.0	9.6	3.2	0.3	16.1
Finance costs[1]	(1.2)	–	–	(0.2)	(1.4)
Share of operating earnings[2]	**1.8**	**9.6**	**3.2**	**0.1**	**14.7**
June 2026 balance sheet					
Cash	1.1	0.5	0.3	1.6	3.5
Investment properties	57.4	115.9	57.0	120.0	350.3
Borrowings	(26.1)	–	–	(66.3)	(92.4)
Net other	(0.4)	(1.9)	(0.4)	–	(2.7)
CQE net investment	**32.0**	**114.5**	**56.9**	**55.3**	**258.7**

1. Net of interest income
2. Excludes $2.8m from CH UWS Trust which was consolidated following the acquisition of 100% of units

Note: totals may not add due to rounding

Key Statistics

Financial & Capital Management Metrics	FY22	FY23	FY24	FY25	FY26
NTA ($)	4.08	4.04	3.82	3.86	3.93
DPU (c)	17.2	17.2	16.0	15.2	17.0
Gearing (%)	29.8	32.2	33.0	30.5	33.7[1]
Weighted Average Cost Of Debt (%)	3.2	4.3	5.1	5.0	5.2[2]
Weighted Average Debt Maturity (Years)	3.9	2.9	3.9	4.9	3.8
Portfolio Metrics					
Weighted Average Lease Expiry (Years)	14.3	13.2	12.4	11.6	11.4
% Of Lease Income Expiring In Next 5 Years	4.6	3.5	2.4	3.5	4.3
Major Customer % Of Income (Goodstart) (%)	39	34	32	29	25
LFL Rent Growth (%)[3]	3.4	3.7	3.4	4.2	3.8
Market Rent Reviews					
Completed Number	2	8	4	69	91
Average Rental Growth (%)	3.5	5.4	5.8	10.5	6.4
Geographic Spread (% Rental Income)					
NSW/ACT	17.7	24.5	23.6	22.2	29.0
QLD	36.6	34.3	33.8	31.6	31.2
VIC	24.6	23.3	24.0	23.5	19.5
WA	10.8	9.5	10.2	13.3	12.1
SA	9.6	7.8	7.8	8.8	7.6
TAS/NT	0.7	0.6	0.6	0.6	0.6

1. Calculated on a pro-forma basis post the divestment of 5 contracted early learning centres ($19.8 million) held for sale, expected to settle by November 2026
2. Calculation as at 30 June 2026 based upon BBSY of 4.5%, debt hedged of $596 million, drawn debt of $898 million
3. Weighted average rent review on like-for-like properties for FY26 including impact of market rent reviews

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
NPI	Net property income
NLA	Net lettable area
NTA	Net tangible assets
Triple Net (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
WACR	Weighted average capitalisation rate
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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Presentation authorised by the Board

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