APPENDIX 4E

Financial Report
for the year ended 30 June 2026

Name of Entity:

The Charter Hall Group (CHC) - comprising the stapling of ordinary shares in Charter Hall Limited (CHL) (ACN 113 531 150) and units in Charter Hall Property Trust (CHPT) (ARSN: 113 339 147)

The Appendix 4E should be read in conjunction with the financial report of the Charter Hall Group for the year ended 30 June 2026.

Results for announcement to the market

	Year Ended 30 June 2026 $m	Year Ended 30 June 2025 $m	Variance (%)
Revenue	556.7	544.9	2.2
Profit/(loss) after tax attributable to stapled securityholders of Charter Hall Group	427.9	327.7	30.6
Operating earnings attributable to stapled securityholders[1]	488.1	385.0	26.8

[1] Operating earnings is a non-IFRS financial measure which represents statutory profit after tax adjusted for non-operating items that are either non-recurring, non-cash, or both. These adjustments which can include items such as net fair value movements, non-cash accounting adjustments such as straight lining of rental income and amortisations. Operating earnings is the primary measure of the Group's underlying and recurring earnings. Operating earnings is used by the Group CEO to make strategic decisions and as a guide to assessing an appropriate distribution to declare.

A reconciliation of the Group's operating earnings to statutory profit is provided in note 1 of the financial report.

	Year Ended 30 June 2026 cps	Year Ended 30 June 2025 cps	Variance (%)
Basic statutory earnings per stapled security attributable to stapled securityholders	90.5	69.3	30.6
Diluted statutory earnings per stapled security attributable to stapled securityholders	88.8	68.0	30.6
Operating earnings per stapled security attributable to stapled securityholders	103.2	81.4	26.8

Dividends and distributions	Year Ended 30 June 2026	Year Ended 30 June 2025
Final franked dividend and distribution in respect of a:		
CHPT unit	5.17¢	2.43¢
CHL share	20.67¢	21.95¢
Interim franked dividend and distribution in respect of a:		
CHPT unit	3.72¢	3.52¢
CHL share	21.11¢	19.90¢
Total	50.67¢	47.80¢

Record date for determining entitlements to the dividend/distribution	30 June 2026
Payment date	31 August 2026

Results for announcement to the market (continued)

Net Tangible Assets

	As at 30 June 2026	As at 30 June 2025
Net tangible assets (NTA) per stapled security [1]	$5.95	$5.26

[1] Under the listing rules NTA must be determined by deducting from total tangible assets all claims on those assets ranking ahead of the ordinary securities (ie: all liabilities, preference shares, outside equity interest etc).

The number of securities on issue at 30 June 2026 is 473.0 million (2025: 473.0 million).

Control gained or lost over entities during the year

The following changes in control occurred within the Group during the year:

- CHPT EX 4 Trust (wholly owned entity established on the 10 July 2025)
- CHPT EX 5 Trust (wholly owned entity established on the 10 July 2025)
- CHPT EX 6 Trust (wholly owned entity established on the 10 July 2025)
- CHPT EX 7 Trust (wholly owned entity established on the 10 July 2025)
- CHPT EX 8 Trust (wholly owned entity established on the 10 July 2025)
- CHPT EX SPV 4 Trust (wholly owned entity established on the 10 July 2025)
- CHPT EX SPV 5 Trust (wholly owned entity established on the 10 July 2025)
- CHPT EX SPV 6 Trust (wholly owned entity established on the 10 July 2025)
- CHPT EX SPV 7 Trust (wholly owned entity established on the 10 July 2025)
- CHPT EX SPV 8 Trust (wholly owned entity established on the 10 July 2025)
- Folkestone Real Estate Services Pty Ltd (wholly owned entity deregistered on the 16 July 2025)
- Millers Road Altona Pty Ltd (wholly owned entity deregistered on the 16 July 2025)
- Hector Insurance Limited (wholly owned entity established on the 21 August 2025)
- Charter Hall DVAP Pty Ltd (wholly owned entity established on the 1 September 2025)
- CHOF6 Aus Post Holding Trust (wholly owned entity established on the 22 September 2025)
- CHOF6 Edinburgh Trust (wholly owned entity established on the 22 September 2025)
- CHOF6 Port Pirie Trust (wholly owned entity established on the 29 September 2025)
- CHOF6 Murray Bridge Trust (wholly owned entity established on the 29 September 2025)
- CHOF6 Tanunda Trust (wholly owned entity established on the 29 September 2025)
- CHOF6 Kadina Trust (wholly owned entity established on the 29 September 2025)
- CHCIT22 Frenchs Forest Investment Trust (wholly owned entity established on the 20 November 2025)
- Charter Hall Co-Investment Trust 26 (wholly owned entity established on the 25 November 2025)
- Charter Hall Co-Investment Trust 27 (wholly owned entity established on the 25 November 2025)
- Charter Hall Co-Investment Trust 28 (wholly owned entity established on the 25 November 2025)
- Charter Hall Co-Investment Trust 29 (wholly owned entity established on the 25 November 2025)
- Charter Hall Co-Investment Trust 30 (wholly owned entity established on the 25 November 2025)
- Charter Hall Co-Investment Trust 31 (wholly owned entity established on the 30 November 2025)
- Charter Hall Co-Investment Trust 32 (wholly owned entity established on the 30 November 2025)
- Charter Hall Co-Investment Trust 33 (wholly owned entity established on the 30 November 2025)
- Charter Hall Co-Investment Trust 34 (wholly owned entity established on the 30 November 2025)
- Charter Hall Co-Investment Trust 35 (wholly owned entity established on the 30 November 2025)
- Charter Hall Co-Investment Trust 36 (wholly owned entity established on the 30 November 2025)
- Charter Hall Co-Investment Trust 37 (wholly owned entity established on the 30 November 2025)
- Charter Hall Co-Investment Trust 38 (wholly owned entity established on the 30 November 2025)
- Charter Hall Co-Investment Trust 39 (wholly owned entity established on the 30 November 2025)
- Charter Hall Co-Investment Trust 40 (wholly owned entity established on the 30 November 2025)
- CHPT 140 Lonsdale Holding Trust (Formerly: CHPT EX 3 Trust) (wholly owned entity control lost on the 4 December 2025)
- CHPT EX 2 Trust (wholly owned entity control lost on the 8 December 2025)
- CHPT EX SPV 2 Trust (wholly owned entity control lost on the 8 December 2025)
- CHPT Investment Trust (formerly: CHPT 1 O'Connell Trust) (wholly owned entity established on the 17 December 2025)
- CHOF6 Chandos Street Holding Trust (wholly owned entity established on the 18 December 2025)
- Charter Hall MFH Gordon Trust (wholly owned entity control lost on the 19 December 2025)
- CHPT Chandos Trust (wholly owned entity established on the 23 December 2025)
- CHOF6 Chandos Trust (wholly owned entity established on the 23 December 2025)
- ALE Finance Company No.3 Pty Ltd (wholly owned entity deregistered on the 14 January 2026)
- DVP2 241 Adelaide Street Trust (wholly owned entity acquired on the 19 February 2026)
- CHAB 241 Adelaide Street Trust (wholly owned entity acquired on the 19 February 2026)

Results for announcement to the market (continued)

- CHAB 241 Adelaide Street Landowning Trust (wholly owned entity acquired on the 19 February 2026)
- Charter Hall AMPOL XS Trust (wholly owned entity established on the 26 March 2026)
- CHXST Holding Trust (wholly owned entity established on the 26 March 2026)
- CHXST Investment Trust (wholly owned entity established on the 26 March 2026)
- CH Investment Services Pty Ltd (wholly owned entity established on the 28 April 2026)
- CHPT Sonic Holding Trust (wholly owned entity established on the 12 May 2026)
- CHPT Sonic Investment Trust (wholly owned entity established on the 12 May 2026)
- CH FED Trust (wholly owned entity established on the 24 June 2026)
- Charter Hall Telco Exchange Fund No.2 (wholly owned entity established on the 23 March 2026)
- CH TEF2 Holding Trust (wholly owned entity established on the 24 April 2026)
- CH TEF2 Investment Trust (wholly owned entity established on the 26 March 2026)
- Charter Hall Direct Life Sciences Fund (wholly owned entity established on the 4 June 2026)

Results for announcement to the market (continued)

Details of Unconsolidated Investments

The Group's unconsolidated investment entities and its percentage holding are set out below:

Investments

- 1 Brisbane Trust (24.8%)
- BP Fund (16.6%)[1]
- Brickworks (100.0%)
- Brisbane Square Wholesale Fund (16.8%)
- CH 1 O'Connell Holding Trust (50.0%)
- CH 201 Elizabeth Holding Trust (5.9%)
- CH 242 Exhibition Street Holding Trust (1.8%)
- CH AP Fund (50.1%)
- CH Darra Head Trust (100.0%)
- CH Defence Trust (100.0%)
- CH DJ Trust (43.2%)
- CH Genge Office Trust (49.9%)
- CH King William Trust (100.0%)
- CH Sonic Bowen Hills Holding Trust (75.0%)
- CHAB 241 Adelaide Street Trust (100.0%)
- Charter Hall Australian Investment Trust (10.0%)
- Charter Hall Canberra Office Trust (5.0%)
- Charter Hall Co-Investment Trust 20 (100.0%)
- Charter Hall Convenience Retail Fund (3.9%)
- Charter Hall Counter Cyclical Trust (5.0%)
- Charter Hall Direct Convenience Retail Fund (10.4%)
- Charter Hall Direct Long WALE Fund (0.0%)
- Charter Hall Direct Office Fund (11.1%)
- Charter Hall Direct PFA Fund (13.4%)
- Charter Hall Exchange Wholesale Trust (3.0%)
- Charter Hall Koala Investment Partnership (20.0%)
- Charter Hall Long WALE REIT (11.1%)
- Charter Hall Maxim Property Securities Fund (19.3%)
- Charter Hall Office Partnership 4 (90.0%)
- Charter Hall Office Trust (15.7%)
- Charter Hall Office Trust No. 2 (0.1%)
- Charter Hall Office Trust No. 3 (6.1%)
- Charter Hall PGGM Industrial Partnership (12.0%)
- Charter Hall PGGM Industrial Partnership No.2 (12.0%)
- Charter Hall Prime Industrial Fund (1.3%)
- Charter Hall Prime Office Fund (4.8%)
- Charter Hall Retail Partnership No. 1 Trust (0.1%)
- Charter Hall Retail REIT (9.3%)
- Charter Hall Social Infrastructure REIT (9.9%)
- CHOF5 Westmead Trust (100.0%)
- CHOF6 Aus Post Trust (100.0%)
- CHOF6 Chandos Street Holding Trust (100.0%)
- CHOF6 Darwin Trust (100.0%)
- CHOF6 Edinburgh Trust (100.0%)
- CHOF6 Frenchs Forest Holding Trust (100.0%)
- CHOF6 Genge Street Trust (100.0%)
- CHOF6 Western Sydney Airport Trust (100.0%)
- Core Logistics Partnership (5.6%)
- Deep Value Partnership (13.4%)
- DVAP6 (41.1%)
- DVP2 Castlereagh St Trust (14.3%)
- DVP2 Trust (14.3%)
- Folkestone Hornsby Development Fund (100.0%)
- Long WALE Investment Partnership (0.1%)
- Paradice Investment Management (50.0%)
- Retail Partnership No. 2 Trust (0.2%)

[1]Forms the Long WALE Hardware Partnership.

Results for announcement to the market (continued)

Further information about the Group's interest in unconsolidated entities is set out in Notes 2, 3 and 4 of the attached financial report.

Other significant information

For additional information regarding the results of Charter Hall Group for the year ended 30 June 2026 please refer to the Full Year Results – ASX Media Announcement and the 2026 Full Year Results Presentation lodged with the ASX. Attached with this Appendix 4E is a copy of the financial report for the year ended 30 June 2026.

Accounting standards used by foreign entities

International Financial Reporting Standards.

Segment results

Refer attached financial report (Note 1: Segment information).

Other Factors

Refer to other significant information (above).

Audit

This report is based on accounts to which one of the following applies: (tick one)

☑	The accounts have been audited. (refer attached financial statements)	☐	The accounts have been subject to review. (refer attached financial statements)
☐	The accounts are in the process of being audited or subject to review.	☐	The accounts have not yet been audited or reviewed.