For personal use only

Charter Hall

**Charter Hall Group**

# 2026 Annual General Meeting

**ASX:CHC**





NAIDOC Week at 130 Lonsdale Street, Melbourne VIC (CPOF)

## 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

1. Chair's Address: Stephen Conry AM
2. Managing Director & Group CEO's Address: David Harrison
3. Formal Business
4. Meeting closed



Front cover: from left
Coles Distribution Centre, Perth (CLW, DIF3 & DIF4)
Waverley Gardens, Melbourne (CCRF)
1 O'Connell Street, Sydney (TOP)

For personal use only

For personal use only

# Chair's Address: Stephen Conry AM

1



1 Shelley Street, Sydney (CPOF)

# Board of Directors

For personal use only



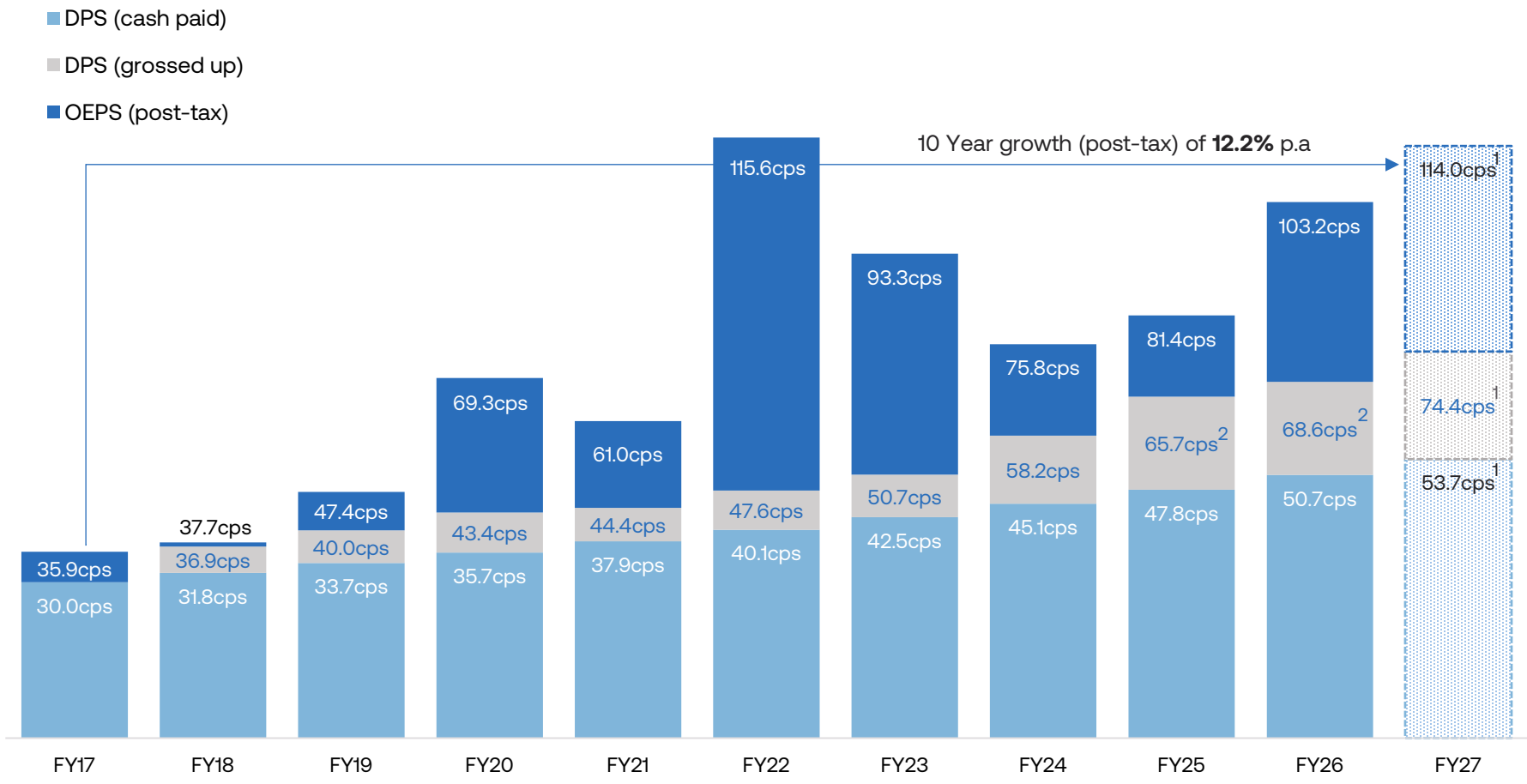
From left: **David Ross** Independent Non-Executive Director; **Karen Penrose** Independent Non-Executive Director; **Greg Paramor AO** Independent Non-Executive Director; **Stephen Conry AM** Chair and Independent Non-Executive Director; **David Harrison** Managing Director & Group CEO; **Jacqueline Chow** Independent Non-Executive Director; **Darren Steinberg** Independent Non-Executive Director

# Operating earnings growth

- **Net equity inflows driving FUM growth** that underpins ongoing growth in FM EBITDA
- FY26 OEPS of **103.2cps** (26.8% growth over FY25) and DPS of **50.7cps**
- FY26 Distribution yield of **4.3%**[3] (grossed up for franking credit)

For personal use only

## Operating earnings and distributions growth




1. Based on FY27 earnings guidance of approximately 114.0cps and DPS growth of 6% on FY26. Assumes 90% of FY27 distribution is fully franked dividends
2. Excludes capital reallocation non-cash special dividend which increased franking credits to security holders by a further 25.7cps (FY25) and 13.1cps (FY26)
3. Based on 30 June 2025 close share price of $19.19 and includes cash distribution plus franking credits on ordinary dividend (17.9cps) and special dividend (13.1cps)

# FY26 Sustainability achievements

## Our approach

**Platform-wide**
Harness our scale to drive consistent, impactful sustainability outcomes

**Integrated asset planning**
Targeted enhancements that improve operational efficiency and deliver high-performing buildings

**Active partnership**
Deliver long-term returns by working with customers to implement cost-effective, clean energy solutions




### Net Zero[1]

Achieved Net Zero Scope 1 and Scope 2 emissions from 1 July 2025, supported by onsite solar, renewable electricity and nature-based carbon offsets (8%).[2]

### Clean energy

Delivered 100% renewable electricity across assets in our operational control, underpinned by our renewable energy power purchase agreement.

Expanded installed solar capacity by 10MW (YTD) to 96MW, with 80% supplying tenants directly. A further 11.5MW is planned or committed.[4]

### Circular economy

Created a circular office fitout model with The Collective, a group of industry experts, to help shape more sustainable fitout practices while reducing waste and creating long-term value.




### Community partnerships

Invested more than $3.9 million through social procurement and contributed 3,704 volunteering hours to support vulnerable young Australians.

### Natural disaster relief and recovery

Invested $350k with Red Cross and Foundation for Rural & Regional Renewal to support Australian communities impacted by natural disasters and hardship.

### First Nations

Launched our inaugural First Nations Work Experience Day in partnership with Bandu, connecting students with Charter Hall professionals and leaders.

Doubled procurement spend with Supply Nation-certified organisations to more than $2 million.




### Sustainability leadership

Demonstrated sustainability leadership, with six CHC funds ranked in GRESB's global top 10. 27 funds ranked in the top 20%.

Achieved an 'A' ranking for all listed entities[3] under the GRESB Public Disclosure.

Achieved an 'AA' MSCI rating and PRI 5 Stars across all modules.

### Sustainable finance

Grew sustainable finance to $8.2 billion, representing 23% of the debt book, and reflecting continued integration of ESG outcomes across funds and assets.

### Responsible supply chain

Strengthened frontline employees' capability to identify and respond to modern slavery risks, while deepening industry collaboration and knowledge-sharing.

Further detail is available in our sixth Modern Slavery Statement.

1. Our Net Zero target applies to Scope 1 and Scope 2 emissions for existing assets that fall under the operational control of responsible entities for which Charter Hall Limited is the controlling corporation. Including LGCs from installed solar returned to retail shopping centres
2. LGC and Offsets have been secured and will be retired to compensate for all Scope 1 and Scope 2 emissions from 1 July 2025
3. Charter Hall's listed entities are ASX:CHC, CQR, CLW, and CQE
4. Includes planned solar capacity agreed by all parties without formal works not yet commenced

For personal use only

For personal use only

# Managing Director & Group CEO's Address: David Harrison

2




Southport Park Shopping Centre, Gold Coast (CCRF)

# FY26[1] Group highlights

For personal use only

## Group Returns

**$488 million**
Operating earnings

**103.2cps**
OEPS (↑ 26.8% over FY25)

**26.4%**
(30.8% on pre-tax basis)
Return on Contributed Equity[5]

## Property Investments

**$3.2bn**
Co-investment portfolio

**17.0%** growth in
Property Investment EBITDA

**58%**
PI & DI EBITDA share of Group EBITDA

## Funds Management

**$94.3bn**
Group FUM[2]

**$17.7bn**
Gross transactions

**7.8%**
DPS growth for 15 years

## Platform Investment Capacity

**$6.4bn**
Group investment capacity[3]

(Balance sheet capacity of $1.0bn[4])

## Balance sheet

**$5.95**
NTA per security

**14.2%**
Balance sheet gearing

## FY27 Earnings Guidance

| OEPS +26.8% | | OEPS +10.5% |
|---|---|---|
| 103.2cps | ↑ | 114.0cps |
| FY26 delivered | | FY27 guidance |

## FY27 Distribution Guidance

| DPS +6.0% | | DPS +6.0% |
|---|---|---|
| 50.7cps | ↑ | 53.7cps |
| FY26 delivered | | FY27 guidance |

1. Figures and statistics throughout this presentation are for the 12 months to 30 June 2026 unless otherwise stated
2. Includes Paradice Investment Management (PIM), with $18.3bn of FUM at 30 June 2026
3. Investment capacity calculated as cash plus undrawn debt facilities for CHC and the funds management platform. At 30 June 2026, platform cash was $0.8bn. Excludes committed and unallotted equity
4. Includes cash plus undrawn debt facilities
5. Return on contributed equity is calculated as total operating earnings post-tax per security divided by the opening contributed equity per security of $3.91 for the 12 months to 30 June 2026

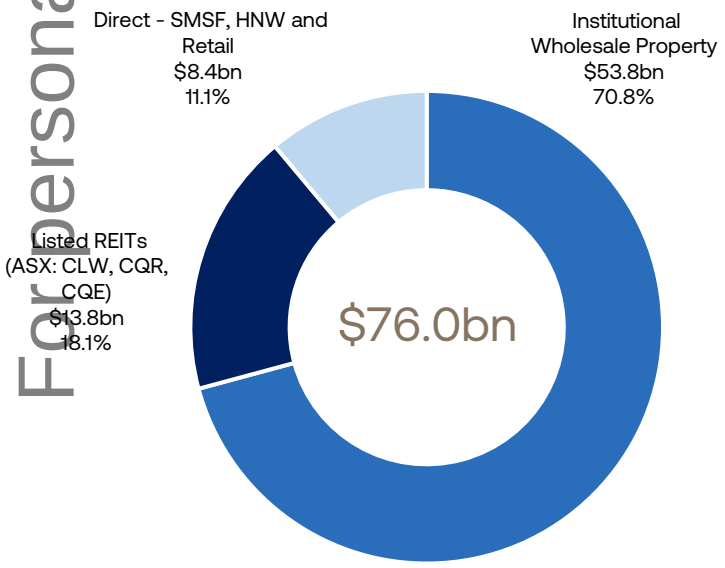
# Property funds management portfolio

Institutional Wholesale property FUM increased by $7.7bn to $53.8bn, representing 70% of $76bn property FUM

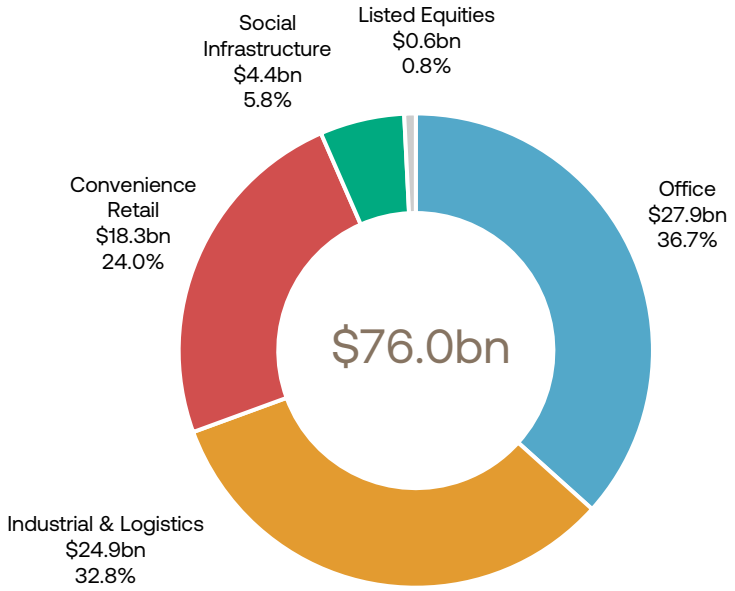
## Largest diversified property portfolio in Australia

| Property FUM | Portfolio value ($bn) | Lettable area (m sqm) | No. of Properties | Net rent ($bn) | WARR (%) | WALE (years) | Occupancy (%) | WACR (%) |
|---|---|---|---|---|---|---|---|---|
| 30 June 2026 | 76.0 | 12.1 | 1,619 | 4.0 | 3.4 | 7.3 | 97.4 | 5.6 |
| 30 June 2025 | 66.8 | 11.1 | 1,610 | 3.3 | 3.2 | 7.8 | 97.7 | 5.6 |

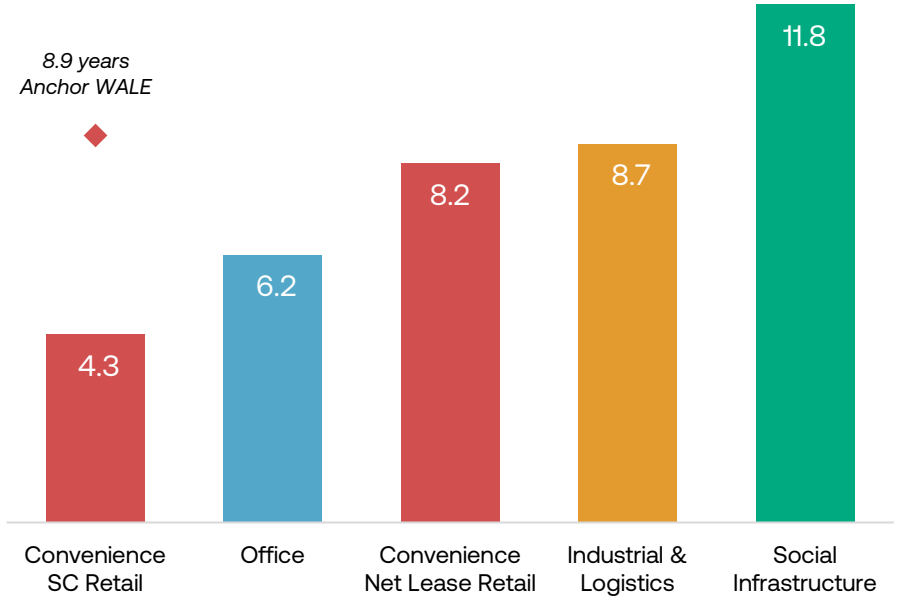
### Property FUM by equity source




### Property FUM by sector




### WALE by sector




For personal use only

# Deep, trusted cross sector relationships

## Transacted with 10 of the top 20 tenant customers in FY26 including sale and leaseback with Sonic Healthcare

Our top 20 tenants represent 52% of property platform income of $4.0bn

20% of platform leases are triple-net

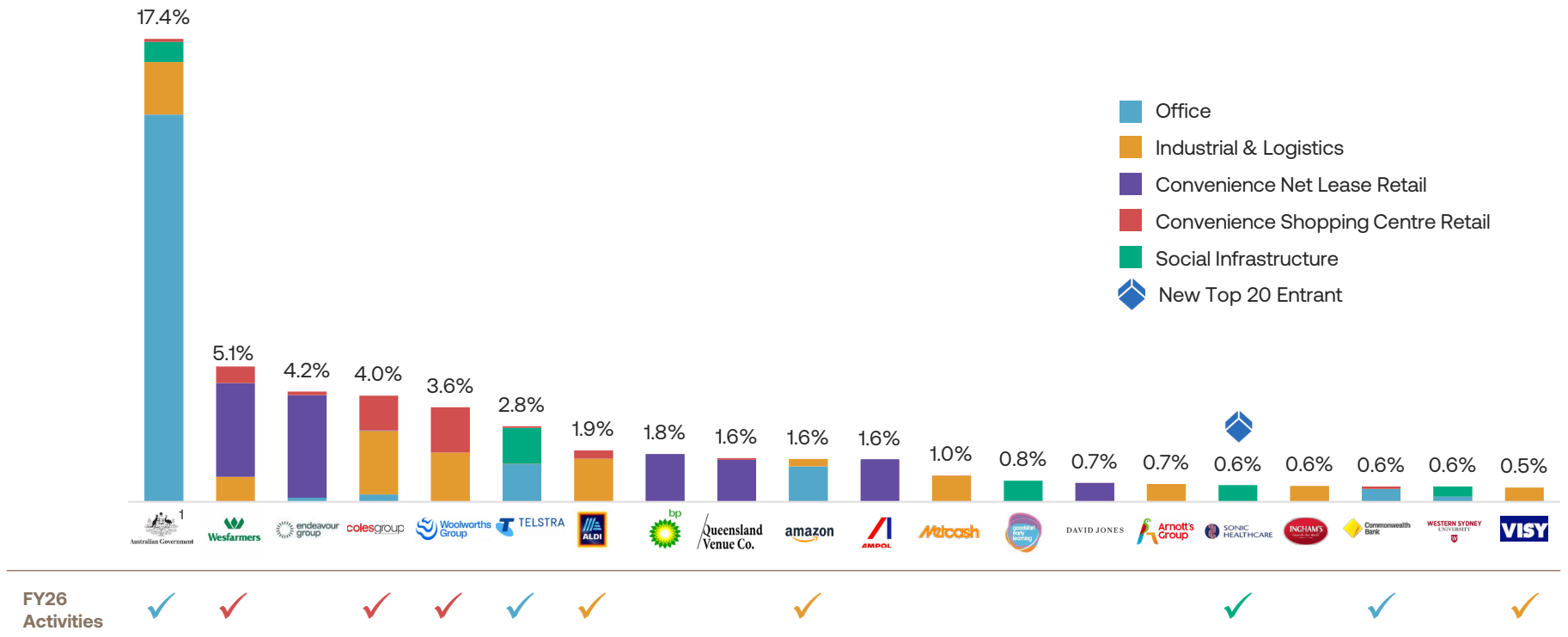
19% of platform income CPI-linked

69% multi-lease tenants

28% cross-sector tenants across more than 5,700 leases

For personal use only

## Top 20 platform tenants by net income




1. Includes federal, state and local governments

# FY27 Funds Management Update

## Growth in Group Funds Management to $97bn and Property Funds Management to $78bn

- FY27 year-to-date gross equity flows of $2.4bn[1]
- $2.4bn in gross equity inflows continues momentum from FY26 where $6.7bn in inflows were secured
- Equity inflows predominantly driving growth through institutional partnerships and pooled funds
- Conversion of $1bn of Industrial and Office development pipeline from uncommitted to committed
- New Charter Hall Direct product launches providing new investment opportunities to retail, SMSF and HNW investor customers



Brendale Distribution Facility, Brendale, QLD (IP5)




Acacia Ridge Industrial Facility, Acacia Ridge, QLD (IP6)

1. Gross equity inflows invested and gross equity inflow commitments received and yet to be called since 30 June 2026

For personal use only

# FY27 operating earnings guidance

Based on no material change in current market conditions, FY27 guidance for post-tax operating earnings per security of approximately 114.0 cents, representing 10.5% over FY26. Guidance assumes no performance fee revenue in FY27.

FY27 distribution per security guidance is for 6% growth over FY26, continuing 15 years of DPS growth.

For personal use only




Charter Hall assets, Sydney CBD

# Formal Business

For personal use only

3



Charter Hall Offices, No.1 Martin Place, Sydney (CHOT)

# Item 1 – Annual Report

For personal use only

To receive and consider the Annual Report, consisting of the Financial Report and Directors' Report, and Auditor's Report for the year ended 30 June 2026.

Note: There is no requirement for Securityholders to approve these reports.

# Item 2 – Election and Re-election of Directors

To consider and, if thought fit, pass the following resolution as an ordinary resolution of CHL:

a. “That, Mr Darren Steinberg, appointed as an additional Director of CHL by the Board, is elected as a Director of CHL.”

b. “That, Mr Stephen Conry AM, is re-elected as a Director of CHL.”





For personal use only

# Item 2 – Proxies – Election and Re-election of Directors

For personal use only

| | FOR | OPEN | AGAINST |
|---|---|---|---|
| **Darren Steinberg** | **99.89%** | **.06%** | **.06%** |
| **Stephen Conry AM** | **88.34%** | **.05%** | **11.60%** |

Note: Figures may not sum up to 100.00% due to rounding.

# Item 3 – Adoption of Remuneration Report

For personal use only

To consider and, if thought fit, pass the following as an ordinary resolution of CHL:

"That the Remuneration Report included in the Annual Report for the year ended 30 June 2026 be adopted."

Note: The vote on this resolution is advisory only and does not bind Charter Hall Group or the Directors of CHL.

# Item 3 – Proxies – Adoption of Remuneration Report

For personal use only

| | |
|---|---|
| **FOR:** | **56.63%** |
| **OPEN:** | **.05%** |
| **AGAINST:** | **43.32%** |

# Item 4 - Issue of service rights to Mr David Harrison - Performance Rights and Options Plan (Mandatorily deferred portion of Short-Term Incentive (STI) for FY26)

For personal use only

To consider and, if thought fit, pass the following ordinary resolution of CHL and CHPT:

"That approval is given for all purposes under the Corporations Act and the Listing Rules (in particular, Listing Rule 10.14) for the issue of 74,527 service rights to Mr David Harrison as described in the Explanatory Memorandum."

# Item 4 – Proxies – Issue of service rights to Mr David Harrison - Performance Rights and Options Plan (Mandatorily deferred portion of Short-Term Incentive (STI) for FY26)

For personal use only

| | |
|---|---|
| **FOR:** | **99.77%** |
| **OPEN:** | **.05%** |
| **AGAINST:** | **.18%** |

# Item 5 - Issue of performance rights to Mr David Harrison – Performance Rights and Options Plan (Long-Term Incentive (LTI) for FY27)

For personal use only

To consider and, if thought fit, pass the following as an ordinary resolution of CHL and CHPT:

"That approval is given for all purposes under the Corporations Act and the Listing Rules (in particular, Listing Rule 10.14) for the issue of 269,784 performance rights to Mr David Harrison as described in the Explanatory Memorandum."

# Item 5 – Proxies – Issue of performance rights to Mr David Harrison – Performance Rights and Options Plan (Long-Term Incentive (LTI) for FY27)

For personal use only

| | |
|---|---|
| **FOR:** | **74.94%** |
| **OPEN:** | **.05%** |
| **AGAINST:** | **25.01%** |

# Meeting closed

For personal use only

4

Motorway Industrial Park, Berrinba (CPIF)

# Further information

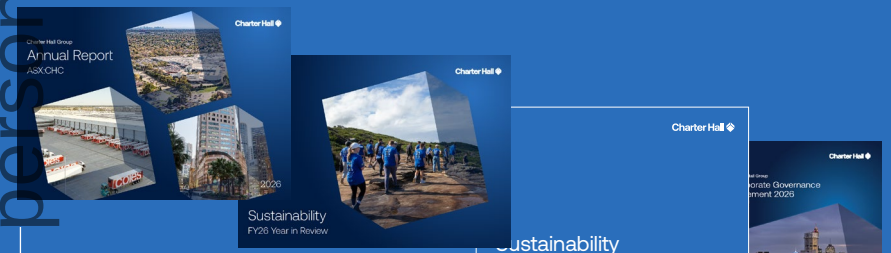
For personal use only

**Investor Relations**

Tel 1300 365 585 (within Australia)
+61 2 8651 9000 (outside Australia)

Email reits@charterhall.com.au

**Our reporting suite**






[CHC Annual Report]

[Sustainability FY26 Year in Review]

[Sustainability FY26 Databook]

[CHC Corporate Governance Statement]

charterhall.com.au/chc

Presentation authorised by the Board

**IMPORTANT NOTICE & DISCLAIMER**

This presentation has been prepared by Charter Hall Funds Management Limited ACN 082 991 786 (together, with its related bodies corporate, the Charter Hall Group).

This presentation has been prepared without reference to your particular investment objectives, financial situation or needs and does not purport to contain all the information that a prospective investor may require in evaluating a possible investment, nor does it contain all the information which would be required in a product disclosure statement prepared in accordance with the requirements of the Corporations Act 2001 (Commonwealth) (Corporations Act). Prospective investors should conduct their own independent review, investigations and analysis of the information contained in or referred to in this presentation and the further due diligence information provided.

Statements in this presentation are made only as of the date of this presentation, unless otherwise stated. Charter Hall Group is not responsible for providing updated information to any prospective investors. Any forecast or other forward looking statement contained in this presentation may involve significant elements of subjective judgement and assumptions as to future events which may or may not be correct. There are usually differences between forecast and actual results because events and actual circumstances frequently do not occur as forecast and these differences may be material.

In making an investment decision, prospective investors must rely on their own examination of the Charter Hall Group, and any other information they consider relevant. All information is provided as indicative only.

None of Charter Hall Group, its officers, employees, advisers or securityholders (together, the Beneficiaries) guarantee or make any representation or warranty as to, or take responsibility for, the accuracy, reliability or completeness of the information contained in this presentation. Nothing contained in this presentation nor any other related information made available to prospective investors is, or shall be relied on, as a promise, representation, warranty or guarantee, whether as to the past, present or the future. To the extent permitted by law, the Beneficiaries disclaim all liability that may otherwise arise due to any information contained in this presentation being inaccurate, or due to information being omitted from this document, whether by way of negligence or otherwise. Neither the Beneficiaries nor any other person guarantees the performance of an investment with or managed by Charter Hall Group.

All information contained herein is current as at 30 June 2026 unless otherwise stated. All references to dollars ($) are to Australian dollars, unless otherwise stated.