ASX Release

Charter Hall
Retail Management Limited
ACN 069 709 468
AFSL 246996

Responsible entity of
Charter Hall Retail REIT
ABN 34 357 213 849

Level 20, No.1 Martin Place
Sydney NSW 2000
GPO Box 2704
Sydney NSW 2001

T +61 2 8651 9000
www.charterhall.com.au

Fund Payment Notice
Charter Hall Retail REIT

26 August 2026

ATTRIBUTION MANAGED INVESTMENT TRUSTS – NOTICE FOR CUSTODIAN AND OTHER INTERMEDIARY INVESTORS IN RESPECT OF THE 30 JUNE 2026 DISTRIBUTION

Record date: 30 June 2026

Payable date: 28 August 2026

Total distribution: 6.40 cents per ordinary unit

Notice from Attribution Managed Investment Trust regarding fund payment

Charter Hall Retail Management Limited ("CHRML"), the responsible entity for Charter Hall Retail REIT ("REIT"), declares that the REIT is an Attribution Managed Investment Trust ("AMIT") for the purposes of Subdivision 12-A B of Schedule 1 of the Taxation Administration Act 1953, in respect of the period ended 30 June 2026. The components below are provided solely for the purpose of Subdivision 12A-B and should not be used for any other purpose.

Component	**Total cash distribution***	**Component subject to fund payment withholding***	**Component subject to other non-resident withholding***
Non-concessional MIT income	-	-	
Other Australian fund payment amounts	6.4000	34.0839	
Total fund payment	**6.4000**	**34.0839**	
Interest income	-		-
Other amounts non subject to withholding	-		
Cash payment	**6.4000**		

* All amounts shown as cents per unit

The total fund payment is 34.0839 cents per unit with respect to the three months ended 30 June 2026. AMIT withholding tax is to be calculated on the fund payment amount of 34.0839 cents per unit, which exceeds the cash distribution of 6.4000 cents per unit.

AMIT information, relevant mainly for non-resident unitholders and custodians of non-resident unitholders, is set out in the table above. AMIT information is not relevant for Australian resident unitholders for the purposes of completing their income tax returns.

Details of the full year components of distributions will be provided in the AMIT Member Annual ("AMMA") Statement, which is expected to be sent to unitholders on 28 August 2026.

Announcement Authorised by the Company Secretary

Charter Hall Retail REIT (ASX: CQR)

Charter Hall Retail REIT is the leading owner of property for convenience retailers.

Charter Hall Retail REIT is managed by 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
Ben Ellis
Retail CEO
Charter Hall Retail REIT
T +61 2 8651 9350
ben.ellis@charterhall.com.au

For further enquiries, please contact
Joanne Donovan
Head of Retail Finance
Charter Hall Retail REIT
T +61 2 8651 9187
joanne.donovan@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
Enza Capurso
Head of Brand and Group Marketing
Charter Hall
T + 61 423 778 545
enza.capurso@charterhall.com.au