ASX Release

Charter Hall WALE Limited
ACN 610 772 202
AFSL 486721

Responsible Entity of Charter Hall
Long WALE REIT

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

Sydney NSW 2001

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

Portfolio leasing update – lease extensions with long-term government tenants increase portfolio WALE

4 November 2026

Charter Hall Long WALE REIT (ASX: CLW) (CLW or the REIT) provides an update on recently completed lease extensions across its portfolio. The extensions with long-term government tenants increase CLW's weighted average lease expiry (WALE) from 9.2 years to 9.4 years[1] with stabilised portfolio occupancy remaining at 99.9%.

Lease extension – Department of Defence, Campbell Park, Canberra, ACT

Charter Hall has agreed a five-year lease extension with the Department of Defence at Campbell Park, ACT. The property is fully leased to the Commonwealth Government and forms part of Canberra's Defence Precinct, providing specialised administrative offices for the Department of Defence. CLW acquired a 49.9% interest in the property in July 2025, when two years remained on the lease. The extension moves the lease expiry from 14 June 2027 to 14 June 2032. Current rent is unchanged until the renewal term begins, when it will increase by 3%, followed by annual increases of 3% during the extended term.

Lease extension – Australian Taxation Office, 520 Smollett Street, Albury, NSW

CLW holds a 50% interest in the A-grade office building at 520 Smollett Street, Albury, NSW. Charter Hall has agreed a 10-year lease extension with the Australian Taxation Office (ATO) over levels 1–5 and part of the ground floor, totalling 8,473 sqm (79% of the building by area). The extension commences on expiry of the current lease on 30 September 2027. The ATO has also agreed a 12-month extension over level 6 (1,690 sqm or 16% by area), extending that lease expiry to 30 September 2028. Market-related rent and an incentive have been agreed for the renewal. Agents are being appointed to lease level 6 following the ATO's planned vacation of the floor in September 2028.

Lease extension – Australian Taxation Office, 12–26 Franklin Street, Adelaide, SA

CLW holds a 50% interest in the A-grade office building at 12–26 Franklin Street, Adelaide, SA. The ATO occupies 30,979 sqm of net lettable area, representing 84% of the building by area, under a lease expiring on 31 October 2027. The balance of the building is occupied by BHP, Australia Post and other government tenants.

The ATO has advised that it has committed to a new building and will vacate the premises. An 18-month lease extension has been agreed at the current face rent increased by 3.75%, with no incentive payable, extending the tenancy to 30 April 2029. CLW and its co-owner are implementing a re-leasing strategy, with agents appointed to lease the property.

Avi Anger, CLW Fund Manager noted "The lease extensions announced today represent all upcoming material lease expiries for CLW in FY27 and FY28. These lease extensions push out the expiry dates

[1] As at 30 June 2026 pro forma adjusted for transaction completed post balance date as disclosed in CLW's 2026 Full Year Results

of these leases, enhance the security of the REIT's income and extends the portfolio WALE to 9.4 years."

Based on current information and barring unforeseen events, CLW reaffirms FY27 guidance of operating earnings per security of 25.5 cents and distributions per security of 25.5 cents.

Based on CLW's closing security price on 3 November 2026, FY27 distribution guidance represents an annual distribution yield of 7.3%.

Announcement Authorised by the Board

Charter Hall Long WALE REIT (ASX: CLW)

Charter Hall Long WALE REIT is an Australian Real Estate Investment Trust (REIT) listed on the ASX and investing in high quality Australasian real estate assets that are predominantly leased to corporate and government tenants on long term leases.

Charter Hall Long WALE 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
Avi Anger
Diversified CEO
Charter Hall Long WALE REIT
T +61 411 222 879
avi.anger@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, Communications & Group Marketing
Charter Hall
T + 61 423 778 545
enza.capurso@charterhall.com.au