ASX Release

Charter Hall WALE Limited
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Responsible Entity of Charter Hall
Long WALE REIT

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Fund Payment Notice
Charter Hall Long WALE REIT

11 November 2026

ATTRIBUTION MANAGED INVESTMENT TRUST - NOTICE FOR CUSTODIAN AND OTHER INTERMEDIARY INVESTORS IN RESPECT OF THE 30 SEPTEMBER 2026 DISTRIBUTION

Record date: 30 September 2026

Payable date: 13 November 2026

Total cash distribution: 6.375 cents per stapled security

Notice from Attribution Managed Investment Trust regarding Fund Payment

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

The REIT consists of the securities of the two Australian registered schemes listed below:

- Charter Hall Direct Industrial Fund (DIF) and its controlled entities and
- LWR Finance Trust (Finance Trust) and its controlled entity

The Finance Trust is not paying a distribution for the quarter ended 30 September 2026. Details of the distribution of DIF for the quarter ended 30 September 2026 are as below.

Component of the distribution of DIF	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	3.0380	3.0380	
Total fund payment	**3.0380**	**3.0380**	
Interest income	-		-
Other amounts not subject to withholding	3.3370		
Cash payment	**6.3750**		

*All amounts shown as cents per unit.

The total fund payment is 3.0380 cents per unit with respect to the quarter ended 30 September 2026.

AMIT information, relevant mainly for non-resident securityholders and custodians of non-resident securityholders, is set out in the table above. AMIT information is not relevant for Australian resident securityholders 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 securityholders in August 2027.

Announcement authorised by the Company Secretary

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.

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