Charter Hall

Charter Hall Group

2026 Annual General Meeting

ASX:CHC


coles
coles
coles



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)

Chair's Address: Stephen Conry AM



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1 Shelley Street, Sydney (CPOF)

Board of Directors

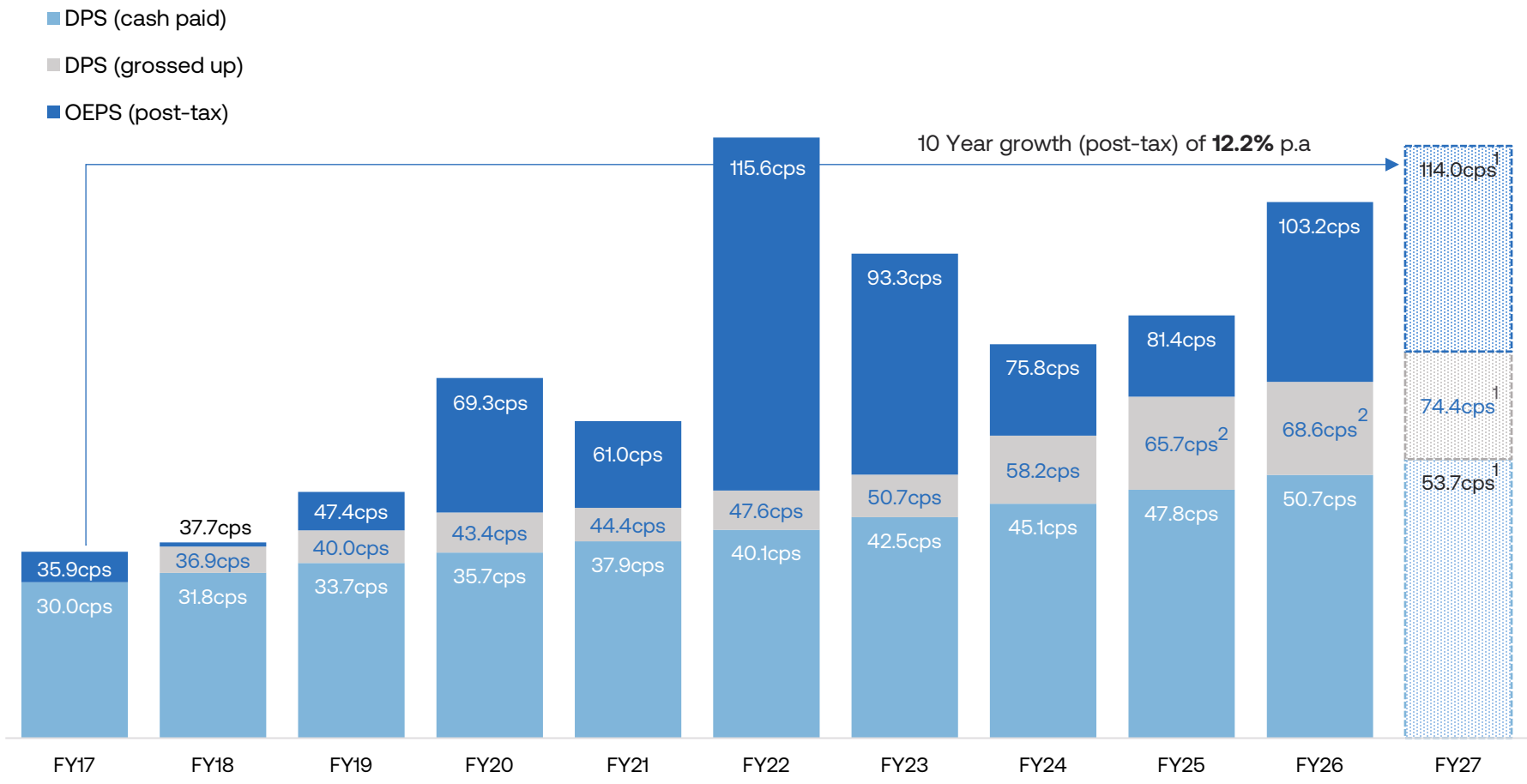


From left: **David Ross** Independent Non-Executive Director; **Karen Penrose** Independent Non-Executive Director; **Greg Paramor AO** Independent Non-Executive Director; **Stephen Conry AM** Chair and Independent Non-Executive Director; **David Harrison** Managing Director & Group CEO; **Jacqueline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

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

Managing Director & Group CEO's Address: David Harrison

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Southport Park Shopping Centre, Gold Coast (CCRF)

FY26[1] Group highlights

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

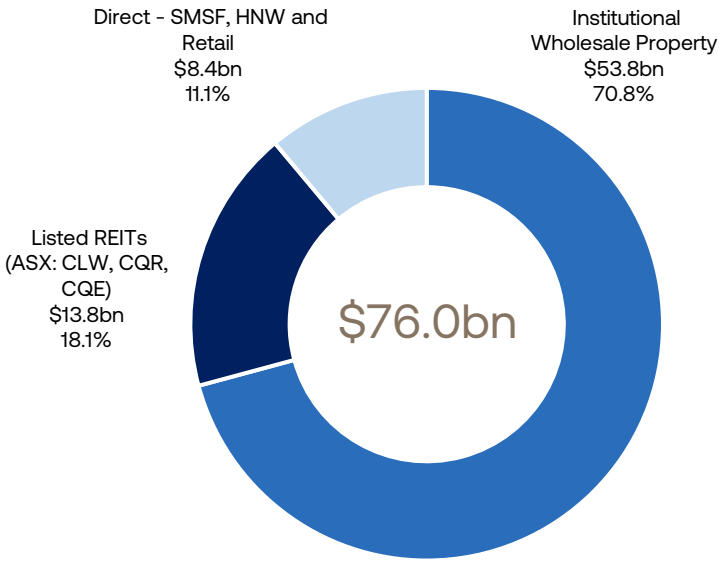
Property funds management portfolio

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

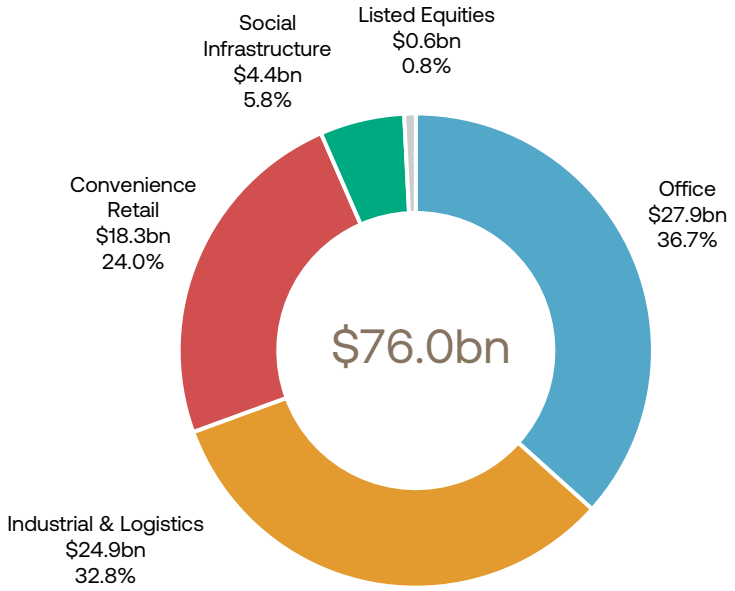
Largest diversified property portfolio in Australia

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

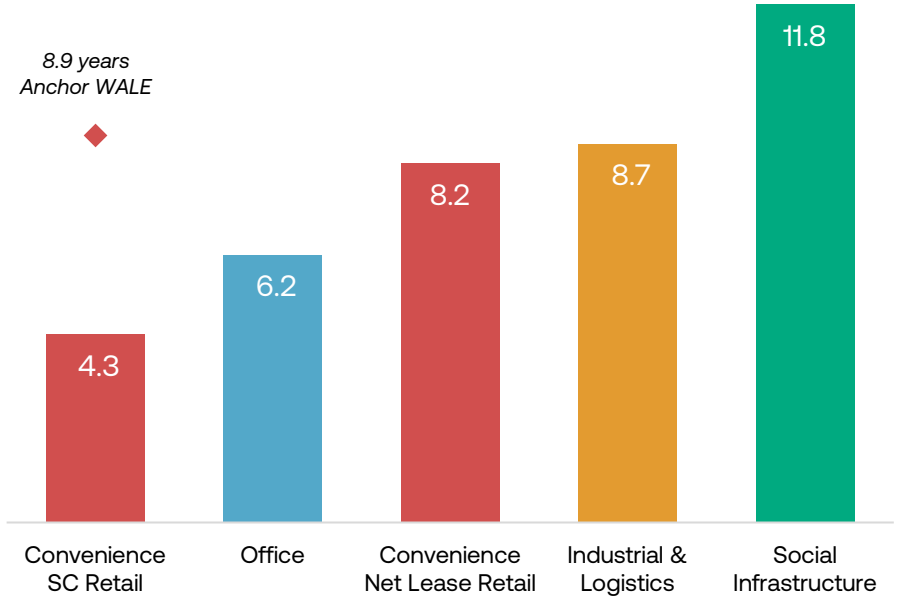
Property FUM by equity source



Property FUM by sector



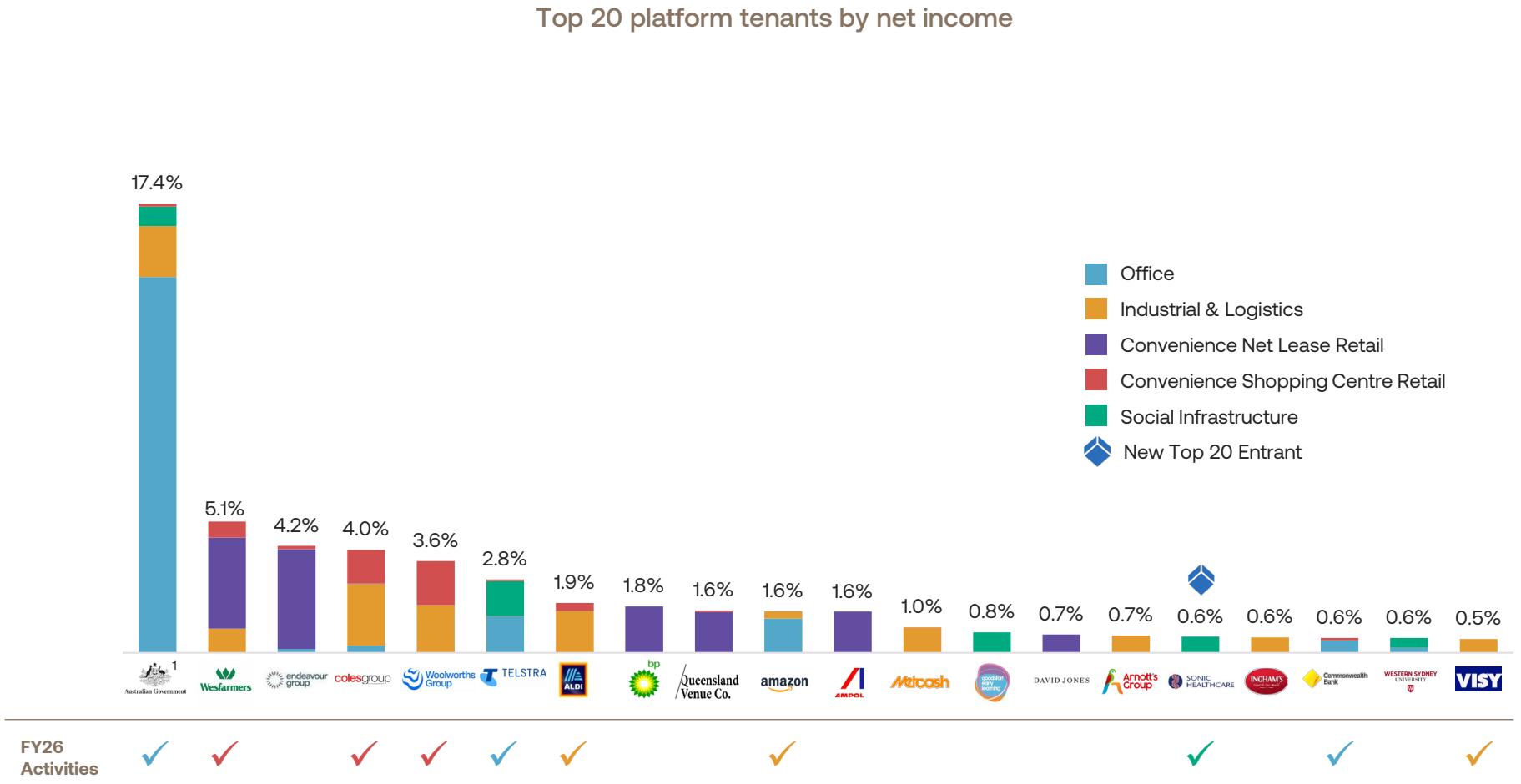
WALE by sector



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



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

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



Brendale Distribution Facility, Brendale, QLD (IP5)



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

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.



Charter Hall assets, Sydney CBD

Formal Business



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

Item 1 – Annual Report

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.”





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

	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

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:	**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)

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:	**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)

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:	**74.94%**
OPEN:	**.05%**
AGAINST:	**25.01%**

Meeting closed



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Motorway Industrial Park, Berrinba (CPIF)

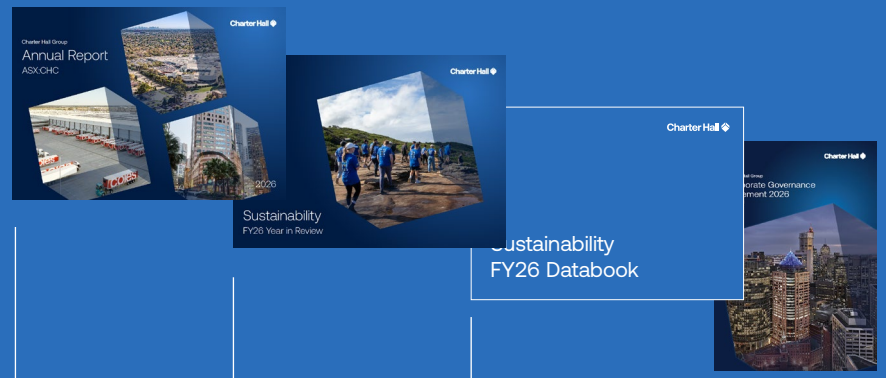
Further information

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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

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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.