Announcement Summary

Entity name

CHARTER HALL GROUP

Date of this announcement

Tuesday November 17, 2026

The +securities the subject of this notification are:
+Other securities issued under an +employee incentive scheme that are not intended to be quoted on ASX

Total number of +securities to be issued/transferred

ASX +security code	Security description	Total number of +securities to be issued/transferred	Issue date
CHCAO	SERVICE RIGHTS	201,174	12/11/2026
CHCAM	PERFORMANCE RIGHTS	974,318	12/11/2026

Refer to next page for full details of the announcement

Part 1 - Entity and announcement details

1.1 Name of entity

CHARTER HALL GROUP

We (the entity named above) give notice of the issue, conversion or payment up of the following unquoted +securities.

1.2 Registered number type

ABN

Registration number

57113531150

1.3 ASX issuer code

CHC

1.4 The announcement is

New announcement

1.5 Date of this announcement

17/11/2026

Part 2 - Issue details

2.1 The +securities the subject of this notification are:
+Other securities issued under an +employee incentive scheme that are not intended to be quoted on ASX

2.2a This notification is given in relation to an issue of +securities in a class which is not quoted on ASX and which:
has an existing ASX security code ("existing class")

Part 3B - number and type of +securities the subject of this notification (existing class) where issue has not previously been notified to ASX in an Appendix 3B

ASX +security code and description

CHCAO : SERVICE RIGHTS

Date the +securities the subject of this notification were issued

12/11/2026

Will these +securities rank equally in all respects from their issue date with the existing issued +securities in that class

Yes

Were any of the +securities issued to +key management personnel (KMP) or an +associate?

Yes

Provide details of the KMP or +associates being issued +securities.

Name of KMP	Name of registered holder	Number of +securities
David Harrison	David Harrison	74,527
Anastasia Clarke	Anastasia Clarke	30,725

Please provide a URL link for a document lodged with ASX detailing the terms of the +employee incentive scheme or a summary of the terms

For David Harrison, refer to Appendix 3Y of today's date. There is no change to the number of CHC Stapled Securities on issue and no new CHC securities are being issued.

Any other information the entity wishes to provide about the +securities the subject of this notification

No

Issue details

Number of +securities

201,174

ASX +security code and description

CHCAM : PERFORMANCE RIGHTS

Date the +securities the subject of this notification were issued

12/11/2026

Will these +securities rank equally in all respects from their issue date with the existing issued +securities in that class

Yes

Were any of the +securities issued to +key management personnel (KMP) or an +associate?
Yes

Provide details of the KMP or +associates being issued +securities.

Name of KMP	Name of registered holder	Number of +securities
David Harrison	David Harrison	269,784
Anastasia Clarke	Anastasia Clarke	82,058

Please provide a URL link for a document lodged with ASX detailing the terms of the +employee incentive scheme or a summary of the terms

For David Harrison, refer to Appendix 3Y of today's date. There is no change to the number of CHC Stapled Securities on issue and no new CHC securities are being issued.

Any other information the entity wishes to provide about the +securities the subject of this notification

No

Issue details

Number of +securities

974,318

Part 4 - +Securities on issue

Following the issue, conversion or payment up of the +securities the subject of this notification, the +securities of the entity will comprise:

The figures in parts 4.1 and 4.2 below are automatically generated and may not reflect the entity's current issued capital if other Appendix 2A, Appendix 3G or Appendix 3H forms are currently with ASX for processing.

4.1 Quoted +securities (Total number of each +class of +securities issued and quoted on ASX)

ASX +security code and description	Total number of +securities on issue
CHC : STAPLED SECURITIES US PROHIBITED	472,997,199

4.2 Unquoted +securities (Total number of each +class of +securities issued but not quoted on ASX)

ASX +security code and description	Total number of +securities on issue
CHCAO : SERVICE RIGHTS	308,613
CHCAM : PERFORMANCE RIGHTS	3,449,378

Part 5 - Other Listing Rule requirements

5.1 Were the +securities issued under an exception in Listing Rule 7.2 and therefore the issue did not need any security holder approval under Listing Rule 7.1?

Yes

5.1a Select the number of the applicable exception in Listing Rule 7.2

14