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

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Fund Payment Notice
Charter Hall Retail REIT

25 November 2026

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

Record date: 30 September 2026

Payable date: 27 November 2026

Total distribution: 6.60 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 September 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	3.8334	3.8334	
Total fund payment	**3.8334**	3.8334	
Interest income	-		-
Other amounts non subject to withholding	2.7666		
Cash payment	**6.6000**		

* All amounts shown as cents per unit

The total fund payment is 3.8334 cents per unit with respect to the three months ended 30 September 2026.

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 August 2027.

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.

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