

## ASX Release

### Fund Payment Notice Charter Hall Retail REIT

25 February 2026

Charter Hall  
Retail Management Limited  
ACN 069 709 468  
AFSL 246996

Responsible entity of  
Charter Hall Retail REIT  
ABN 34 357 213 849

Level 20, No.1 Martin Place  
Sydney NSW 2000  
GPO Box 2704  
Sydney NSW 2001

T +61 2 8651 9000  
[www.charterhall.com.au](http://www.charterhall.com.au)

#### ATTRIBUTION MANAGED INVESTMENT TRUSTS – NOTICE FOR CUSTODIAN AND OTHER INTERMEDIARY INVESTORS IN RESPECT OF THE 31 DECEMBER 2025 DISTRIBUTION

Record date: 31 December 2025  
Payable date: 27 February 2026  
Total distribution: 6.40 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 2025. 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    | 6.4000                   | 17.3744                                        |                                                      |
| <b>Total fund payment</b>                | <b>6.4000</b>            | <b>17.3744</b>                                 |                                                      |
| Interest income                          | -                        |                                                | -                                                    |
| Other amounts non subject to withholding | -                        |                                                |                                                      |
| <b>Cash payment</b>                      | <b>6.4000</b>            |                                                |                                                      |

\* All amounts shown as cents per unit

The total fund payment is 17.3744 cents per unit with respect to the three months ended 31 December 2025. AMIT withholding tax is to be calculated on the fund payment amount of 17.3744 cents per unit, which exceeds the cash distribution of 6.4000 cents per unit.

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 in August 2026.

*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.

---

For further enquiries, please contact

**Ben Ellis**

Retail CEO

Charter Hall Retail REIT

T +61 2 8651 9350

[ben.ellis@charterhall.com.au](mailto:ben.ellis@charterhall.com.au)

---

For further enquiries, please contact

**Joanne Donovan**

Head of Retail Finance

Charter Hall Retail REIT

T +61 2 8651 9187

[joanne.donovan@charterhall.com.au](mailto:joanne.donovan@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](mailto:nick.kelly@charterhall.com.au)

---

For media enquiries, please contact

**Megan Moore**

Senior Communications & Media Manager

Charter Hall

T + 61 434 225 643

[megan.moore@charterhall.com.au](mailto:megan.moore@charterhall.com.au)

---