

Form 603
Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme Charter Hall Group

ACN/ARSN Charter Hall Limited ACN 113 531 150; Charter Hall Property Trust ARSN 113 339 147

1. Details of substantial holder

Name Comet Asia Holdings II Pte. Ltd., Comet Asia Holdings I Pte. Ltd., KKR Asia III Fund Investments Pte. Ltd. and KKR Asian Fund III L.P. (each a **KKR Entity** and collectively the **KKR Entities**)

ACN/ARSN (if applicable) N/A

The holder became a substantial holder on 23/04/2025

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate had a relevant interest in on the date the substantial holder became a substantial holder are as follows:

| Class of securities | Number of securities | Person's votes | Voting power |
|-------------------------------|----------------------|----------------|--------------|
| Fully Paid Stapled Securities | 23,777,085 | 23,777,085 | 5.03% |

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

| Holder of relevant interest | Nature of relevant interest | Class and number of securities |
|-----------------------------|---|--|
| Each KKR Entity | Pursuant to section 608(3) of the Corporations Act. | 23,777,085 Fully Paid Stapled Securities |

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

| Holder of relevant interest | Registered holder of securities | Person entitled to be registered as holder | Class and number of securities |
|-----------------------------|---|--|--------------------------------|
| Each KKR Entity | See Form 603 lodged by Superannuation and Investments HoldCo Pty Ltd dated 30 April 2025. | | |

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

| Holder of relevant interest | Date of acquisition | Consideration | | Class and number of securities |
|-----------------------------|---|---------------|----------|--------------------------------|
| | | Cash | Non-cash | |
| Each KKR Entity | See Form 603 lodged by Superannuation and Investments HoldCo Pty Ltd dated 30 April 2025. | | | |

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

| Name and ACN/ARSN (if applicable) | Nature of association |
|-----------------------------------|-----------------------|
| N/A | N/A |

7. Addresses

The addresses of persons named in this form are as follows:

| Name | Address |
|---|--|
| Comet Asia Holdings II Pte. Ltd. | 12 Marina View, #11-01 Asia Square Tower 2, Singapore 018961 |
| Comet Asia Holdings I Pte. Ltd. | 12 Marina View, #11-01 Asia Square Tower 2, Singapore 018961 |
| KKR Asia III Fund Investments Pte. Ltd. | 12 Marina View, #11-01 Asia Square Tower 2, Singapore 018961 |
| KKR Asian Fund III L.P. | 30 Hudson Yards, Suite 7500, New York, NY 10001 |

Signature

print name

Tan Yong Yi

capacity

Authorised Signatory

sign here

Signed by:

Tan Yong Yi

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date

April 30, 2025 | 9:59:58 AM