

ASX Release

Distribution for the half-year ending 31 December 2025

8 December 2025

Charter Hall Limited
ACN 113 531 150
Charter Hall
Funds Management Limited
ABN 31 082 991 786
Level 20, No.1 Martin Place
Sydney NSW 2000
GPO Box 2704
Sydney NSW 2001
T +61 2 8651 9000
www.charterhall.com.au

Charter Hall Funds Management Limited, as responsible entity for Charter Hall Property Trust and Charter Hall Limited (ASX: CHC) is pleased to announce a distribution of 24.83 cents per security (cps) for the half year ending 31 December 2025. This represents a 6.0% increase on the 1H FY25 distribution per security of 23.42cps.

A portion of this distribution will be paid from both stapled entities based on the following composition:

- 3.72 cents per security from Charter Hall Property Trust
- 21.11 cents per security fully franked dividend from Charter Hall Limited

The franking credit attached to the fully franked dividend from Charter Hall Limited is equal to 9.04 cents per security.

Proposed payment details are:

Distribution:	24.83 cents per security
Record date:	31 December 2025
Securities trade ex-distribution:	30 December 2025
Payment date:	On or around 27 February 2026

CHC advises that the Distribution Reinvestment Plan remains suspended.

Announcement Authorised by the Board

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
David Harrison
Managing Director and Group CEO
Charter Hall
david.harrison@charterhall.com.au

For further enquiries, please contact
Anastasia Clarke
Chief Financial Officer
Charter Hall
anastasia.clarke@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

For media enquiries, please contact
Eloise Robertson
Senior Communications & Media Manager
Charter Hall
T + 61 438 373 426
eloise.robertson@charterhall.com.au