

## ASX Release

### Fund Payment Notice Charter Hall Property Trust

25 February 2026

Charter Hall Limited  
ACN 113 531 150  
Charter Hall  
Funds Management Limited  
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#### 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 cash distribution: 3.7200 cents per ordinary unit

#### Notice from Attribution Managed Investment Trust re Fund Payment

Charter Hall Funds Management Limited (CHFML), the responsible entity of Charter Hall Property Trust (the Trust), declares that the Trust is an Attribution Managed Investment Trust (AMIT) for the purposes of Subdivision 12A-B of Schedule 1 of the *Taxation Administration Act 1953 (Cth)*, in respect of the six month period ended 31 December 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	0.7878	0.7878	
Clean building MIT income	-	-	
Other Australian fund payment amounts	2.9322	4.5503	
<b>Total fund payment</b>		<b>5.3381</b>	
Interest income	-		-
<b>Cash payment</b>	<b>3.7200</b>		

\* All amounts shown as cents per unit

The total fund payment is 5.3381 cents per unit with respect to the six months ended 31 December 2025. AMIT withholding tax is to be calculated on the fund payment amount of 5.3381 cents per unit, which exceeds the cash distribution of 3.7200 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.

The distribution details above relate only to the Trust and are not applicable to ordinary franked dividends declared and paid by Charter Hall Limited.

Charter Hall Limited will pay a fully franked dividend of 21.1100 cents per share (which attracts a franking credit of 9.0471 cents per share) on 27 February 2026.

The total cash distribution paid will be 24.83 per stapled security.

*Announcement Authorised by the Managing Director & Group CEO*

**Charter Hall Group (ASX: CHC)**

Charter Hall is Australia's leading fully integrated diversified property investment and funds management groups. 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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For further enquiries, please contact  
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