Charter Hall

Charter Hall Long WALE REIT

2026 Full Year Results

ASX:CLW

Charter Hall managed asset
NAIDOC Week at 130 Lonsdale Street, Melbourne VIC

Acknowledgement of Country

Charter Hall acknowledges the Traditional Custodians of the lands on which we work and gather. We pay our respects to Elders past and present and recognise their continued care and contribution to Country.

Agenda

Front cover:
Coles Distribution Centre, Perth WA (completed expansion facility)

Overview and FY26 full year highlights

1

Sonic Healthcare
Brisbane, QLD

FY26 full year highlights[1]

Financial performance	Portfolio performance	Capital management
Operating EPS and DPS of 25.5 cents per security in line with guidance and reflecting 2% annual growth from FY25	**$248 million of earnings accretive net acquisitions** active asset curation continues to enhance portfolio quality and drive earnings growth	**Secured debt platform transition** comprehensive refinance of balance sheet debt, establishing a new $2.0 billion secured platform
$4.71 NTA per security 2.6% increase from 30 June 2025	**$188 million net valuation uplift** 3.2% increase in property valuations during FY26	**Debt margin reduction** 20 basis point reduction to 1.2% across balance sheet debt
3.1% average annual net property income growth with 54% of lease rent reviews[2] being CPI linked and the balance being fixed reviews	**9.2 year WALE** providing long term income security	**27.5% balance sheet gearing[3]** at the lower end of 25% – 35% target range

FY27 guidance[4] → Operating EPS **25.5 cps** | DPS **25.5 cps**

1. Figures and statistics throughout this presentation are for the 12 months to 30 June 2026 unless otherwise stated
2. Weighted by net passing income as at 30 June 2026
3. Pro forma adjusted to reflect post-balance date transactions
4. Based upon information currently available and barring unforeseen events

Implementation of a new $2 billion secured debt platform

Complete refinance of CLW's balance sheet debt – extended maturity, reduction in debt cost and increased covenant headroom

Debt maturity extended

- Average debt maturity extended by 1.6 years to 4.3 years across balance sheet debt, securing long dated financing arrangements
- Staggered maturities from FY29 to FY32 minimising future refinance risk
- 10 separate lending counterparties providing lender diversification

Reduction in cost of debt

- $2 billion debt platform refinanced with an average 1.2% credit margin
- Reflects a 20 basis point reduction from prior debt facilities, providing an immediate interest cost savings and earnings accretion

Enhanced covenant flexibility

- Improved covenant package
  - Balance sheet LVR covenant – 65%
  - ICR covenant – 1.50x
- Increased headroom to covenants
- No look through covenants

Increased covenant headroom and reduction in cost of debt provides the REIT with greater long term financial flexibility

CLW Diversified Long WALE Net Lease Strategy

To provide investors with stable and secure income and targeting both income and capital growth through an exposure to a diversified portfolio of long WALE properties leased to corporate and government tenants

CLW: Australia's largest diversified Net Lease REIT

Enhanced by:

Strategic Portfolio Curation

Active Asset Management

Prudent Capital Management

Net Lease Real Estate

Long term leases
Resilient and predictable cashflows

Growing income profile
Leases have annual contracted rent increases

Blue-chip tenants
Best-in-class operators in essential industries reduces default risk

Portfolio diversification
By tenant, industry, location and property type

Mission-critical properties
Reducing tenant relocation or vacancy risk

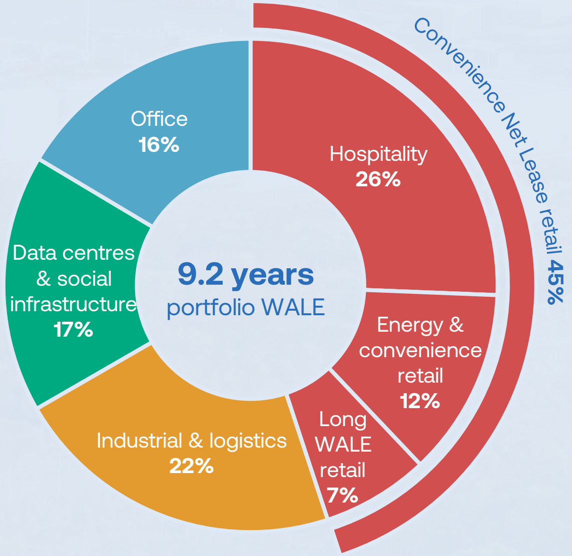
Capital efficient leases
Tenant pays for the majority of property expenses

CLW: Australia's largest diversified Net Lease REIT

$6.1 billion

portfolio valuation[1]

Diversified, long WALE portfolio



Coles Distribution Centre Perth, WA

505 properties

99.9% occupancy[2]

99% leased to blue-chip tenants[2]

3.1% average annual net property income growth

51% NNN leases[2]

1. Includes CLW's ownership of Coles CoreWest Distribution Centre, Truganina VIC based on forecast on-completion value
2. Stabilised portfolio weighted by net passing income as at 30 June 2026

Benefits of CLW's long WALE, Net Lease strategy

Predictable growing income

- Predictable, long-term rental cashflow
- 9.2 year WALE and 30 year WALE+
- 3.1% average annual rent increases
- Inflation protection with 54%[1] of lease rent reviews CPI linked
- Minimal landlord expenses with 89%[1] capital-efficient net, double net or triple net leases

30 years
portfolio WALE+[2]
+
100%
of leases have annual contracted rent increases

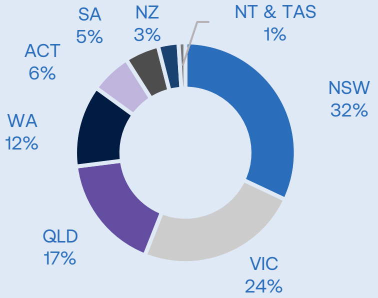
Blue-chip tenant covenants

- Portfolio occupancy consistently near 100% since IPO in 2016
- 99% leased to secure government and leading ASX-listed, multinational and national tenants
- Tenant diversification across non-discretionary, essential industries

Australian Government
endeavour group
coles
bp
Woolworths

Diversified properties located in prime locations

- Diversified across core property sectors
- Geographically diversified with 79% of the portfolio located on the Eastern Seaboard in prime locations



Sonic Healthcare
Brisbane, QLD

1. By net passing income
2. WALE+ includes the exercise of all lease option terms for CLW's NNN portfolio

Strategy has delivered significant value for CLW investors since IPO

Leveraging Charter Hall Group's market leading diversified platform and sale and leaseback transaction expertise

~$1bn
equity **invested** in long WALE, NNN lease assets through sale and leaseback transactions

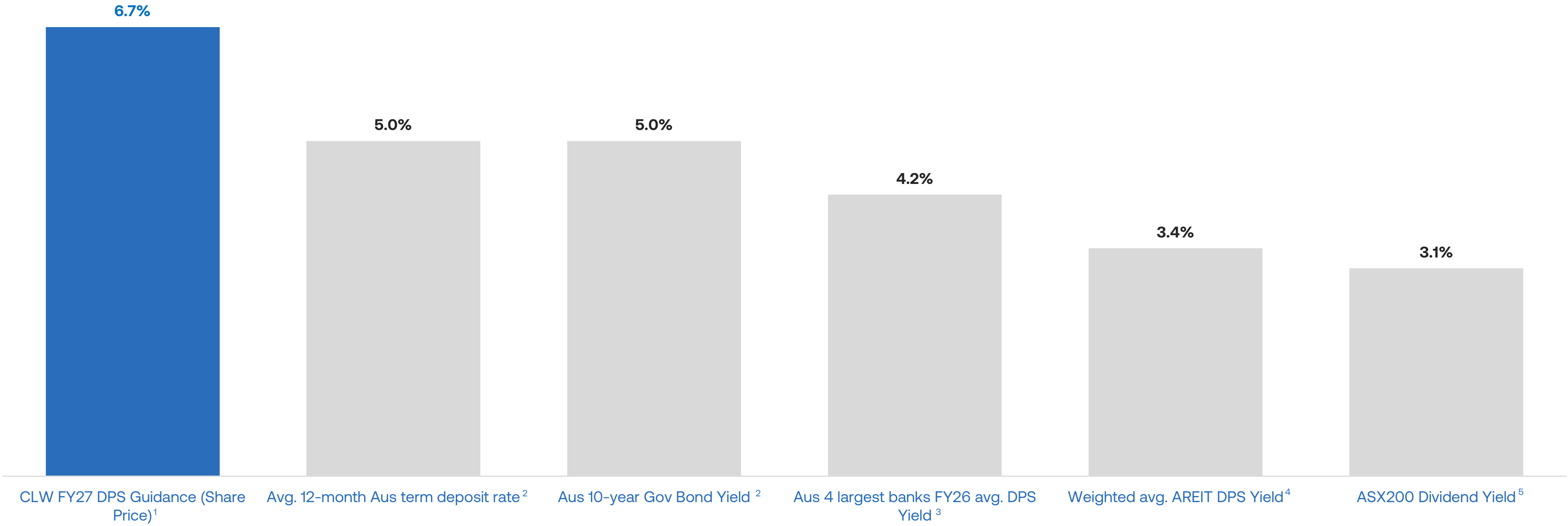
+$1.2bn
of equity **value created** and income generated

+123%
total return on invested equity

Net Lease investment (WALE at acquisition)	**CLW investment period**	**Equity invested**	**Current equity value + total rent or income received**	**Total value created**
Veolia / Cleanaway portfolio[1] (15 year WALE)	9.6 years	$51m	$80m + $69m[2]	**$98m (+191%)** Equity IRR: 16%
LWIP portfolio (18 year WALE)	9.6 years	$237m	$499m + $164m	**$426m (+180%)** Equity IRR: 16%
bp Australia portfolio (20 year WALE)	6.5 years	$208m	$383m + $121m	**$296m (+142%)** Equity IRR: 17%
Arnotts Huntingwood[1] (32 year WALE)	6.5 years	$119m	$195m + $48m	**$125m (+104%)** Equity IRR: 13%
Telstra Exchanges portfolio (21 year WALE)	6.8 years	$141m	$210m + $72m	**$140m (+99%)** Equity IRR: 12%
bp New Zealand portfolio[1] (20 year WALE)	5.5 years	$73m	$110m + $34m	**$71m (+97%)** Equity IRR: 16%
David Jones[1] (20 year WALE)	5.3 years	$153m	$159m + $53m	**$58m (+38%)** Equity IRR: 7%
Total		**$983m**	**$1,636m + $561m**	**$1,213m (+123%)** Equity IRR: 15%

1. Investments with no joint venture level debt – equity values implied based on average CLW gearing over investment period
2. Includes equity proceeds from properties divested from the Veolia / Cleanaway portfolio over investment period

CLW provides an attractive distribution yield



1. Based on forecast CLW FY27 DPS guidance of 25.5 cents divided by the closing price of CLW securities of $3.79 as at 12 August 2026
2. Reserve Bank of Australia (RBA) as at 12 August 2026
3. Simple average dividend yield FY27 consensus forecasts (excluding franking credits)
4. Weighted average distribution yield FY27 (broker forecast as at 12 August 2026)
5. Weighted average dividend yield of index reported by ASX listed ETF as at 12 August 2026 (excluding franking credits)

Financial performance

2

bp Caringbah
Sydney, NSW

Earnings summary

- FY26 like-for-like net property income increased by 3.0%
- Increase in finance costs driven by transaction activity combined with a higher cost of debt
- Delivered operating EPS and DPS of 25.50 cents per security, reflecting 2% growth on prior period

$m	FY25	FY26	% change
Net property income – like-for-like	278.4	286.7	3.0%
Net property income – transaction impacted	21.3	33.4	
Operating expenses	(30.6)	(31.1)	1.7%
Finance costs[1]	(90.5)	(107.1)	18.4%
Operating earnings	**178.6**	**181.9**	**1.8%**

EPS / DPS (cents)			
Weighted average securities on issue (m)[2]	714.3	713.3	
Operating earnings per security	**25.00**	**25.50**	**2.0%**
Distributions per security	**25.00**	**25.50**	**2.0%**

1. Net of interest income
2. During 1H FY25, the REIT completed a $50 million on market security buyback (cancelled 12.8 million securities) resulting in closing securities on issue of 710.2 million as at 31 December 2024. During 1H FY26, the REIT reactivated the distribution reinvestment plan (DRP) raising $34.6 million through FY26 (issued 9.0 million securities) resulting in closing securities on issue of 719.2 million as at 30 June 2026

Balance sheet

- During FY26, CLW settled $572 million[1,2] of property acquisitions and $324 million[1] of divestments
- Over the course of the financial year, 100% of the portfolio has been independently valued resulting in a net property valuation increase of $188 million or 3.2% uplift
- Increase in NTA per security from $4.59 to $4.71 was primarily due to positive revaluations partially offset by the fair value movement of debt and derivatives

$m	30 June 2025	30 June 2026[1]
Cash	55.4	18.3
Investment properties	2,387.8	2,527.1
Investments in JVs	2,450.8	2,182.5
Other assets	35.6	57.7
Total assets	**4,929.6**	**4,785.6**
Provision for distribution	44.4	45.8
Debt drawn	1,587.0	1,328.1
Other liabilities	35.7	20.8
Total liabilities	**1,667.1**	**1,394.7**
Net tangible assets	**3,262.5**	**3,390.8**

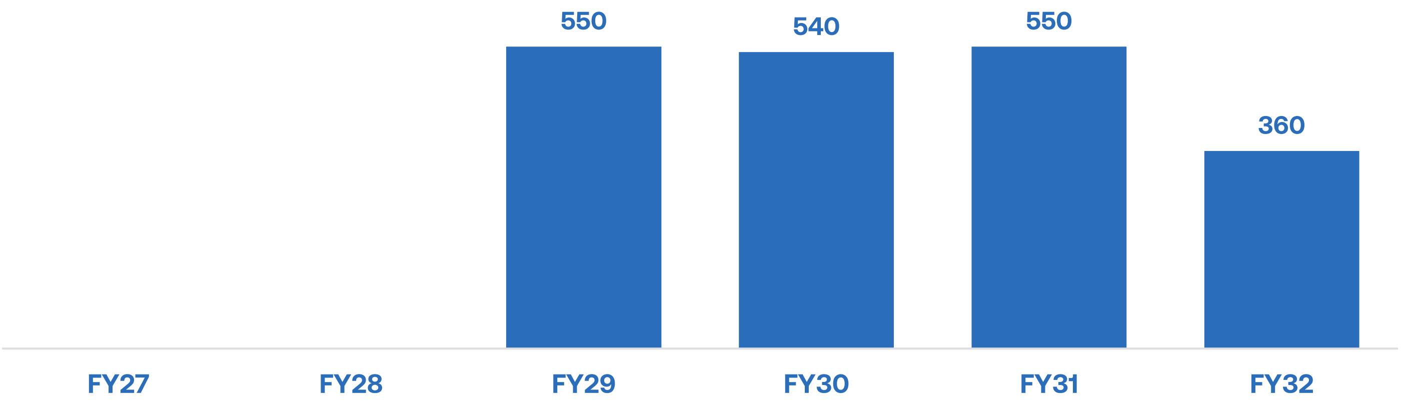
Securities on issue (m)	710.2	719.2
NTA per security	**$4.59**	**$4.71**
Change in NTA per security		**2.6%**

1. Pro forma adjusted to include the post balance date acquisition of Sonic Healthcare, Brisbane QLD (25% interest), divestment of the Veolia/Cleanaway NSW portfolio and capital returned to CLW from refinancing initiatives within LWIP and bp Australia joint venture investments
2. Includes Coles CoreWest Distribution Centre, Truganina VIC (49.9% interest) based on the forecast on-completion valuation

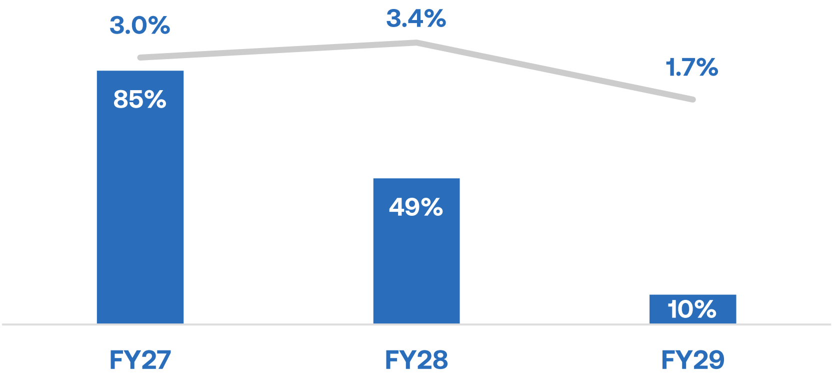
Capital management

- Completed comprehensive refinance and transition of balance sheet debt to a new $2.0 billion secured platform in June 2026
- Weighted average debt maturity of 4.1 years, with staggered maturities through to FY32
- The off-balance sheet joint ventures do not have any recourse or cross default to CLW's balance sheet
- Highly hedged position with new hedging executed, resulting in 85% average hedging across FY27 and 49% in FY28

Balance sheet debt maturity profile – $m



Average hedging profile and average hedged rate[1,2]



Key metrics

Debt summary	
Weighted average cost of debt[2,3]	4.7%
Weighted average debt maturity[1,2]	4.1 years
Balance sheet gearing[1]	27.5%

1. Pro forma adjusted to include the post balance date acquisition of Sonic Healthcare, Brisbane QLD (25% interest), divestment of the Veolia/Cleanaway NSW portfolio and capital returned to CLW from refinancing initiatives within LWIP and bp Australia joint venture investments
2. Includes all balance sheet and joint venture level debt and hedging
3. Calculated as at 30 June 2026 based upon spot BBSY of 4.5% and hedging of 84% at an average hedge rate of 3.1%

Operational update and portfolio overview

3

Coles CoreWest Distribution Centre, Truganina (under construction)
Melbourne, VIC

Portfolio curation and capital recycling to drive long term, sustainable earnings growth

7.4%
weighted average **investment yield**

4.7%
weighted average **divestment yield**

$248 million
earnings accretive and portfolio enhancing
net transaction activity

Property	Major tenant	Price ($m)	WALE[1] (years)	Settlement date
Investments				
Westpac Building, Kogarah NSW	Westpac	94.6[2]	9.1	July 2025
Australian Border Force, Bulla VIC	Commonwealth Government	62.0	11.4	July 2025
Geosciences Australia, Canberra ACT	Commonwealth Government	28.7[2]	6.9	July 2025
Department of Defence, Canberra ACT	Commonwealth Government	32.9[3]	2.0	July 2025
Coles CoreWest Distribution Centre, Truganina VIC	Coles	219.6[4]	20.0	November 2025
Long WALE Office Partnership, National (5 assets)	Government	17.6[5]	17.9	December 2025
Telco Exchanges portfolio, National	Telstra	63.0[6]	14.2	April 2026
Sonic Healthcare, Brisbane QLD	Sonic Healthcare	53.4[7]	20.0	July 2026
Total investments		**571.7**	**13.5**	
Divestments				
bp Australia Service Centre, Bellevue WA	bp	1.2[8]	12.3	July 2025
Brunswick Hotel, Brisbane QLD	Endeavour Group	6.4[9]	6.9	August 2025
Coles Distribution Centre, Truganina VIC	Coles	71.4	6.6	November 2025
bp Australia Service Centre, Balberra QLD	bp	0.4[8]	13.0	December 2025
Bunnings portfolio (Caboolture, QLD and Baldivis, WA)	Bunnings	79.0	5.6	June 2026
Club Hotel, Waterford	Australia Venue Co.	27.7	6.5	June 2026
Veolia / Cleanaway – VIC, QLD and WA portfolio (4 assets)	Veolia / Cleanaway	53.0	6.9	June 2026
Veolia / Cleanaway – NSW portfolio (4 assets)	Veolia / Cleanaway	84.6	15.5	August 2026
Total divestments		**323.6**	**8.4**	
Total net transactions		**248.1**		

1. WALE at the time of settlement, except for Coles CoreWest Distribution Centre, Truganina VIC which is an industrial facility currently under construction that is 100% pre-leased to Coles for an initial term of 20 years from completion
2. Reflects acquisition of a 49.9% interest in Westpac, Kogarah and an 8.3% interest in Geosciences Australia
3. Reflects CLW's consideration for a 49.9% equity interest
4. Reflects CLW's 49.9% interest in the forecast on-completion valuation
5. Reflects consideration for CLW's equity interest in the Partnership
6. Reflects CLW's consideration for an incremental 14.1% interest in Charter Hall Exchanges Wholesale Trust, which owns 49% of the Telstra Exchanges portfolio
7. Reflects CLW's consideration for a 25% equity interest
8. Reflects CLW's share of sale proceeds. CLW's owns 50% of the bp Australia joint venture, which owns 49% of the property
9. Reflects CLW's share of sale proceeds. CLW's owns 49.9% of LWIP, which owns 100% of the property

Investment activity highlights

Increased exposure to long WALE, critical social infrastructure properties in strategic locations

Social infrastructure

Telco Exchanges portfolio, National

- Increased investment in the Telco Exchanges portfolio, a portfolio of 36 telco exchange properties leased to Telstra Corporation, which are critical to Australia's national fibre telecommunications networks
- The portfolio features NNN leases across all properties and inflation linked annual rent escalations (CPI + 50bps), with a weighted average lease term of 14.4 years remaining at settlement
- Purchase price of $63.0 million for CLW's increased interest[1]
- Settled in April 2026

Sonic Healthcare, Brisbane QLD

- Acquisition of a 25% interest in a world-class integrated pathology laboratory fully leased to Sonic Healthcare Limited located in Brisbane, Queensland
- The property is Sonic's central laboratory for Queensland, the Northern Territory and parts of New South Wales, supporting a network of over 450 pathology collection centres
- 20 year NNN lease to Sonic, with a further 30 years of options featuring annual CPI linked reviews (capped at 3.5%)
- Purchase price of $53.4 million[2]
- Settled post balance date in July 2026

1. Reflects CLW's consideration for acquiring a 14.1% interest in Charter Hall Exchanges Wholesale Trust (which owns 49% of the Telstra Exchanges portfolio)
2. Reflects CLW's consideration for a 25% equity interest

Active asset management and development capability to increase portfolio WALE

Industrial & logistics

Coles Distribution Centre, Perth Airport WA

- During 2H FY26, practical completion was reached for the cold storage expansion works at Coles' Perth Airport Distribution Centre
- At practical completion, the lease term remaining has reset to 12 years across the entire facility (ie. the expanded area and existing facility)

Coles CoreWest Distribution Centre, Truganina VIC

- In November 2025, CLW acquired a 49.9% interest in a super prime, automated distribution centre currently under construction in the core industrial market of Truganina in Melbourne's West
- The facility is 100% pre-leased to Coles for an initial 20 year term
- Delivery of the facility is progressing ahead of program and forecast to reach completion in 2H FY27
- On completion, the facility will be a 68,100 sqm state of the art distribution centre and is expected to service all stores in Victoria and Tasmania and will integrate into Coles' existing supply chain in South Australia and Western Australia, with significant investment by Coles in the automation capabilities of the facility
- Demonstrates Charter Hall's ability to create long WALE, high quality investment opportunities for CLW

Convenience Net Lease retail

Bunnings, Mackay South QLD

- Bunnings has exercised its option for a further 6 year term from the current lease expiry
- Following the exercise of option, remaining lease term increases to 6.4 years

$6.1 billion diversified portfolio of high-quality real estate

Diversified across geography, real estate sector and tenant industries

Key metrics	June 2025	June 2026
Number of properties	510	505
Property valuation ($m)	5,455	6,113[1]
Weighted Average Capitalisation Rate[2] (WACR)	5.4%	5.4%
Occupancy[3]	99.9%	99.9%
Weighted Average Lease Expiry[3] (WALE)	9.3 years	9.2 years
Portfolio exposure to NNN leases[3]	54%	51%
Portfolio exposure to CPI linked reviews[3]	54%	54%
Weighted Average Rental Review[3] (WARR)	3.1%	3.1%[4]

Sector	Assets	Valuation[1] ($m)	% of Portfolio[2]	Cap rate[2]	WARR[3,4]	WALE (years)[3]	Occupancy[3]
Convenience Net Lease retail	434	2,743	44.9%	4.9%	3.1%	8.8	100.0%
Industrial & logistics	13	1,324	21.7%	5.0%	3.2%	13.9	100.0%
Data centres & social infrastructure	43	1,043	17.1%	5.9%	2.9%	9.4	100.0%
Office	15	1,003	16.4%	6.9%	3.1%	5.6	99.7%
Total / weighted average	**505**	**6,113**	**100.0%**	**5.4%**	**3.1%**	**9.2**	**99.9%**

1. Includes CLW's ownership interest in the Coles CoreWest Distribution Centre, Truganina VIC based on forecast on-completion valuation
2. Weighted by valuation as at 30 June 2026 (REIT ownership interest)
3. Weighted by net passing income as at 30 June 2026
4. Weighted average across fixed and CPI linked reviews with the majority of CPI linked reviews based on the September annual CPI print. In FY26, average CPI was 3.0%.

Best in class tenant register

Strong and stable tenant base of government, ASX-listed, multinational and national tenants

Major tenants[1]

Australian Government, NSW Government, Government of Western Australia, South Australia, Brisbane City Council, Australia Post, Queensland Government, Police	21%
endeavour group	20%
	13%
bp	11%
colesgroup	7%
Metcash	5%
DAVID JONES	4%

	4%
Arnott's Group	3%
SONIC HEALTHCARE	2%
MYER	2%
BUNNINGS warehouse	1%
Woolworths	1%
Electrolux Group	1%

1. Weighted by net passing income as at 30 June 2026

Focus on key defensive tenant industries[1]

Defensive and resilient to economic shocks

Government (21%)

Geosciences Australia, Canberra

Hospitality convenience retail (20%)

Breakfast Creek Hotel, Brisbane

Grocery & distribution (13%)

Woolworths Distribution Centre, Melbourne

Data centres & telecommunications (13%)

Telstra Exchanges Portfolio

Energy & convenience retail (11%)

bp Mosman, Sydney

Banking & professional services (6%)

12 Shelley Street, Sydney

Food manufacturing (3%)

Arnott's Huntingwood, Sydney

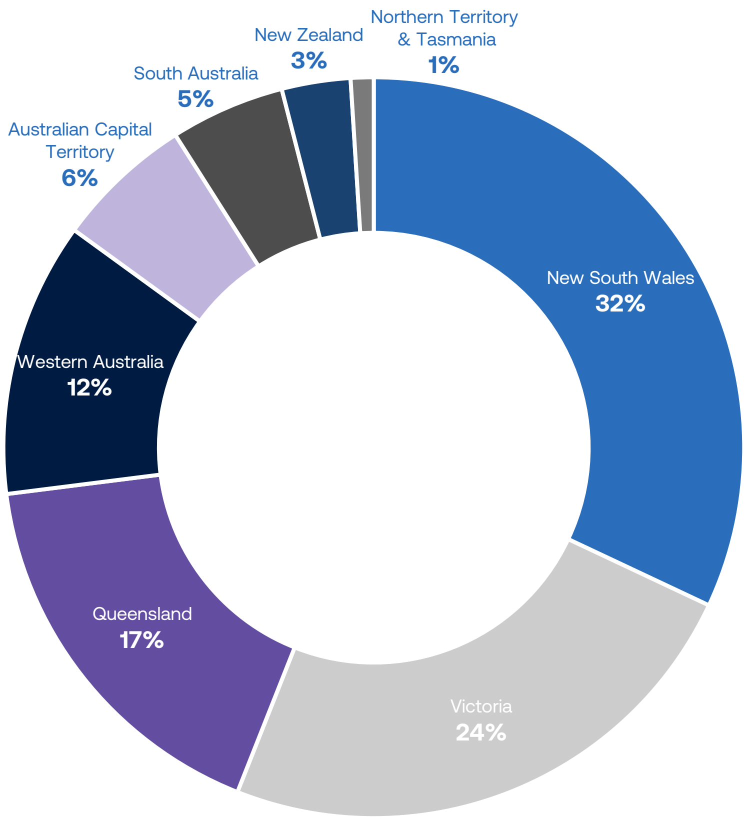
Other[2] (12%)

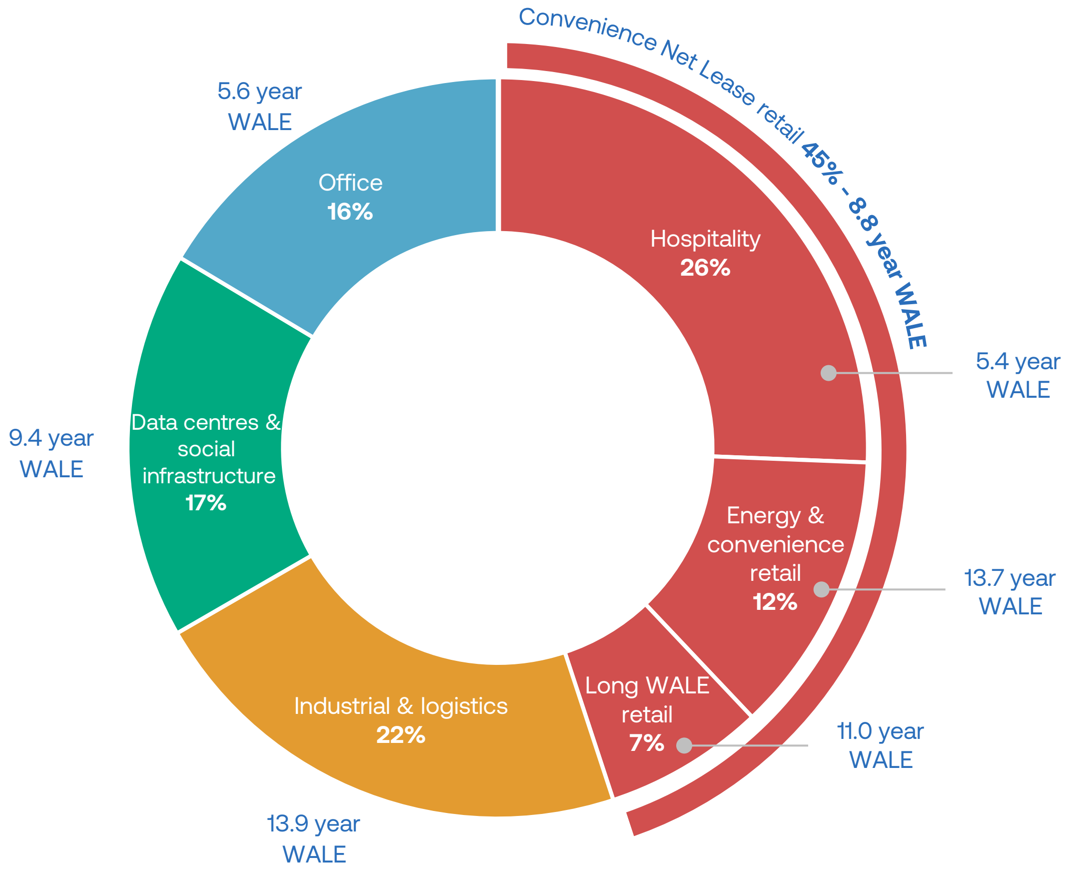
Sonic Healthcare, Brisbane

1. Weighted by net passing income as at 30 June 2026
2. Includes retail, healthcare and waste management

Note: totals may not add due to rounding

Geographic and sector diversification

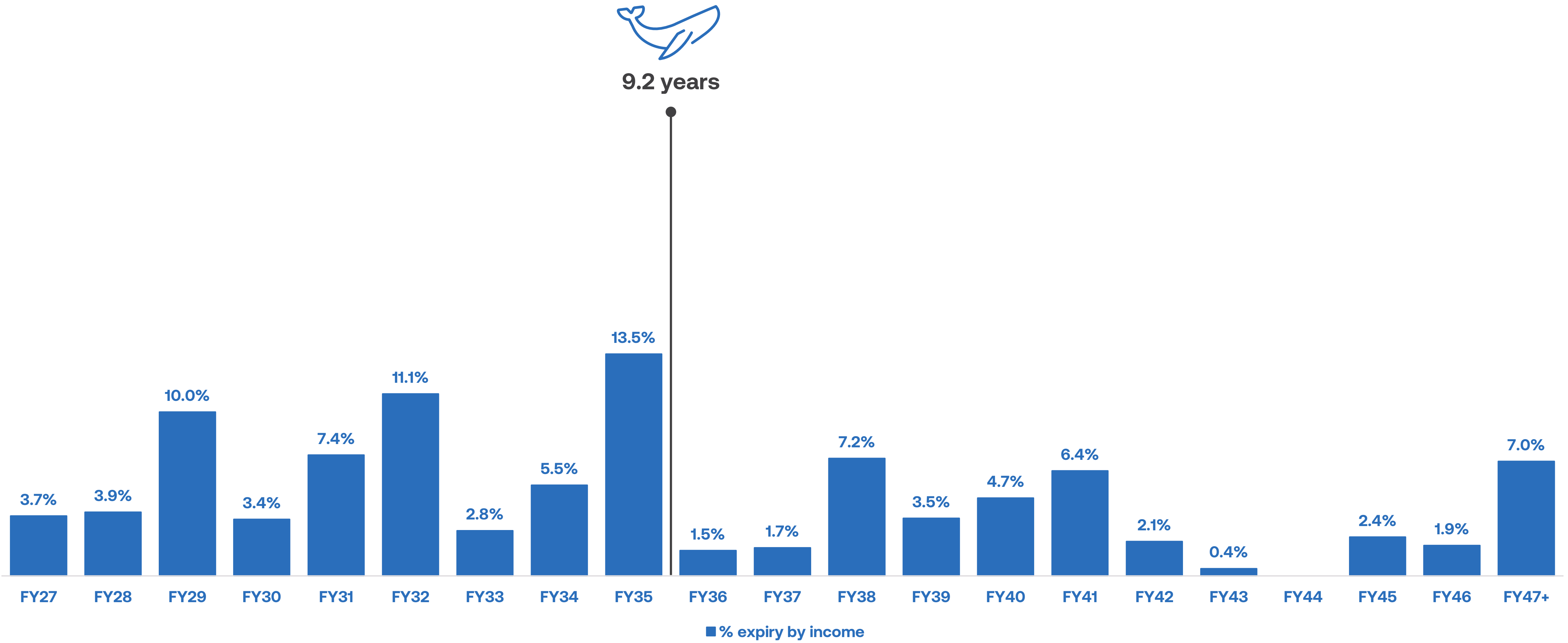




Note: totals may not add to 100% due to rounding
1. Weighted by external valuation as at 30 June 2026 (REIT ownership interest)
2. WALE weighted by net passing income as at 30 June 2026 (REIT ownership interest)

Long portfolio WALE[1]

Blue chip covenants providing long term income security



1. Weighted by net passing income as at 30 June 2026

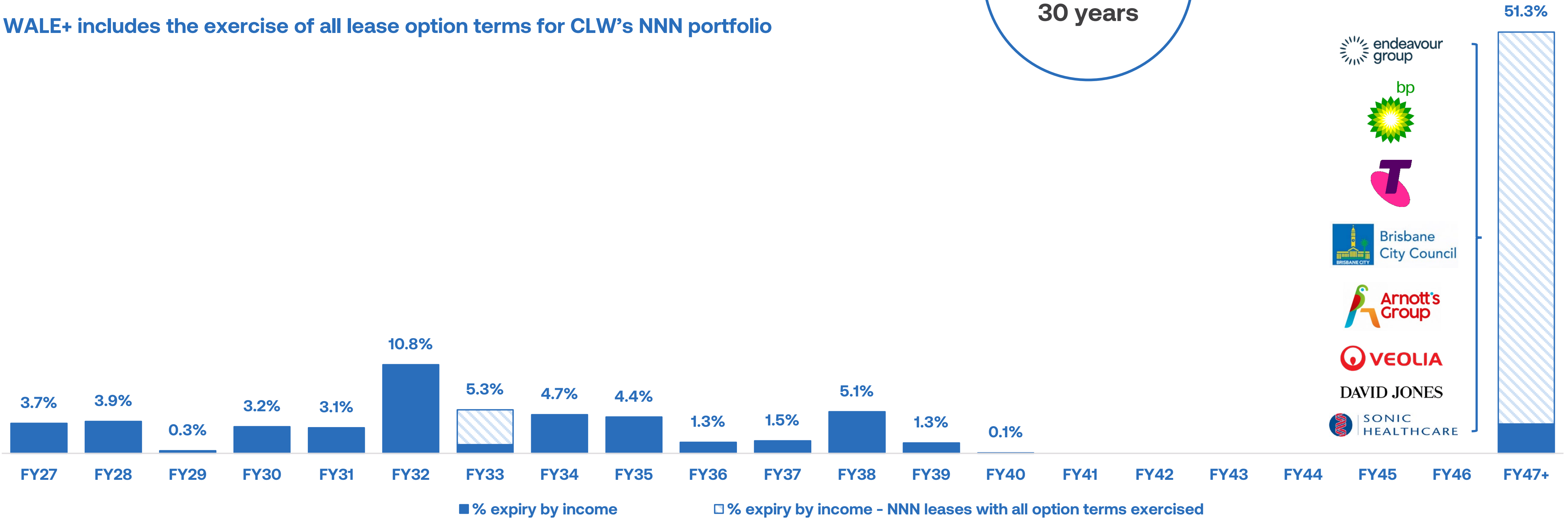
Note: totals may not add due to rounding

Longer portfolio **WALE+**[1]

WALE+ reflects the portfolio WALE and all future option terms for CLW's NNN leased portfolio

- 51% of CLW's portfolio is comprised of NNN leased properties that are <u>of critical importance to the business operations of our tenant customers</u> with the tenants likely to be in occupation well beyond the current lease term

- **WALE+ includes the exercise of all lease option terms for CLW's NNN portfolio**



1. Weighted by net passing income as at 30 June 2026

Note: totals may not add due to rounding

FY26 Sustainability achievements

By integrating sustainability across our platform and leveraging our scale, we attract and retain capital while delivering for our customers and employees – creating enduring value for all.

Net Zero[1]

Maintained Net Zero Scope 1 and Scope 2 emissions supported by Charter Hall Group's renewable energy and nature-based offset strategy.

Clean energy

8.7MW of installed solar capacity, with 96% supplying tenants directly.

11MWh of installed battery capacity across CLW Industrial portfolio.

NABERS energy

5.4 Star NABERS Energy portfolio rating for office assets[2].

4.7 Star NABERS Water portfolio rating for office assets[2].

Community partnerships

Continued community activations across our office assets to support local organisations.

Charter Hall Group employees contributed 3,700+ volunteering hours, supporting social enterprises across local communities.

Natural disaster relief and recovery

Charter Hall Group invested $350,000 with Red Cross and Foundation for Rural & Regional Renewal to support Australian communities impacted by natural disasters and hardship.

First Nations

Continued to advance Charter Hall Group's reconciliation commitments by hosting our first First Nations Work Experience Day, connecting students with Charter Hall professionals and leaders to explore future career opportunities.

ESG leadership

Scored 82 points in the 2025 GRESB assessment, a 4-point uplift from last year.

Maintained an 'A' ranking under the GRESB Public Disclosure, demonstrating strong transparency and continual improvement.

Independent benchmarking

Contributed to Charter Hall Group maintaining Australia's largest Green Star Performance certified portfolio, with over 1m sqm of rated space.

Responsible supply chain

Strengthened frontline employees' capability to identify and respond to modern slavery risks, and deepened industry collaboration to support ongoing knowledge-sharing.

Further detail is available in our sixth Modern Slavery Statement.

1. For assets which the REIT owns and where Charter Hall Group has operational control, Charter Hall Group has offset Scope 1 related emissions and procured 100% grid-supplied renewable electricity for Scope 2 emissions since FY24 to reach Net Zero
2. The NABERS portfolio rating only includes assets in operational control. Data as of 30 June 2026

Outlook and guidance

4

Coles Distribution Centre
Perth, WA

Outlook and guidance

Australia's largest diversified Net Lease REIT

Predictable, long-term rental cashflow

Enhance portfolio through curation & capital recycling

Diversification across key asset classes

Blue-chip, best-in-class tenant customers

Mission critical assets for tenant customer operations

CLW's strategy is to provide investors with stable and secure income and targeting both income and capital growth through an exposure to a diversified portfolio of long WALE properties leased to corporate and government tenants.

The portfolio maintains a long 9.2 year WALE. Occupancy remains near 100% with leases to secure, blue-chip tenants. All leases have annual rent increases which contributes to CLW's growing income profile.

Active curation and asset recycling continues to enhance portfolio and tenant quality, with recent transaction activity included in the FY27 guidance.

FY27 guidance[1]

Operating earnings per security

25.5cps

Distributions per security

25.5cps

Representing a distribution yield[2] of

6.7%

1. Based upon information currently available and barring unforeseen events
2. Based on forecast CLW FY27 DPS guidance of 25.5 cents divided by the closing price of CLW securities of $3.79 as at 12 August 2026

Additional information

5

Woolworths Distribution Centre
Melbourne, VIC

Statutory earnings reconciliation

Reconciliation of operating earnings to statutory earnings

$m	FY25	FY26
Operating earnings	**178.6**	**181.9**
Net fair value movements on investment properties	(4.0)	150.7
Net fair value movements on debt and derivative financial instruments	(48.7)	(42.0)
Straight lining of rental income, amortisation of lease fees and incentives	(4.5)	(5.6)
Debt refinance costs	-	(5.8)
Other	(0.5)	(3.2)
Statutory earnings	**120.8**	**275.9**

1. June 2026 results reflect the early adoption of AASB 18. Prior periods have been retrospectively restated

FY26 portfolio revaluations

- 100% of the portfolio has been independently valued during FY26 resulting in a net property valuation uplift of $188 million or 3.2%
  - 2H FY26 valuation uplift of $50 million
  - 1H FY26 valuation uplift of $138 million
- The portfolio WACR as at 30 June 2026 remained unchanged at 5.4%

Portfolio valuation ($m)	Convenience Net Lease retail	Industrial & logistics	Office	Data centres & social infrastructure	Total
30 June 2025 book value[1]	**2,741**	**1,338**	**858**	**637**	**5,573**
Net transactions	(128)	(54)	161	262	**241**
Net valuation movement	131	49	(16)	25	**188**
Valuation as at 30 June 2026	**2,743**	**1,333[2]**	**1,003**	**923**	**6,003**
Net valuation movement	5.0%	3.8%	(1.6%)	2.8%	**3.2%**

Portfolio WACR	Convenience Net Lease retail	Industrial & logistics	Office	Data centres & social infrastructure	Total
As at 30 June 2025	5.0%	5.1%	6.9%	5.5%	**5.4%**
As at 31 December 2025	4.9%	5.1%	7.0%	6.0%[3]	**5.4%**
As at 30 June 2026	4.9%	5.0%	6.9%	5.9%	**5.4%**

1. Reflects book value as at 30 June 2025, adjusted for all capital expenditure and additions in the 12-month period to 30 June 2026
2. Includes Coles CoreWest Distribution Centre at 30 June 2026 book valuation
3. Social infrastructure WACR increase was due to acquisitions completed during the period (Australian Border Force, Bulla VIC, Department of Defence, Canberra ACT and upweighting of ownership in Geosciences Australia, Canberra ACT).

Note: totals may not add due to rounding

Property investment portfolio[1]

Asset	State	REIT Interest	WALE[2] (years)
ALE portfolio (80 properties)	Australia wide	50.0%	2.8
LWIP portfolio (65 properties)	Australia wide	49.9%	8.3
bp Australia portfolio (215 properties)	Australia wide	50.0%[3]	13.5
bp New Zealand portfolio (70 properties)	NZ wide	50.0%[4]	14.5
David Jones, Sydney	NSW	50.0%	14.7
Bunnings (2 properties)	QLD, NT	100.0%	6.2
Myer, Melbourne	VIC	16.7%	5.5
Total / weighted average – Convenience Net Lease retail	**Cap rate: 4.9%[5]**	**Total valuation: $2,743m**	**8.8**
Arnott's, Huntingwood	NSW	50.0%	25.5
National Archives, Chester Hill	NSW	100.0%	12.3
ResourceCo, Wetherill Park	NSW	100.0%	11.9
Woolworths Distribution Centre, Dandenong	VIC	26.0%	11.7
Simon National Carriers, Carole Park	QLD	100.0%	6.0
Toyota Material Handling, Larapinta	QLD	100.0%	10.0
Electrolux, Beverley	SA	100.0%	1.5
Metcash Distribution Centre, Canning Vale	WA	100.0%	3.4
Coles Distribution Centre, Perth Airport	WA	49.9%	7.3
Veolia / Cleanaway portfolio (2 properties)	WA	100.0%	11.9
Coles CoreWest Distribution Centre, Truganina	VIC	49.9%	20.0
Total / weighted average – Industrial & logistics	**Cap rate: 5.0%[5]**	**Total valuation: $1,324m[6]**	**13.9**

1. Pro forma adjusted to include the post balance date acquisition of Sonic Healthcare, Brisbane QLD (25% interest) and divestment of the Veolia/Cleanaway NSW portfolio
2. Weighted by net passing income as at 30 June 2026 (REIT ownership interest)
3. CLW owns 50% of the bp Australia partnership which owns 49% of the bp Australia portfolio
4. CLW owns 50% of the bp New Zealand partnership which owns 49% of the bp New Zealand portfolio
5. Weighted by valuation as at 30 June 2026 (REIT ownership interest)
6. Includes CLW's ownership interest in the Coles CoreWest Distribution Centre, Truganina VIC based on forecast on-completion valuation

Property investment portfolio[1]

Asset	State	REIT interest	WALE[2] (years)
Telco Exchanges portfolio (36 properties)[2]	Australia wide	44.7%[3]	14.2
Pitt Street Telco Exchange, Sydney CBD	NSW	100.0%	4.5
Sonic Healthcare, Brisbane	QLD	25.0%	20.0
Geosciences Australia, Canberra	ACT	33.3%	5.9
Department of Defence, Canberra	ACT	49.9%	1.0
Australian Border Force, Bulla	VIC	100.0%	10.4
Brisbane City Council Bus Network Terminal	QLD	50.0%	12.2
Total / weighted average – Data centres & social infrastructure	**Cap rate: 5.9%[4]**	**Total valuation: $1,043m**	**9.4**
The Glasshouse, Macquarie Park	NSW	50.0%	5.7
Westpac Building, Kogarah	NSW	100.0%	8.2
Thales Australia Head Office, Sydney Olympic Park	NSW	100.0%	5.8
Australian Taxation Office, Albury	NSW	50.0%	2.2
Services Australia, Tuggeranong	ACT	50.0%	5.0
16 – 18 Mort Street, Canberra	ACT	100.0%	0.2
242 Exhibition Street, Melbourne	VIC	15.0%	5.3
Australian Taxation Office, Box Hill	VIC	50.0%	3.8
Australian Taxation Office, Adelaide	SA	50.0%	1.4
Djookanup, Perth	WA	50.0%	6.0
Long WALE Office Partnership (5 properties)	NSW, VIC, QLD & SA	10.0%	19.3
Total / weighted average – Office	**Cap rate: 6.9%[4]**	**Total valuation: $1,003m**	**5.6**
Total / weighted average – CLW portfolio	**Cap rate: 5.4%[4]**	**Total valuation: $6,113m[5]**	**9.2**

1. Pro forma adjusted to include the post balance date acquisition of Sonic Healthcare, Brisbane QLD (25% interest) and divestment of the Veolia/Cleanaway NSW portfolio
2. Weighted by net passing income as at 30 June 2026 (REIT ownership interest)
3. CLW owns 44.7% of Charter Hall Exchanges Wholesale Trust, which owns 49% of the Telstra Exchanges portfolio
4. Weighted by valuation as at 30 June 2026 (REIT ownership interest)
5. Includes CLW's ownership interest in the Coles CoreWest Distribution Centre, Truganina VIC based on forecast on-completion valuation

Glossary

ASX	Australian Securities Exchange
Balance sheet gearing	Calculated as the ratio of net drawn debt (excluding unamortised debt establishment costs) to total tangible assets, less cash
CAGR	Compound annual growth rate
CLW or the REIT	Charter Hall Long WALE REIT
DPS	Distributions per security
DRP	Dividend reinvestment plan
ESG	Environmental, social and corporate governance
OEPS	Operating earnings per security
LWIP	Long WALE Investment Partnership
MTM	Mark-to-market
NNN	Triple net lease
NTA	Net tangible assets
REIT	Real estate investment trust
WACR	The average capitalisation rate across the portfolio or group of properties, weighted by independent valuation
WALE	The average lease term remaining to expiry across the portfolio or a property or group of properties, weighted by net passing income
WARR	The average rent review across the portfolio or a property or group of properties, weighted by net passing income

Further information

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Presentation authorised by the Board

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