

ASX Release

\$53 million equity investment in 20-year triple-net lease life science asset

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Charter Hall Social Infrastructure REIT (ASX: CQE) today announces the acquisition of a 25% interest in a world-class integrated pathology laboratory fully leased to Sonic Healthcare Limited (Sonic) (ASX: SHL)¹, located at 24 Markwell Street, Bowen Hills, Brisbane, Queensland. Sonic is Australia's largest pathology provider with a market capitalisation exceeding \$9 billion.

High quality 20-year triple net lease acquisition with annual CPI rent reviews

The property has been acquired from Sonic in a sale and leaseback transaction in conjunction with Charter Hall Group's (ASX:CHC) newly established Charter Hall Inflation Protected Partnership 1 (CHIP1)².

The property serves as Sonic's central laboratory for Queensland and parts of New South Wales and the Northern Territory supporting a network of over 450 pathology collection centres. Developed in two stages between 2016 and 2024, the property comprises high-quality specialised laboratory fit-out, diagnostic offices and logistics facilities to manage high sample volumes.

Strategically located approximately 1.7 kilometres from the Brisbane CBD and 9.5 kilometres from the Brisbane Airport, the property benefits from strong connectivity to major arterial roads, public transport, hospitals, and key health and research institutions, including proximity to the Herston Medical Research Precinct.

The property is secured by a 20-year triple net lease with a further 30 years of options, featuring annual CPI linked rent reviews (capped at 3.5%).

CQE has acquired its 25% equity interest for \$53 million which will be primarily funded through ongoing portfolio curation of early learning assets.

The acquisition increases CQE's exposure to high quality tenant covenants and modern social infrastructure assets, with income from long-WALE non early learning assets moving to 38% (+3%)³.

Charter Hall Social Infrastructure REIT's Fund Manager, Travis Butcher said: "This acquisition further enhances CQE's portfolio quality, increasing exposure to the life sciences sector and adding a leading Australian healthcare operator as a tenant. It reflects our continued focus on active portfolio curation and investment in social infrastructure assets providing essential community services".

¹ Lease is to Sullivan Nicolaides Pty Ltd, a wholly owned subsidiary of Sonic Healthcare Limited, who is providing a corporate guarantee

² CHIP1 has acquired 100% of the asset, with CQE acquiring a 25% interest in the partnership. Charter Hall Group (ASX:CHC) currently retains 75% of the partnership with the intention of introducing additional capital partners

³ Pro-forma adjusted from 31 December 2025

Early learning asset divestments of \$37.1 million at an average yield of 4.6%

Since 31 December 2025, CQE has contracted the divestment of 9 early learning assets totalling \$37.1⁴ million at an average yield of 4.6%. These transactions achieved an average 3.4% premium to book value.

FY26 EPU and DPU guidance re-confirmed

CQE re-confirms FY26 earnings guidance of no less than 17.2 cents per unit and distribution guidance of 17.0 cents per unit. The June quarter distribution of 4.3 cents per unit, represents an annualised distribution yield of 6.5% based on the current unit price⁵.

Announcement Authorised by the Board

Charter Hall Social Infrastructure REIT (ASX: CQE)

Charter Hall Social Infrastructure REIT is the largest Australian ASX-listed real estate investment trust (A-REIT) that invests in social infrastructure properties.

Charter Hall Social Infrastructure 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.

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⁴ Inclusive of the 5 early learning assets totalling \$17.3 million announced on 1 May 2026. Includes 4 properties with heads of agreement subject to execution of final documentation

⁵ Based on CQE's unit price of \$2.65 as at 12 June 2026