

ASX Release

Charter Hall Social Infrastructure REIT provides Edge Early Learning update and confirms unchanged FY27 earnings and distribution guidance

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Following a recent announcement from another ASX-listed entity, Charter Hall Social Infrastructure REIT (ASX:CQE) confirms that three of its South Australian properties are leased to Edge Early Learning (Edge), representing approximately 1% of CQE's total income.

These three centres continue to operate, with CQE's management team working proactively and constructively with Edge to achieve a positive commercial outcome for both parties.

CQE holds bank guarantees equivalent to six months' net rent in relation to these properties.

CQE owns a \$2.3 billion gross asset value portfolio comprising 295 social infrastructure assets, diversified across early learning, life sciences, health, government services and tertiary education sectors.

As detailed in CQE's FY26 Annual Results, its active portfolio curation strategy has resulted in income from non-early learning assets being upweighted to 39%, reflecting increased sector diversification and tenant covenant quality.

CQE confirms that these developments in relation to Edge do not impact the FY27 earnings and distribution guidance provided on 4 August 2026.

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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