

Form 603

Corporations Act 2001

Section 671B

Notice of initial substantial holderTo Company Name/Scheme **CHARTER HALL SOCIAL INFRASTRUCTURE REIT**ACN/ARSN **102 955 939****1. Details of substantial holder (1)**Name **Australian Retirement Trust Pty LTD ATF Australian Retirement Trust**ACN/ARSN (if applicable) **010 720 840**The holder became a substantial holder on **18/08/2026****2. Details of voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary Units Fully Paid	18,654,093	18,654,093	5.027%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Australian Retirement Trust Pty LTD ATF Australian Retirement Trust	Power to exercise voting rights pursuant to position held as trustee of a superannuation fund.	Ordinary Units Fully Paid 18,654,093

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
Australian Retirement Trust Pty LTD ATF Australian Retirement Trust	HSBC Custody Nominees (Australia) Limited		Ordinary Units Fully Paid 18,654,093

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
Refer to Annexure A				

--	--	--	--	--

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association

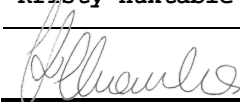
7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Australian Retirement Trust Pty LTD ATF Australian Retirement Trust	266 George Street, Brisbane City QLD 4000

Signature

print name **Kristy Huxtable** capacity **Company Secretary**

sign here  date **20/08/2026**

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in

relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

Annexure A

Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust ACN 010 720 840

This is Annexure A of 1 page referred to in Form 603, Notice of initial substantial holder

Kristy Huxtable

Company Secretary

Date:

20/08/2026

Holder of Relevant Interest	Date of acquisition	Consideration		Class and number of securities
		Cash	Non-Cash	
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	11/05/2026	131,500.00		Ordinary Units Fully Paid 50,000
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	18/05/2026	240,754.34		Ordinary Units Fully Paid 94,592
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	11/06/2026	11,341.96		Ordinary Units Fully Paid 4,482
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	12/06/2026	22,580.77		Ordinary Units Fully Paid 8,683
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	15/06/2026	44,031.68		Ordinary Units Fully Paid 16,675
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	16/06/2026	369,658.36		Ordinary Units Fully Paid 139,933
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	17/06/2026	381,448.90		Ordinary Units Fully Paid 141,053
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	17/06/2026	43,254.00		Ordinary Units Fully Paid 16,136
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	23/06/2026	397,201.93		Ordinary Units Fully Paid 150,000
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	24/06/2026	1,291,189.08		Ordinary Units Fully Paid 484,836
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	25/06/2026	1,995,931.41		Ordinary Units Fully Paid 750,000
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	26/06/2026	552,226.10		Ordinary Units Fully Paid 205,948
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	29/06/2026	822,425.36		Ordinary Units Fully Paid 300,000
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	30/06/2026	379,376.89		Ordinary Units Fully Paid 137,278
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	1/07/2026	3,526,787.39		Ordinary Units Fully Paid 1,288,084
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	2/07/2026	1,754,125.15		Ordinary Units Fully Paid 646,478
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	3/07/2026	271,082.15		Ordinary Units Fully Paid 102,897
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	8/07/2026	102,070.35		Ordinary Units Fully Paid 38,255
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	23/07/2026	756.27		Ordinary Units Fully Paid 287
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	30/07/2026	2,281.45		Ordinary Units Fully Paid 877
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	6/08/2026	485,810.08		Ordinary Units Fully Paid 176,660
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	6/08/2026	850.98		Ordinary Units Fully Paid 322
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	13/08/2026	1,134,370.48		Ordinary Units Fully Paid 442,736
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	18/08/2026	715,045.73		Ordinary Units Fully Paid 289,784
Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust	18/08/2026	6,515.33		Ordinary Units Fully Paid 2,618

Annexure B - Disclosure under Takeovers Panel Guidance Note 20 - Equity Derivatives

Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust ACN 010 720 840

The notice is provided pursuant to Guidance Note 20: Equity Derivatives, issued by the Australian Takeovers Panel. Terms not defined in this notice have the meanings given to them in Guidance Note 20.

Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust (ABN 88 010 720 840) discloses that as at 18/08/2026:
it holds an economic interest in units in CHARTER HALL SOCIAL INFRASTRUCTURE REIT as set out below.

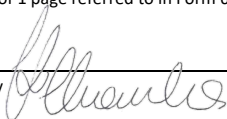
The key terms are as follows:

Identity of the taker	Australian Retirement Trust Pty Ltd ATF Australian Retirement Trust
Relevant security	Ordinary Units Fully Paid in CHARTER HALL SOCIAL INFRASTRUCTURE REIT
Price (Including reference price, strike price, option price etc. as appropriate)	Not Applicable
Entry date and number of securities to which the derivative relates	The derivatives relate to a long position of 882,326 ordinary units as at 18/08/2026.
Type of derivative	Cash-settled equity basket swap
Any material changes to information previously disclosed to the market	Not Applicable
Long equity derivative positions held by the taker and its associates, its relevant interest and its associates' relevant interests	Relevant Interest: 18,654,093 shares Economic Interest (under cash-settled equity swaps): 882,326 units Total Long Position (Relevant Interest + Economic Interest): 19,536,419 shares
Short equity derivative positions that offset long positions	None
Short positions of more than 1% that have been acquired after a long position is disclosed, whether by notice or substantial holding notice	None

This is Annexure B of 1 page referred to in Form 603, Notice of initial substantial holder

Kristy Huxtable

Company Secretary



Date:

20/08/2026