

ASX Release

Fund Payment Notice Charter Hall Retail REIT

27 August 2025

Charter Hall
Retail Management Limited
ACN 069 709 468
AFSL 246996

Responsible entity of
Charter Hall Retail REIT
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ATTRIBUTION MANAGED INVESTMENT TRUSTS – NOTICE FOR CUSTODIAN AND OTHER INTERMEDIARY INVESTORS IN RESPECT OF THE 30 JUNE 2025 DISTRIBUTION

Record date: 30 June 2025
Payable date: 29 August 2025
Total distribution: 12.40 cents per ordinary unit

Notice from Attribution Managed Investment Trust regarding fund payment

Charter Hall Retail Management Limited (“CHRML”), the responsible entity for Charter Hall Retail REIT (“REIT”), declares that the REIT is an Attribution Managed Investment Trust (“AMIT”) for the purposes of Subdivision 12-A B of Schedule 1 of the Taxation Administration Act 1953, in respect of the period ended 30 June 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*
Australian income			
Interest income	-	-	-
Fund payment	12.4000	23.0260	-
Amounts not subject to withholding taxes	-	-	-
Total distribution	12.4000	23.0260	-

* All amounts shown as cents per unit

The total fund payment is 23.0260 cents per unit with respect to the six months ended 30 June 2025. AMIT withholding tax is to be calculated on the fund payment amount of 23.0260 cents per unit, which exceeds the cash distribution of 12.4 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 on 29 August 2025.

Announcement Authorised by the Company Secretary

Charter Hall Retail REIT (ASX: [CQR](#))

Charter Hall Retail REIT is the leading owner of property for convenience retailers.

Charter Hall Retail 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.

For further enquiries, please contact

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