

ASX Release

June 2022 Valuation Update and June Quarter Distribution

27 June 2022

Charter Hall Social
Infrastructure Limited
ABN 46 111 338 937
AFSL 281544

Responsible Entity of
Charter Hall Social
Infrastructure REIT
ABN 58 102 955 939

Level 20, No.1 Martin Place
Sydney NSW 2000
GPO Box 2704
Sydney NSW 2001
T +61 2 8651 9000
www.charterhall.com.au

Charter Hall Social Infrastructure REIT (ASX: CQE) today announces the results of the June 2022 property valuations.

CQE had 361 independent valuations completed for the period ending 30 June 2022, representing 100% of the property portfolio¹ by gross asset value.

The valuations resulted in a \$101.5 million or 5.6% uplift on the prior book values. The average passing yield on these properties has compressed 20 bps from 4.9% to 4.7%.

The unaudited impact of the valuations announced today represent a \$0.28, or 7.4% increase on the December 2021 NTA per unit of \$3.78².

June Quarter FY22 Distribution

As previously announced on 23 June 2022, CQE has declared the distribution for the quarter ending 30 June 2022 of 4.4 cents per unit.

The distribution reinvestment plan will be active for this period.

CQE will report the REIT's Financial Year 2022 Results on 15 August 2022.

Announcement Authorised by the Board

¹ Excluding acquisitions, disposals, childcare developments completed since 31 December 2021 and childcare developments underway.

² Subject to audit and finalisation of statutory accounts. Excludes movement in working capital, securities and derivative valuations.

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). With over 30 years' experience in property investment and funds management, we're one of Australia's leading fully integrated property groups. We use our property expertise to access, deploy, manage and invest equity across our core sectors – Office, Industrial & Logistics, Retail and Social Infrastructure.

Operating with prudence, we've curated a diverse \$61.3 billion property portfolio of 1,516 high quality properties. With partnership at the heart of our approach, we're creating places that help grow communities, turning them into the best they can be and unlocking hidden value. Taking a long-term view, our \$13.2 billion development pipeline delivers sustainable, technologically enabled projects for our customers.

Charter Hall has also extended its Fund Management capability into another asset class with the 50% acquisition of the \$18.2 billion listed equities Fund Manager Paradise Investment Management (PIM), which invests on behalf of wholesale and retail investors across domestic and global listed equities.

The impacts of what we do are far-reaching. From helping businesses succeed by supporting their evolving workplace needs, to providing investors with superior returns for a better retirement, we're powered by the drive to go further.

For further enquiries, please contact

Travis Butcher

Fund Manager - CQE

Charter Hall

T +61 3 9903 6171

travis.butcher@charterhall.com.au

For media enquiries, please contact

Sarah Bamford

Communications & Media Manager

Charter Hall

T + 61 499 685 738

sarah.bamford@charterhall.com.au

For investor enquiries, please contact

Lula Lioffi

Investor Relations Manager

Charter Hall

T +61 3 9903 6157

lula.liossi@charterhall.com.au

Philip Cheetham

Head of Listed Investor Relations

Charter Hall

T +61 403 839 155

philip.cheetham@charterhall.com.au
