

ASX Release

Property Platform December 2022 valuation update

15 December 2022

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Charter Hall Group (ASX:CHC) notes that in accordance with the Group's 6-monthly valuation process, approximately 97% of Group platform properties have been independently valued, providing a net valuation uplift of circa \$210 million at 31 December, 2022, subject to audit and relevant fund Board approvals of financial statements.

As a result of valuations and transaction activity to date, Group Property FUM is expected to be circa \$73 billion as at 31 December, 2022.

The table below breaks down the asset movements by sector:

Sector	Valuation movement (6 months, %)
Industrial & Logistics	+1.1%
Office	(0.5%)
Long WALE Retail	+2.7%
Shopping Centre Retail	+0.1%
Social Infrastructure	+0.7%
Platform Total	+0.5%

The unaudited impact of the valuations announced today represent a \$10 million uplift to the value of Charter Hall's balance sheet Property Investments, equating to 2 cents per security of Net Tangible Assets (NTA)¹.

Charter Hall will report 1H FY23 Results on Monday 20th February 2023.

¹ Subject to audit and finalisation of 31 December 2022 statutory accounts and excluding any movement of interest rate derivatives during the period.

Announcement Authorised by the Chair

Charter Hall Group (ASX: CHC)

Charter Hall is one of Australia's leading fully integrated property investment and funds management groups. 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 grow.

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