

ASX Release

Valuation Update and December 2021 quarter distribution

13 December 2021

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Responsible Entity of
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Charter Hall Social Infrastructure REIT (ASX: CQE) today announces the results of December 2021 property valuations and the December 2021 quarter distribution.

CQE had 341 independent valuations completed for the period ending 31 December 2021, representing 100% of the property portfolio¹ by gross asset value.

The valuations resulted in a \$175.4 million, or 11.9% uplift on the prior book values. The average passing yield on these properties has compressed 60 bps from 5.6% to 5.0%.

The unaudited impact of the valuations announced today will contribute to the increase in the estimated NTA per unit from \$3.25 to \$3.72², a \$0.47 or 14.5% increase on the June 2021 NTA per unit.

Completion of South Australian Emergency Services Command Centre

CQE is also pleased to announce that the development of the South Australian Emergency Services Command Centre has now completed and been handed over to the tenant, the South Australian Government.

December Quarter FY22 Distribution

CQE also declares the distribution for the December 2021 quarter of 4.225 cents per unit.

The distribution reinvestment plan will remain active for this period.

CQE will report the Half-Year Results for the Financial Year 2022 on Thursday, 17 February 2022.

Announcement Authorised by the Board

¹ Excluding acquisitions, childcare developments completed since 30 June 2021 and childcare developments underway.

² Subject to audit and finalisation of statutory accounts.

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 portfolio of 1,506 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 \$9 billion development pipeline delivers sustainable, technologically enabled projects for our customers.

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.

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