

ASX Release

CQE December 2022 Valuation Update

15 December 2022

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

Responsible Entity of
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Charter Hall Social Infrastructure REIT (ASX: CQE) today announces the results of the December 2022 property valuations. CQE had 100%¹ of the portfolio by gross asset value independently valued as at 31 December 2022.

The valuations resulted in a \$16.3 million or 0.8% uplift on the prior book values. The average passing yield on these properties has expanded 6 bps from 4.70% to 4.76%.

The unaudited impact of the valuations announced today are expected to increase CQE's pro-forma June 2022 NTA per unit from \$4.08 to \$4.12², a 4 cents per unit, or 1.0% increase.

CQE will report the Half-Year FY23 Results on Tuesday 14 February 2023.

Announcement Authorised by the Board

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). 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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¹ Excluding acquisitions, assets held for sale, childcare developments completed since 30 June 2022 and childcare developments underway.

² Subject to audit and finalisation of 31 December 2022 statutory accounts and excluding any movement of interest rate derivatives during the period.