

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

| | |
|-----------------------|--------------------------------|
| Name of entity | Charter Hall Retail REIT (CQR) |
| ARSN | 093 143 965 |

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

| | |
|----------------------------|-----------------|
| Name of Director | Greg Chubb |
| Date of last notice | 5 February 2016 |

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

| | |
|--|--|
| Direct or indirect interest | Direct |
| Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest. | |
| Date of change | 9 September 2020* <i>*Mr Chubb acquired units in CQR following the vesting of Service Rights (STI award), which took place for the first time in relation to CQR units on 9 September 2020. The Appendix 3Y was not lodged in time due to a delay in notification of execution of the underlying trade. Notwithstanding this, the responsible entity is satisfied that the arrangements it has in place with Directors, in relation to Listing Rule 3.19B, to ensure that it is able to meet its disclosure obligations under Listing Rule 3.19A are adequate and that no additional steps are required to ensure ongoing compliance.</i> |

+ See chapter 19 for defined terms.

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| | |
|--|---|
| No. of securities held prior to change | Nil |
| Class | ORD |
| Number acquired | 45,319 |
| Number disposed | n/a |
| Value/Consideration <small>Note: If consideration is non-cash, provide details and estimated valuation</small> | Unit price at acquisition \$3.34 per unit |
| No. of securities held after change | 45,319 |
| Nature of change <small>Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</small> | Acquisition of Service Rights (STI award) |

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

| | |
|---|-----|
| Detail of contract | n/a |
| Nature of interest | |
| Name of registered holder (if issued securities) | |
| Date of change | |
| No. and class of securities to which interest related prior to change <small>Note: Details are only required for a contract in relation to which the interest has changed</small> | |
| Interest acquired | |
| Interest disposed | |
| Value/Consideration <small>Note: If consideration is non-cash, provide details and an estimated valuation</small> | |
| Interest after change | |

Part 3 – +Closed period

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|---|-----|
| Were the interests in the securities or contracts detailed above traded during a ⁺ closed period where prior written clearance was required? | No |
| If so, was prior written clearance provided to allow the trade to proceed during this period? | n/a |
| If prior written clearance was provided, on what date was this provided? | n/a |

⁺ See chapter 19 for defined terms.

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