

ASX Release

June 2023 Property Valuation Update and June Quarter Distribution

15 June 2023

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

CQE had 361 independent valuations completed for the period ending 30 June 2023, representing 100% of the portfolio¹ by gross asset value.

The valuations resulted in a net decrease of \$10.0 million or 0.5% on prior book values. The average passing yield on these properties has increased by 12 basis points from 4.85% to 4.97%.

June Quarter Distribution

On 14 June 2023, CQE also declared the distribution for the quarter ending 30 June 2023 of 4.3 cents per unit.

The distribution reinvestment plan will be active for this period.

CQE will report its Financial Year 2023 Results on 11 August 2023.

Announcement Authorised by the Board

¹ Excluding acquisitions, disposals, childcare developments completed since 31 December 2022 and childcare developments underway.

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.

For further enquiries, please contact

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