Charter Hall Long WALE REIT

Annual Report

ASX:CLW

2026

Charter Hall Long WALE REIT

Charter Hall Long WALE REIT (CLW or the REIT) is Australia's largest diversified net lease REIT, owning and managing a high-quality and diversified real estate portfolio leased to Government, multinational and national blue-chip tenants on long-term leases.

CLW is a registered managed investment scheme. The Responsible Entity is Charter Hall WALE Limited (CHWALE), a member of the Charter Hall Group (Charter Hall or the Group). The CHWALE Board of Directors (Board) provides leadership and strategic direction for the REIT, including setting the tone in relation to good governance, which is critical to achieving the REIT's objectives.

This report covers the REIT's business activities and presents figures for the financial year ending 30 June 2026, unless otherwise stated.

To view our 2026 reporting suite, including Annual Results and Corporate Governance Statement, visit: charterhall.com.au/reportingsuite

Cover: Coles Distribution Centre, Perth WA
Whadjuk land
Right: Charter Hall managed asset
NAIDOC Week at 130 Lonsdale Street, Melbourne VIC
Wurundjeri and Bunurong land

Contents

Acknowledgement of Country

Charter Hall acknowledges the Traditional Custodians of the lands on which we work and gather. We pay our respects to Elders past and present and recognise their continued care and contribution to Country.

Performance highlights

Sonic Healthcare
Brisbane, QLD
Turrbal and Yuggera land

Breakfast Creek Hotel
Brisbane QLD
Turrbal and Yuggera land

Financial performance

25.5cps
Operating earnings
in line with guidance and reflecting 2% annual growth from FY25

$4.71
Net tangible assets per security
2.6% increase from 30 June 2025

3.1%
Average annual net property income growth
with 54% of lease rent reviews being CPI linked and the balance being fixed reviews[1]

Capital management

$2.0bn
Secured debt platform
comprehensive refinance of balance sheet debt

27.5%
Balance sheet gearing[2]
at the lower end of 25% – 35% target range

20bps
Debt margin reduction
to 1.2% across balance sheet debt

Portfolio performance

$248m
Earnings accretive net acquisitions
active asset curation continues to enhance portfolio quality and drive earnings growth

$188m
Net valuation uplift
3.2% increase in property valuations during FY26

9.2yrs
Weighted average lease expiry (WALE)
providing long term income security

1. Weighted by net passing income as at 30 June 2026.
2. Pro-forma adjusted to reflect post-balance date transactions and joint-venture secured debt facility re-leveraging initiatives.

Chair and Fund Manager message

Dear Securityholder

As Australia's largest diversified net lease REIT, Charter Hall Long WALE REIT (CLW or the REIT) continued to deliver stable and predictable income for investors in FY26, supported by the quality of its portfolio and the discipline of its long-term investment approach.

In an environment where income certainty has remained a key focus for investors, the REIT's combination of long lease duration, high occupancy and embedded rental growth has underpinned consistent performance and reinforced the value of its strategy.

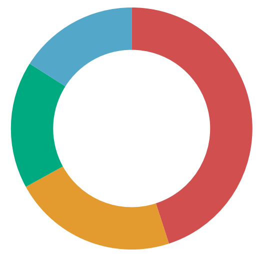
The REIT delivered a solid performance in FY26, with operating earnings of $181.9 million, or 25.5 cents per security (cps), representing growth of 2% from FY25. Distributions were 25.5cps, consistent with guidance provided at the beginning of the financial year. Net tangible assets per security was $4.71 at 30 June 2026, reflecting an increase of 2.6% from $4.59 at 30 June 2025. This result was delivered while navigating a rising interest rate environment throughout FY26.

This performance was supported by the REIT's high-quality portfolio, which continues to provide strong income visibility and downside protection. Average annual net property income growth was 3.1%, occupancy remained at 99.9% and the portfolio WALE was 9.2 years at 30 June 2026. Collectively, these metrics demonstrate the defensive characteristics of the REIT and its ability to deliver predictable income through market cycles.

A high-quality, resilient portfolio

CLW continues to benefit from a diversified portfolio of long WALE assets, leased to a broad base of tenants across Convenience Retail, Industrial & Logistics, Office and Social Infrastructure sectors. The REIT's portfolio comprises more than 500 properties with a value of approximately $6.1 billion. This diversification, combined with long lease tenures, provides securityholders with stable cashflows and supports consistent income.

Diversified properties located in prime locations



The REIT's tenant base is weighted towards large corporate and government organisations, many of which operate in critical or non-discretionary industries. Approximately 99% of tenants are government entities, ASX-listed companies, multinational organisations or national corporations, supporting the durability of rental income and contributing to consistently high occupancy and retention levels.

A defining feature of the REIT is its focus on net lease investments, with approximately 51% of portfolio income generated from triple-net leases. Under these arrangements, tenants are responsible for property operating costs and capital expenditure, providing greater earnings visibility and reducing exposure to property costs.

All leases incorporate fixed or CPI-linked rental escalations, providing embedded income growth and a natural hedge against inflation. Combined with lower capital expenditure requirements, the REIT's significant exposure to triple-net leases supports predictable and reliable earnings over the long term.

This combination of long lease duration, embedded rental growth and lower capital intensity positions CLW to deliver more consistent outcomes across market cycles.

Active portfolio curation

Throughout the year, we continued to actively manage the portfolio to enhance quality and extend income duration.

During the year, CLW completed approximately $248 million of net transactions, including the acquisition of $572 million high-quality, long-leased assets and the divestment of $324 million non-core properties. These initiatives are aligned with our strategy to recycle capital into assets that enhance earnings resilience and long-term growth.

Notably, the REIT completed the acquisition of long WALE, industrial and social infrastructure investments during FY26, which further increases CLW's exposure to these asset classes while also capturing long-dated income streams. The transactions are as follows:

- Acquisition of a 49.9% interest in a super prime, automated distribution centre currently under construction in Truganina, Victoria leased to Coles for an initial term of 20 years, further increasing exposure to critical supply chain infrastructure and long-dated income streams.
- An incremental 14.1% stake in Charter Hall Exchanges Wholesale Trust, which owns 49% of the Telstra Exchanges portfolio which had a WALE of 14.4 years at settlement, in conjunction with a triple-net lease structure and inflation protected income stream.
- Acquisition of a 25% interest in a purpose-built, integrated pathology diagnostics facility, leased to Sonic Healthcare on a 20-year lease, which serves as its primary laboratory for Queensland, Northern Territory and northern New South Wales.

Sonic Healthcare, Brisbane QLD
Turrbal and Yuggera land

Disciplined capital management

Maintaining a strong and flexible balance sheet remains a priority. During the year, CLW implemented a new $2.0 billion secured debt platform for its balance sheet debt, extending the debt maturity profile to 4.1 years. This delivered enhanced financial flexibility with greater covenant headroom and a concurrent 20 basis points reduction in the average credit margin for CLW's balance sheet debt.

These initiatives have extended debt maturities, improved cost of debt and enhanced protection against interest rate volatility, ensuring the REIT remains well-positioned in an evolving macroeconomic environment.

Balance sheet gearing remains within target range at approximately 27.5%, supporting financial flexibility and capacity for future growth.

Sustainability at scale

Sustainability is integrated into how CLW and Charter Hall conduct business and create long-term value.

During FY26, CLW achieved a strong improvement in its GRESB assessment, improving its score by four points to 82 points. This highlights the REIT's proactive management of ESG-related risks, verifiable reductions in carbon footprint and operational cost savings.

Robust governance remains central to CLW's approach, supported by reporting aligned to recognised frameworks and independent benchmarks. CLW maintained its 'A' Public Disclosure rating during the year, demonstrating its ongoing progress across sustainability performance, governance and best-practice reporting.

CLW has 8.7MW of on-site solar installed across its portfolio, with 96% directly supplying tenants, and a further 11MW of on-site solar capacity planned or committed across its industrial assets.

Solar panels on Huntingwood Distribution Facility NSW
Darug land

Charter Hall continues to manage Australia's largest footprint of independently rated Green Star buildings, including over 1 million square metres of CLW assets.

We encourage you to read the sustainability section of this report for detail on CLW's climate-related disclosure.

Positioned for long-term income

CLW's strategy remains focused on delivering stable and secure income, with a clear emphasis on long-lease assets, high-quality tenants and disciplined capital allocation.

The REIT's combination of long WALE assets, high occupancy and embedded rental growth provides a differentiated investment proposition within the Australian REIT sector, particularly in an environment where income certainty remains a key priority for investors.

Outlook

While the broader economic environment remains uncertain, CLW's portfolio characteristics provide a strong foundation for continued performance.

Key drivers of future performance

- Embedded rental growth through CPI-linked and fixed escalations
- High occupancy and tenant retention
- Ongoing portfolio curation and capital recycling
- Disciplined balance sheet management

Together, these factors underpin our confidence in the REIT's ability to generate sustainable income and deliver long-term value for securityholders.

Closing

On behalf of the Board and management team, we thank our securityholders for their continued support.

We also acknowledge the contribution of our people, tenants and partners for their collaboration, which underpins the performance of the REIT.

CLW remains well-positioned to continue delivering secure, long-term income, supported by a high-quality portfolio and a disciplined, repeatable investment approach. We are focused on maintaining this consistency and delivering enduring value for our investors over the long term.

Glenn Fraser
Chair

Avi Anger
Diversified CEO and CLW Fund Manager

Sustainability

Sustainability is integrated into the way CLW manages its portfolio and operates its business. CLW leverages the group-wide sustainability approach of its manager, Charter Hall, to focus efforts on the areas where it can create the greatest long-term economic, environmental and social value.

CLW has adopted Charter Hall's Sustainability Framework and Policy, which are informed by the United Nations Sustainable Development Goals (UN SDGs) and the United Nations Global Compact (UNGC).

CLW's energy, emissions and waste performance is disclosed in Charter Hall's Sustainability FY26 Databook, which is prepared in accordance with the Global Reporting Initiative (GRI). For a broader overview of Charter Hall's sustainability approach and performance, refer to the Sustainability FY26 Year in Review.

Above: Solar on Huntingwood Distribution Facility, Huntingwoood NSW
Darug land

Our sustainability approach enables CLW to:

Cultivate deep trusted relationships with our stakeholders

Drive lasting change by leveraging social procurement to deliver social good

Respond to the challenges of a warming climate, rethink how we use resources and prioritise the protection and restoration of nature

Deliver long-term value and mutual success for our investors, customers and communities

Climate-related disclosure

Charter Hall provides property and asset management services to CLW. CLW gives delegated authority to Charter Hall to establish and implement operating policies, including the management of energy and carbon in line with Charter Hall's climate strategy, targets, risk management policies and procedures.

Further details can be found in the Sustainability Report within the CHC 2026 Annual Report.

CLW is aligned with Charter Hall's approach to climate-related reporting requirements under Australian Sustainability Reporting Standards (AASB S2) and is preparing for its future reporting obligations.

For assets owned by the REIT where Charter Hall has operational control, the portfolio operated at Net Zero Scope 1 and Scope 2 emissions during the year, supported by renewable electricity from on-site generation and residual emissions compensated by Australian nature-based carbon offsets. The portfolio has maintained a 5.4 star NABERS Energy portfolio rating for Office assets, 8.7MW of solar was installed, with 96% supplying tenants directly and 11MWh of battery storage.

During the year, portfolio acquisitions were screened for exposure to acute and chronic climate hazards, and progress was made on assessing the vulnerability of the portfolio to acute and climate hazards.

Governance

Pursuant to the REIT's Corporate Governance Statement, the CHWALE Board provides leadership and direction for the REIT. The Board has delegated responsibility of the REIT's day-to-day business activities, including management of carbon and emissions, to Charter Hall. The Board regularly receives reports from Charter Hall executives and senior management on the services provided, including updates on climate and energy performance, progress on climate targets and key strategic initiatives.

CLW is supported by a dedicated team of 10 employees who lead sustainability initiatives across Charter Hall, including diversity and inclusion, community engagement, climate action, nature restoration, and resource efficiency. Sustainability and climate action are embedded across the broader team of ~600 employees.

Charter Hall integrates ESG performance into short-term incentives for eligible employees—including senior executives, fund managers, asset managers, and ESG specialists—through a balanced scorecard covering Financial, Customer (including climate-related risks), and Leadership, Culture and Collaboration (including diversity, inclusion, and wellbeing).

For further details refer to the Fund Manager remuneration on page 66.

Risk

CLW has adopted Charter Hall's Risk Management Framework that includes consideration of strategic, reputation, governance, operational, investment, liquidity and ESG (including climate-related) risks. Transition and physical risks have been identified for CLW through scenario analysis, monitoring of emissions against science-based trajectories, and downscaled, location-specific climate data. This assessment is informed by the Intergovernmental Panel on Climate Change, Network for Greening the Financial System and the International Energy Agency, and refined through engagement with Charter Hall senior leaders responsible for managing CLW assets.

The climate-related risks and opportunities that could reasonably be expected to affect CLW's prospects include:

- access to capital
- physical climate impacts
- products and services.

Strategy

CLW has adopted Charter Hall's climate strategy, which focuses on:

- transitioning managed assets to be highly energy efficient and powered by renewables
- partnering across the value chain to reduce emissions through investment in renewables and low carbon materials
- improving the adaptive capacity of the portfolio to climate-related impacts
- supporting communities with both immediate relief and long-term recovery following natural disasters.

Targets

CLW has adopted Charter Hall's climate targets, including:

Maintain

Net Zero

Scope 1 and Scope 2 emissions, including compensating for residual emissions

100%

renewable electricity

supplied to assets under operational control

50%

reduction

in downstream tenant emissions intensity by 2030, against a FY22 baseline

Charter Hall reports on the Scope 1 and 2 emissions generated from assets held by CLW in the Sustainability Report under AASB S2. CLW emissions and progress against the above targets are disclosed in the Sustainability FY26 Databook.

For more information, please view:

charterhall.com.au/sustainability

Back to Contents

Directors' Report and Financial Report

For the year ended 30 June 2026

Woolworths Distribution Centre
Melbourne, VIC
Wurundjeri and Bunurong land

Directors' Report

The Directors of Charter Hall WALE Limited (CHWALE) present their report together with the consolidated financial report of the Charter Hall Long WALE REIT (CLW or REIT) and the consolidated financial report of LWR Finance Trust (Finance Trust) for the year ended 30 June 2026. The financial report of CLW comprises Charter Hall Direct Industrial Fund (DIF) and its controlled entities and LWR Finance Trust and its controlled entity. The financial report of Finance Trust comprises LWR Finance Trust and its controlled entity. DIF and Finance Trust are collectively referred to as "Stapled Trusts". One of the stapled entities of a stapled structure is to be identified as the parent entity for the purposes of preparing a consolidated annual financial report. In accordance with this requirement, DIF has been identified as the parent entity (see D9(b)). The stapled securities cannot be traded or dealt with separately.

DIF and Finance Trust are registered schemes, and CHWALE is a company limited by shares. DIF, Finance Trust and CHWALE are incorporated and domiciled in Australia with the registered office and principal place of business located at Level 20, No.1 Martin Place, Sydney NSW 2000.

CHWALE is the Responsible Entity of the Stapled Trusts and is a controlled entity of Charter Hall Limited.

Principal activities

The principal activity of the REIT during the year was property investment. The principal activity of the Finance Trust during the year was financing the REIT through the Intra-Group Facility Agreement. There were no significant changes in the nature of either the REIT's or Finance Trust's activities during the financial year.

Directors

The following persons have held office as Directors of the Responsible Entity during the year and up to the date of this report:

- Glenn Fraser – Chair and Non-Executive Director
- Ceinwen Kirk-Lennox – Non-Executive Director
- Ray Fazzolari – Non-Executive Director
- David Harrison – Executive Director and Managing Director & Group Chief Executive Officer of Charter Hall Group
- Carmel Hourigan – Executive Director

Distributions

Distributions paid or declared during the year are as follows:

	2026			2025		
	Number of securities on issue entitled to distribution	**Cents per security**	**$'000**	Number of securities on issue entitled to distribution	Cents per security	$'000
Ordinary securityholders of DIF						
30 September	**710,170,889**	**6.375**	**45,273**	719,028,825	6.25	44,939
31 December	**712,765,508**	**6.375**	**45,439**	710,170,889	6.25	44,386
31 March	**715,697,220**	**6.375**	**45,626**	710,170,889	6.25	44,386
30 June*	**719,196,897**	**6.375**	**45,849**	710,170,889	6.25	44,386
Total distributions		**25.50**	**182,187**		25.00	178,097

* A liability has been recognised in the consolidated financial statements as the distribution had been declared as at the balance date.

No distributions were paid or declared during the year by Finance Trust.

Distribution reinvestment plan (DRP)

The REIT has established a Distribution Reinvestment Plan (DRP) under which securityholders may elect to have all or part of their distribution entitlements satisfied by the issuance of new securities rather than being paid in cash.

The DRP issue price is determined at a discount of 1.0% to the daily volume weighted average price of all securities traded on the ASX during the 10 business days commencing on the third business day following the distribution record date. The DRP was reactivated from 12 September 2025. During the year, the REIT raised $34.6 million from the DRP. An additional $11.4 million is expected to be raised from the DRP for the 30 June 2026 distribution to be allotted on 14 August 2026.

Review and results of operations

A new accounting standard AASB 18 *Presentation and Disclosure in Financial Statements* will come into effect, with mandatory adoption required from January 2027.

The REIT and Finance Trust have decided to early adopt AASB 18 and have elected to fair value its unlisted co-investments.

This resulted in changes to the REIT's prior year comparatives, presenting the reclassification of investments accounted for using the equity method to investments accounted for at fair value within non-current assets.

The disclosure of the impact of this change is presented in Note D10 of the consolidated financial statements.

The financial results of the REIT and Finance Trust are summarised as follows:

	Charter Hall Long WALE REIT		Finance Trust	
	2026	2025*	**2026**	2025
Total revenue ($'000)	**194,347**	183,622	**94,448**	72,230
Statutory profit/(loss) ($'000)	**275,902**	120,842	**(54,112)**	(32,134)
Basic earnings/(loss) per stapled security (cents)	**38.68**	16.92	**(7.59)**	(4.50)
Operating earnings of the REIT ($'000)	**181,888**	178,592	**-**	-
Operating earnings of the REIT per stapled security (cents)	**25.50**	25.00	**-**	-
Distributions ($'000)	**182,187**	178,097	**-**	-
Distributions per stapled security (cents)	**25.50**	25.00	**-**	-

*June 2026 results reflect the early adoption of AASB 18. The prior period has been retrospectively restated. Refer to Note D10.

	2026	2025	**2026**	2025
Total assets ($'000)	**4,976,500**	4,929,568	**1,473,263**	1,598,104
Total liabilities ($'000)	**1,585,654**	1,667,068	**1,517,004**	1,587,733
Net assets attributable to securityholders ($'000)	**3,390,846**	3,262,500	**(43,741)**	10,371
Stapled securities on issue ('000)	**719,197**	710,171	**719,197**	710,171
Net assets per stapled security ($)	**4.71**	4.59	**(0.06)**	0.01
Balance sheet gearing*	**30.3%**	31.4%	**-**	-

*Total debt and total assets calculated net of cash.

The REIT recorded a statutory profit of $275.9 million for the year ended 30 June 2026 (2025: $120.8 million profit). Operating earnings amounted to $181.9 million (25.5 cents per stapled security) for the year ended 30 June 2026 (2025: $178.6 million; 25.0 cents per stapled security) and a distribution of $182.2 million (25.5 cents per stapled security) was declared for the same period (2025: $178.1 million; 25.0 cents per stapled security).

The table below sets out income and expenses for the REIT that comprise operating earnings on a look-through basis (including the REIT's share of joint ventures and associates which are accounted for at fair value through profit or loss):

	Notes	**2026 $'000**	2025 $'000
Net income		**320,142**	299,677
Interest income		**3,453**	2,758
Fund management fees		**(26,847)**	(25,382)
Finance costs		**(110,562)**	(93,252)
Administration and other expenses		**(4,298)**	(5,209)
Operating earnings	A2	**181,888**	178,592

Operating earnings is a non-IFRS financial measure which represents statutory profit adjusted for non-operating items that are either non-recurring or, non-cash, or both. The table below presents these adjustments which can include items such as net fair value movements, non-cash accounting adjustments such as straight lining of rental income and amortisations. The inclusion of operating earnings as a measure of the REIT's profitability provides investors with the same basis that is used internally for evaluating operating segment performance. Operating earnings is used by the Board to make strategic decisions and as a guide to assessing an appropriate distribution to declare.

The uncertainty of the current geopolitical events and the outlook for consumer price inflation and interest rates in Australia may have an impact on the future performance of the portfolio. The REIT's revenue streams include a proportion of inflation-linked leases and has appropriate levels of interest rate hedging in place.

The reconciliation of operating earnings to statutory profit on a look-through basis for the REIT is set out below:

	2026 $'000	2025* $'000
Operating earnings	**181,888**	178,592
Net fair value movements on investment properties	**150,711**	(4,019)
Net fair value movements on debt and derivative financial instruments	**(42,001)**	(48,687)
Straight lining of rental income, amortisation of lease fees and incentives	**(5,646)**	(4,494)
Debt refinance costs	**(5,785)**	-
Foreign exchange losses	**(203)**	(77)
Other	**(3,062)**	(473)
Statutory profit for the year	**275,902**	120,842
Basic weighted average number of stapled securities ('000)	**713,333**	714,289
Basic earnings per stapled security (cents)	**38.68**	16.92
Operating earnings per stapled security (cents)	**25.50**	25.00

*June 2026 results reflect the early adoption of AASB 18. The prior period has been retrospectively restated. Refer to Note D10.

Fair value movements on investment properties

The net fair value movements on investment properties totalling a gain of $150.7 million (2025: loss of $4.0 million) comprised: valuation gains on a look-through basis totalling $187.8 million (2025: loss of $9.5 million), foreign exchange loss of $20.1 million on bp NZ (2025: gain of $2.6 million), revaluation decrements attributable to transaction costs of $22.6 million (2025: $1.6 million) and revaluation increments attributable to straight lining of rental income, amortisation of lease fees and incentives of $5.6 million (2025: $4.5 million).

External valuations were conducted for 100% of the REIT's portfolio of properties not under development including the properties held by joint ventures during the year.

Significant changes in the state of affairs

Acquisitions

During the year, the REIT settled on the acquisition of units in five property owning trusts for a total consideration of $236.1 million and acquired two directly owned properties for a further consideration of $132.8 million.

Disposals

During the year, the REIT settled on the sale of eight directly owned properties for a total consideration of $231.1 million.

As at 30 June 2026, a further four directly owned properties have been contracted for sale for a total consideration of $84.6 million, which were settled in August 2026.

Debt arrangements

During the year CH LEP Holding Trust entered into $750.0 million secured debt facility (REIT's share 50%) and returned approximately $740.5 million of capital to its investors (REIT's share 50%).

In June 2026, CLW finalised a refinance of its existing debt arrangements, entering into a new secured corporate finance platform diversified across ten lending counterparties. The new platform fully refinanced all existing balance sheet debt. As part of this refinance, the Medium-Term Notes previously issued in the Australian corporate bond market (A$MTN's) have been repaid and the interest rate swaps that were previously designated as fair value hedges against these A$MTN's were also unwound. The refinance extends the weighted average debt maturity to 4.2 years and reduces the REIT's weighted average credit margin by approximately 20 basis points along with greater financial flexibility afforded via an enhanced covenant package.

There were no other significant changes in the state of affairs of the REIT or Finance Trust that occurred during the year.

Business strategies and prospects

The REIT's objective is to provide investors with stable and secure income and the potential for both income and capital growth through an exposure to a diversified property portfolio with a long WALE.

The REIT aims to maintain and enhance the existing portfolio through active asset and property management and to grow the portfolio through the acquisition of assets that are predominantly leased to tenants with strong covenants on long-term leases.

The REIT aims to proactively manage its equity and debt. It has a target balance sheet gearing range of 25-35%.

The material business risks faced by the REIT that are likely to have an effect on its financial performance are set out below. A dedicated risk and compliance team are responsible for the ongoing review and monitoring of compliance and risk management systems. The Board regularly reviews material risks to ensure they remain within the REIT's agreed risk appetite.

Risk		Description	Mitigation
External Risks	Property cycle risk and adverse market or economic conditions	Failure to insulate against property cycle downturns and slowing economic conditions may have an impact on asset values and investor returns.	The REIT ensures it consistently delivers on strategy with a focus on investment in long WALE assets with contracted growth attributes. The REIT undertakes a detailed annual strategic review for all assets to inform recycling of capital into new areas and formal exit strategies for investments.
	Structural change in commercial property	Disruptive competitors may have an impact on key tenants and on marginal tenancies. This may impact space requirements from tenants. Changing technology is changing tenant expectations.	By undertaking ongoing due diligence including demographics, environment, competitor threats, and by leveraging consultant expertise the REIT ensures that it remains informed of market changes.
Financial Risks	Debt and equity capital management	Effective capital management is required to meet the REIT's ongoing liquidity and funding requirements. The inability to raise new capital to pursue growth opportunities or to raise replacement capital at challenging points in the debt or equity markets cycle is a key risk. A relationship breakdown or termination of joint venture partnership may result in reputational or financial damage.	The REIT mitigates these risks by implementing its debt diversity strategy combined with regular monitoring and reporting on debt covenants and stress testing of liquidity positions. The REIT has demonstrated strong performance, an equity raising track record and access to diversified equity partners across sources. The REIT manages its relationships with its partners through investment agreements including investment committee oversight of all key decisions with structured and pre-agreed reporting. The REIT has no financial covenants that are linked to the activities of joint ventures and associates (such as no look-through gearing or ICR covenants) which have their own financial commitments or borrowings, nor is there any recourse or cross-default to the REIT.

	Interest rates	Rising interest rates may adversely impact the REIT by increasing finance costs and impacting the amount the REIT has available to distribute to investors.	The REIT has a Treasury Risk Management Policy which includes policies and controls to minimise the impact of fluctuating interest rates on the REIT's financial performance. The REIT enters into interest rate swaps in order to provide more certainty for the REIT's finance costs. As at 30 June 2026, the REIT had 84.2% of its debt hedged (calculated on a look-through basis).
Operational Risks	Work, health & safety (WHS) obligations, critical safety incident or significant crisis	The REIT has a commitment to promote and protect the health, safety and wellbeing of its people, customers, contractors, and all users of the REIT's assets where Charter Hall Group has operational control.	The Group WHS Manager collaborates closely with property management teams to ensure the roll-out of enhanced contractor registration/on-boarding platforms, incident notification platform, ongoing risk audits and training on incident response and management.
	Artificial intelligence (AI)	Gaps in governance, oversight or adoption of artificial intelligence may result in errors, inaccurate outputs, inappropriate decision-making, privacy breaches or regulatory non-compliance, which could adversely impact investors, customers, employees, operations or the REIT's reputation.	The REIT maintains an AI governance framework, including policies, standards and oversight processes governing the use of artificial intelligence. New AI use cases are subject to risk and compliance review, with appropriate human oversight and accountability for key decisions. The REIT ensures training is provided to employees on the responsible use of AI and regularly reviews emerging regulatory developments, risks and controls to ensure AI technologies are used safely, ethically and in accordance with applicable laws and internal policies.
	Technology and cyber security	There is increasing sophistication of cyber-attacks, particularly denial of service impact on building management security for assets which are owned by the REIT and where Charter Hall Group has operational control. A reportable data breach may result in adverse impact on reputation and/or financial penalty.	The cyber security strategy and program continues with external validation and yearly review of IT policies against best practice. The REIT undertakes annual penetration tests against critical systems and properties and have brought all critical systems under IT General Controls (ITGC) including regular user access reviews. Our internal audit includes risk identification and assessment for new platforms. The REIT also has a formal cyber insurance policy which covers incident remediation costs.
	Organisational culture and conduct	Our ongoing success depends on our ability to attract, engage and retain a motivated and high-performing workforce to deliver our strategic objectives and an inclusive culture that supports our values.	The REIT receives management services from Charter Hall which has a Code of Conduct that covers all employees and undertakes consistent messaging and tone at the top regarding behaviour. Charter Hall also has a formal Whistleblower Policy in place and process to obtain regular employee feedback on culture and behaviours which is used to inform management decisions.
Environmental	Climate change	There is an increasing interest and expectation amongst investor groups disclosing on climate related risks and opportunities and their potential impact on business strategy and financial performance.	In preparation for future disclosure under the Corporations Act and the Australian Accounting Standards Board S2 Climate Related Disclosure the REIT is actively maturing its understanding of the impacts of climate related risks and opportunities on the REIT's financial position, financial performance and cashflows. The REIT has operated Net Zero (Scope 1 and 2)* since FY24 and remains focused on continual reduction in emissions through energy efficiency, securing renewable electricity and electrification strategies and compensating for residual emissions with nature-based carbon offsets. The REIT continues to partner with tenant customers to reduce their emissions, including over 8.7MW of solar installed across the portfolio. During the year, management progressed their understanding of the impacts and opportunities of a changing climate through assessment of physical risk using downscaled climate models and assessing emission against science aligned trajectories. *For assets which are owned by the REIT and where Charter Hall Group has operational control.
Regulatory	AFSL compliance	CHWALE is required to comply with Australian Financial Services Licence (AFSL) requirements through our established policies and frameworks.	Regular compliance reporting is undertaken to the Audit, Risk and Compliance Committee (ARCC), including mandatory annual compliance training requirements for all employees. In addition, the REIT has formalised compliance committees with annual external audit of compliance plans.
	Management of conflicts of interest	Inadequate management of tenant and acquisition conflicts may arise between Charter Hall managed funds or related party transactions may be inappropriately managed. There is also a risk that the REIT fails to pay market rate for related party services.	Conflict of interest protocols are embedded in the business, including annual declarations from all employees and directors, board reporting/approval for all related party transactions. The REIT has in place a Compliance Plan/function including oversight of conflict of interest/related party protocols and formalised asset allocation protocols.

Matters subsequent to the end of the financial year

In July 2026, the REIT settled on the acquisition of units in one property owning trust for a total consideration of $53.4 million.

In August 2026, the REIT settled on the disposal of four properties for a total consideration of $84.6 million.

In August 2026, $159.8 million of capital was returned from LWIP and Charter Hall Australian Convenience Retail Trust (bp Aus) to the REIT from refinancing initiatives within these joint venture entities.

The Directors of the Responsible Entity are not aware of any other matter or circumstance not otherwise dealt with in this report or the annual consolidated financial statements that has significantly affected or may significantly affect the operations of the REIT or Finance Trust, the results of their operations or the state of affairs of the REIT or Finance Trust in future financial years.

Likely developments and expected results of operations

The consolidated financial statements have been prepared on the basis of current known market conditions. The extent to which a potential deterioration in either the capital or property markets that may have an impact on the results of the REIT or Finance Trust is unknown. Such developments could influence property market valuations, the ability to refinance debt and the cost of such debt, or the ability to raise equity.

At the date of this report and to the best of the Directors' knowledge and belief, there are no other anticipated changes in the operations of the REIT or Finance Trust which would have a material impact on their future results. Property valuation changes, movements in the fair value of derivative financial instruments and movements in interest rates may have a material impact on the REIT's and Finance Trust's results in future years, however, these cannot be reliably measured at the date of this report.

Indemnification and insurance of Directors, Officers and Auditor

During the year, the REIT and Finance Trust contributed to the premium for a contract to insure all directors, secretaries, executive officers and officers of the REIT and Finance Trust and of each related body corporate, with the balance of the premium paid by Charter Hall Group and funds managed by members of Charter Hall Group. In accordance with usual commercial practice, the insurance contract prohibits disclosure of details relating to the nature of the liabilities covered by the insurance, the limit of indemnity and the amount of the premium paid under the contract.

Provided the officers of the Responsible Entity act in accordance with the REIT's and Finance Trust's constitutions and the *Corporations Act 2001*, the officers are indemnified out of the assets of the REIT and Finance Trust against losses incurred while acting on behalf of the REIT and Finance Trust. The insurance does not provide cover for the independent auditors of the REIT or Finance Trust or of a related body corporate. The REIT and Finance Trust indemnifies the auditor (Ernst & Young) against any liability (including legal costs) for third party claims arising from a breach by the REIT or Finance Trust of the auditor's engagement terms, except where prohibited by the *Corporations Act 2001*.

Fees paid to and interests held in the REIT by the Responsible Entity or its associates

Base management fees of $26.4 million (2025: $24.9 million) were paid by the REIT and $0.1 million (2025: $0.1 million) by the Finance Trust and other fees of $16.0 million (2025: $9.2 million) were paid or are payable to the Responsible Entity and its associates by the REIT for the services provided during the year (some of these amounts are, subject to particular lease agreements in place, recoverable from tenants), in accordance with the REIT's and Finance Trust's constitutions as disclosed in Note D1 in the consolidated financial statements.

Interests in the REIT and Finance Trust held by the Responsible Entity or its associates as at 30 June 2026 are also disclosed in Note D1 in the consolidated financial statements.

Environmental regulations

The operations of the REIT and Finance Trust are subject to environmental regulations under Commonwealth, State and Territory legislation in relation to property developments.

In relation to the property developments, the REIT is obliged to ensure all works carried out under any development approval comply with that approval as well as any further relevant statutory requirements. The REIT ensures that contracts it enters into with builders for its developments stipulate that the builder must:

(a) ensure that in carrying out the contractor's activities:

  (i) it complies with all statutory requirements and other requirements of the contract for the protection of the environment
  (ii) it does not pollute, contaminate or otherwise damage the environment
  (iii) its subcontractors comply with the requirements referred to in the contract.

(b) make good any pollution, contamination or damage to the environment arising out of, or in any way in connection with, the contractor's activities, whether or not it has complied with all statutory requirements or other requirements of the contract for the protection of the environment

(c) indemnify the REIT to the full extent permitted by law against:

  (i) any liability to or a claim by a third party
  (ii) all fines, penalties, costs, losses or damages suffered or incurred by the REIT, arising out of or in connection with the contractor's breach of the contract.

Approvals for property developments are required under various local, State and Territory environmental laws.

To the best of the Directors' knowledge, the operations of the REIT have been undertaken in compliance with the applicable environmental regulations in each jurisdiction where the REIT operates.

Director	Experience	Special responsibilities	Interest in securities of the REIT
Glenn Fraser	Glenn joined the Board on 6 May 2016 and was appointed Chair of the Board on 24 April 2024. With 47 years' industry experience, Glenn is a professional Non-Executive Director following a long career in finance, infrastructure and property. Glenn was a member of Transfield Holdings Advisory Board from 1999 to 2015. He was instrumental in Transfield Holding's acquisition of a 50% interest in Charter Hall and its subsequent expansion and ASX listing in 2005. Glenn also served as a Non-Executive Director of the Charter Hall Group from April 2005 to August 2012. Joining Transfield Holdings in 1996, Glenn was General Manager – Finance Project Development, where he was responsible for the financial elements of infrastructure and property projects. Glenn was subsequently appointed Chief Financial Officer of Transfield Holdings when it had turnover in excess of $1 billion per annum and over 8,000 staff. Glenn was a principal and director of a project finance advisory business, Perry Development Finance Pty Limited from 1985, which was sold to Hambros Corporate Finance Limited in 1995. Glenn holds a Bachelor of Commerce from the University of New South Wales. He is a member of the Institute of Chartered Accountants and a graduate of the Australian Institute of Company Directors. Current listed directorships: Charter Hall Social Infrastructure Fund Former listed directorships in the last three years: Nil	Chair, Member of Audit, Risk and Compliance Committee	76,721
Ceinwen Kirk-Lennox	Ceinwen joined the Board on 28 June 2016. Ceinwen has over 40 years' experience in many aspects of property including agency, development, project and construction management, property management, and community development. Her executive career includes 26 years at Lendlease Corporation, where she held executive roles, running commercial business units, client accounts and functions across the Lendlease Group. Ceinwen now runs her own consultancy, Mosaic Xchange, with clients across both private and public sectors. Ceinwen has served on a number of boards including both for-profit and not-for-profit companies. Ceinwen was appointed to the Greater Sydney Parklands Board in 2020 and currently holds a number of roles within Homes NSW delivering mixed-use market, affordable and social housing. Ceinwen holds a Bachelor of Business in Land Economy from the University of Western Sydney and is a graduate of the Australian Institute of Company Directors. Current listed directorships: Nil Former listed directorships in the last three years: Nil	Member of Audit, Risk and Compliance Committee	62,223

Director	Experience	Special responsibilities	Interest in securities of the REIT
Carmel Hourigan	Carmel joined the Board on 30 November 2020. Carmel brings 30 years' experience in the real estate investment industry, spanning key senior leadership positions and roles in funds management across public and private markets, investment, research and advisory services. As the Charter Hall Office CEO and Institutional Client Services, Carmel is responsible for driving the office business' strategic growth, including funds management, portfolio curation, capital raising and equity flows, along with leading our Group wholesale capital platform. Carmel's previous roles include the Global Head of Real Estate at AMP Capital, CIO at GPT Group and Head of Investment Management at Lendlease. Carmel is the National President for the Property Council of Australia, having served in various director roles, including Vice President over many years. She is also a member of the Property Champions of Change group and is also a former Trustee Board member and Deputy Chancellor of Western Sydney University. Carmel holds a Bachelor of Business in Land Economy from Western Sydney University. She also holds a Graduate Diploma in Applied Finance and Investment from FINSIA and has participated in leadership programs at world renowned institutions including INSEAD, Harvard Business School and London Business School. Current listed directorships: Nil Former listed directorships in the last three years: Nil	Nil	10,250
Ray Fazzolari	Ray joined the Board on 24 April 2024. Ray has extensive industry experience in the financial sector and commercial property industry over 40 years through various cycles and market conditions. Ray's executive career includes three years with the St Hillier's Group as the General Manager of Development, 16 years with the Leda Group of Companies as the Managing Director and a further 10 years with Citi as the General Manager of Commercial Finance. Ray served as a Non-Executive Director of Charter Hall Investment Management Limited, the responsible entity of Charter Hall Prime Office Fund and Charter Hall Prime Industrial Fund, Charter Hall's flagship unlisted wholesale office and industrial funds. Current listed directorships: Nil Former listed directorships in the last three years: Nil	Audit, Risk & Compliance Committee Chair	5,000

Director	Experience	Special responsibilities	Interest in securities of the REIT
David Harrison	David joined the Board on 16 February 2016. David has over 30 years' property market experience across office, retail and industrial sectors in multiple geographies globally. As Charter Hall's Managing Director and Group CEO, David is responsible for strategically growing the business and maintaining its position as a multi-core sector market leader. David is an executive member of various Fund Boards and Partnership Investment Committees, and Chair of the Executive Property Valuation Committee and Executive Leadership Committee. David has overseen the growth of the Charter Hall Group from being a small fund manager with $500 million of assets under management when it listed on the ASX in 2005, to today being the largest diversified property funds managers in Australia. David remains driven to achieve excellence and create a positive impact – giving back to the communities that Charter Hall operates in and protecting and growing the retirement savings of those invested either directly or indirectly in the company – ensuring every one of Charter Hall's stakeholders benefits through the firm's integrity, discipline and ability to add more value. David is the Chair of the Property Council of Australia Nominations and Financial Management Committees. He is also a member of the Property Council Australia Champions of Change Coalition. David holds a Bachelor of Business in Land Economy from the University of Western Sydney, is a Fellow of the Australian Property Institute (FAPI) and holds a Graduate Diploma in Applied Finance from the Securities Institute of Australia. David received an Honorary Doctorate from the Western Sydney University in 2026. Current listed directorships: Charter Hall Group (ASX: CHC) Charter Hall Retail REIT (ASX: CQR) Charter Hall Social Infrastructure REIT (ASX: CQE) Former listed directorships in the last three years: Nil	Nil	734,633

Meetings of Directors

	Full meetings of Directors		Meetings of Audit, Risk and Compliance Committee	
Name	Eligible to attend	Attended	Eligible to attend	Attended
Glenn Fraser	7	7	4	4
Ceinwen Kirk-Lennox	7	7	4	4
Ray Fazzolari	7	7	4	4
David Harrison	7	5	-	-
Carmel Hourigan	7	6	-	-

Company secretary

Mark Bryant was appointed as Company Secretary for the REIT and Finance Trust on 21 November 2017.

Mark holds a Bachelor of Business (Accounting), a Bachelor of Laws (First Class Honours), a Graduate Certificate in Legal Practice, and is admitted as a lawyer of the Supreme Court of NSW. Mark has over 20 years' experience as a lawyer, including advising on listed company governance, securities law, funds management, real estate, and general corporate law. Mark joined Charter Hall in 2012, prior to which he was a Senior Associate in the Sydney office of Mallesons.

Mark is the Group General Counsel and Company Secretary for the Charter Hall Group.

Non-audit services

The Responsible Entity may decide to engage the auditor (Ernst & Young) on assignments in addition to the statutory audit duties where the auditor's expertise and experience with the REIT or Finance Trust are important.

Details of the amounts paid to the auditor for audit and non-audit services provided during the year are disclosed in Note D6 to the consolidated financial statements.

The Board of Directors has considered the position and, in accordance with the advice received from the Audit, Risk and Compliance Committee, is satisfied that the provision of the non-audit services is compliant with the general standard of independence for auditors imposed by the *Corporations Act 2001*. The Directors are satisfied that the provision of non-audit services by the auditor, as set out in D6 to the consolidated financial statements, did not compromise the auditor's independence requirements of the *Corporations Act 2001* for the following reasons:

- all non-audit services have been reviewed by the Audit, Risk and Compliance Committee to ensure that they do not impact the integrity and objectivity of the auditor
- none of the services undermine the general principles relating to auditor independence as set out in Accounting Professional and Ethical Standards Board APES 110 *Code of Ethics for Professional Accountants*.

Auditor's independence declaration

A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 16.

Rounding of amounts to the nearest thousand dollars

As permitted by *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2026/183* issued by the Australian Securities and Investments Commission relating to the "rounding off" of amounts in the Directors' report and consolidated financial statements. Amounts in the Directors' report and consolidated financial statements have been rounded to the nearest thousand dollars, unless otherwise indicated.

This report is made in accordance with a resolution of the Board of Directors of Charter Hall WALE Limited.

Directors' authorisation

The Directors' report is made in accordance with a resolution of the Directors. The consolidated financial statements were authorised for issue by the Directors on 13 August 2026. The Directors have the power to amend and re-issue the consolidated financial statements.

Glenn Fraser
Chair

Sydney
13 August 2026

Auditor's independence declaration

Shape the future
with confidence

Ernst & Young
8 Exhibition Street
Melbourne VIC 3000 Australia
GPO Box 67 Melbourne VIC 3001

Tel: +61 3 9288 8000
Fax: +61 3 8650 7777
ey.com/au

Auditor's independence declaration to the directors of Charter Hall Long WALE Limited, the Responsible Entity of Charter Hall Long WALE REIT and Finance Trust

As lead auditor for the audit of the financial report of Charter Hall Long WALE REIT and Finance Trust for the financial year ended 30 June 2026, I declare to the best of my knowledge and belief, there have been:

a. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit;

b. No contraventions of any applicable code of professional conduct in relation to the audit; and

c. No non-audit services provided that contravene any applicable code of professional conduct in relation to the audit.

This declaration is in respect of Charter Hall Direct Industrial Fund and the entities it controlled during the financial year, referred to as "Charter Hall Long WALE REIT" and LWR Finance Trust and the entity it controlled during the financial year, referred to as "Finance Trust".

Ernst + Young

Ernst & Young

Alison Parker

Alison Parker
Partner
13 August 2026

Consolidated statement of comprehensive income

	Notes	Charter Hall Long WALE REIT 2026 $'000	Charter Hall Long WALE REIT 2025* $'000	Finance Trust 2026 $'000	Finance Trust 2025 $'000
Revenue					
Property income	A2	**191,818**	181,624	**-**	-
Interest income	A2	**2,529**	1,998	**94,448**	72,230
Total revenue		**194,347**	183,622	**94,448**	72,230
Net fair value gain/(loss) on investment properties	B1	**16,095**	(59,366)	**-**	-
Net gain on investments at fair value through profit or loss	B2	**260,386**	165,649	**-**	-
Other income		**175**	185	**-**	-
Finance costs	C2	**-**	-	**(87,624)**	(66,204)
Net fair value gain/(loss) on debt and derivative financial instruments	C3	**20,549**	(3,236)	**(60,753)**	(37,966)
Property expenses	A2	**(31,555)**	(32,272)	**-**	-
Fund management fees	D1	**(26,339)**	(24,871)	**(129)**	(139)
Administration and other expenses		**(3,866)**	(4,498)	**(54)**	(55)
Transaction costs on investments at fair value through profit or loss		**(10,355)**	(124)	**-**	-
Foreign exchange losses		**(203)**	(77)	**-**	-
Operating profit/(loss)		**419,234**	225,012	**(54,112)**	(32,134)
Profit/(loss) before financing		**419,234**	225,012	**(54,112)**	(32,134)
Finance costs	C2	**(82,579)**	(66,204)	**-**	-
Net fair value loss on debt and derivative financial instruments	C3	**(60,753)**	(37,966)	**-**	-
Profit/(loss) for the year		**275,902**	120,842	**(54,112)**	(32,134)
Other comprehensive income		**-**	-	**-**	-
Total comprehensive income/(loss) for the year		**275,902**	120,842	**(54,112)**	(32,134)
Total comprehensive income/(loss) attributable to:					
DIF		**330,014**	152,976	**-**	-
Finance Trust		**(54,112)**	(32,134)	**(54,112)**	(32,134)
		275,902	120,842	**(54,112)**	(32,134)
Basic and diluted earnings per ordinary securityholder					
Earnings/(loss) per stapled security (cents)	A3	**38.68**	16.92	**(7.59)**	(4.50)

*June 2026 balances reflect the early adoption of AASB 18. The prior period has been retrospectively restated. Refer to Note D10.

The above consolidated statements of comprehensive income should be read in conjunction with the accompanying notes.

Consolidated balance sheet

	Notes	Charter Hall Long WALE REIT 2026 $'000	Charter Hall Long WALE REIT 2025* $'000	Finance Trust 2026 $'000	Finance Trust 2025 $'000
Assets					
Current assets					
Cash and cash equivalents		**18,322**	55,369	**7,459**	32,360
Receivables	D2	**24,330**	22,473	**46**	8
Derivative financial instruments	C3	**21,098**	6,428	**17,711**	6,428
Investment properties held for sale	B1	**84,550**	-	**-**	-
Other assets	D2	**3,063**	2,463	**15**	14
Total current assets		**151,363**	86,733	**25,231**	38,810
Non-current assets					
Investment properties	B1	**2,527,092**	2,387,794	**-**	-
Investments accounted for at fair value through profit or loss	B2	**2,288,825**	2,450,833	**-**	-
Intra-group facility receivable	C2	**-**	-	**1,445,753**	1,559,294
Derivative financial instruments	C3	**4,837**	-	**2,279**	-
Other assets		**4,383**	4,208	**-**	-
Total non-current assets		**4,825,137**	4,842,835	**1,448,032**	1,559,294
Total assets		**4,976,500**	4,929,568	**1,473,263**	1,598,104
Liabilities					
Current liabilities					
Payables	D2	**16,637**	29,702	**2,981**	7,382
Distribution payable	A3	**45,849**	44,386	**-**	-
Derivative financial instruments	C3	**2,421**	6,579	**2,421**	1,565
Other liabilities	D2	**9,141**	7,564	**-**	-
Total current liabilities		**74,048**	88,231	**5,402**	8,947
Non-current liabilities					
Borrowings	C2	**1,511,602**	1,528,385	**1,511,602**	1,528,385
Derivative financial instruments	C3	**-**	50,401	**-**	50,401
Other liabilities		**4**	51	**-**	-
Total non-current liabilities		**1,511,606**	1,578,837	**1,511,602**	1,578,786
Total liabilities		**1,585,654**	1,667,068	**1,517,004**	1,587,733
Net assets		**3,390,846**	3,262,500	**(43,741)**	10,371
Equity					
Equity holders of DIF					
Contributed equity	C4	**3,246,910**	3,212,279	**-**	-
Retained profits		**187,677**	39,850	**-**	-
Parent entity interest		**3,434,587**	3,252,129	**-**	-
Equity holders of Finance Trust					
Contributed equity	C4	**6,523**	6,523	**6,523**	6,523
Retained profits		**(50,264)**	3,848	**(50,264)**	3,848
Equity holders of Finance Trust		**(43,741)**	10,371	**(43,741)**	10,371
Total equity		**3,390,846**	3,262,500	**(43,741)**	10,371

*June 2026 balances reflect the early adoption of AASB 18. The prior period has been retrospectively restated. Refer to Note D10.

The above consolidated balance sheets should be read in conjunction with the accompanying notes.

Consolidated cash flow statement

	Notes	Attributable to securityholders of DIF: Contributed equity $'000	Retained profits* $'000	Total $'000
Balance at 1 July 2024		3,271,183	55,939	3,327,122
Total comprehensive income		-	152,976	152,976
Cancellations of stapled securities	C4	(58,904)	9,032	(49,872)
Distributions provided for or paid	A3	-	(178,097)	(178,097)
Balance at 30 June 2025		3,212,279	39,850	3,252,129
Balance at 1 July 2025		**3,212,279**	**39,850**	**3,252,129**
Total comprehensive income		**-**	**330,014**	**330,014**
Stapled securities issued via DRP	C4	**34,631**	**-**	**34,631**
Distributions provided for or paid	A3	**-**	**(182,187)**	**(182,187)**
Balance at 30 June 2026		**3,246,910**	**187,677**	**3,434,587**

	Notes	Attributable to securityholders of Finance Trust: Contributed equity $'000	Retained profits/ (accumulated losses) $'000	Total $'000
Balance at 1 July 2024		6,641	36,042	42,683
Total comprehensive loss		-	(32,134)	(32,134)
Cancellations of stapled securities	C4	(118)	(60)	(178)
Balance at 30 June 2025		6,523	3,848	10,371
Balance at 1 July 2025		**6,523**	**3,848**	**10,371**
Total comprehensive loss		**-**	**(54,112)**	**(54,112)**
Balance at 30 June 2026		**6,523**	**(50,264)**	**(43,741)**

*June 2026 balances reflect the early adoption of AASB 18. The prior period has been retrospectively restated. Refer to Note D10.

The above consolidated statements of changes in equity should be read in conjunction with the accompanying notes.

Consolidated cash flow statement

	Notes	Charter Hall Long WALE REIT 2026 $'000	Charter Hall Long WALE REIT 2025* $'000	Finance Trust 2026 $'000	Finance Trust 2025 $'000
Cash flows from operating activities					
Property income received		**212,033**	195,722	**-**	-
Property expenses paid		**(33,744)**	(34,235)	**-**	-
Distributions received from investments at fair value through the profit and loss		**115,539**	117,553	**-**	-
Interest received		**2,529**	1,998	**1,313**	778
Finance costs paid		**-**	-	**(86,951)**	(65,313)
Fund management fees paid		**(28,734)**	(27,640)	**(133)**	(169)
Transaction costs on investments at fair value through profit or loss		**(10,616)**	-	**-**	-
Administration and other expenses paid		**(3,521)**	(4,427)	**(67)**	(56)
Net GST (paid)/received		**(8,087)**	(11,544)	**(41)**	27
Net cash flows from operating activities	A4	**245,399**	237,427	**(85,879)**	(64,733)
Cash flows from investing activities					
Payments for investment properties		**(249,105)**	(22,295)	**-**	-
Receipts from sale of investment properties		**231,057**	347,341	**-**	-
Payments for investments accounted for at fair value through profit or loss		**(265,276)**	(18,611)	**-**	-
Capital distributions from investments accounted for at fair value through profit or loss		**370,225**	3,014	**-**	-
Advances under Intra-Group Facility Agreement		**-**	-	**(492,129)**	(255,592)
Repayments under Intra-Group Facility Agreement		**-**	-	**698,797**	565,581
Net cash flows from investing activities		**86,901**	309,449	**206,668**	309,989
Cash flows from financing activities					
Distributions paid to securityholders, net of DRP		**(146,093)**	(180,703)	**-**	-
Repurchase of stapled securities		**-**	(50,050)	**-**	(178)
Finance costs paid		**(86,951)**	(65,320)	**-**	-
Proceeds from borrowings		**2,940,000**	297,885	**2,940,000**	297,885
Repayment of borrowings and payments for derivative financial instruments		**(3,076,303)**	(516,000)	**(3,085,690)**	(516,000)
Net cash flows from financing activities		**(369,347)**	(514,188)	**(145,690)**	(218,293)
Net increase in cash and cash equivalents		**(37,047)**	32,688	**(24,901)**	26,963
Cash and cash equivalents at the beginning of the year		**55,369**	22,681	**32,360**	5,397
Cash and cash equivalents at the end of the year		**18,322**	55,369	**7,459**	32,360

*June 2026 balances reflect the early adoption of AASB 18. The prior period has been retrospectively restated. Refer to Note D10.

The above consolidated cash flow statements should be read in conjunction with the accompanying notes.

Non-cash financing and investing activities

The following non-cash financing and investing activities are not reflected in the statement of cash flows:

	Notes	Charter Hall Long WALE REIT 2026 $'000	Charter Hall Long WALE REIT 2025 $'000	Finance Trust 2026 $'000	Finance Trust 2025 $'000
Distributions by the REIT during the year satisfied by the issue of stapled securities under the DRP	C4	**34,631**	-	-	**-**

About this report

The notes to these consolidated financial statements include additional information which is required to understand the operations, performance and financial position of the REIT and Finance Trust. They are organised in four key sections:

- **A. REIT performance** – provides key metrics used to measure financial performance
- **B. Property portfolio assets** – explains the investment property portfolio structure
- **C. Capital structure and financial risk management** – details how the REIT manages its exposure to capital and financial risks
- **D. Further information –** provides additional disclosures relevant to understanding the REIT's consolidated financial statements

Critical accounting estimates and judgements

The preparation of the consolidated financial statements in conformity with Australian Accounting Standards requires the use of certain critical accounting estimates and management to exercise its judgement in the process of applying the REIT's accounting policies.

The area involving significant estimates or judgements is fair value estimation – B1 Investment properties.

In preparing its financial statements, the REIT has considered the ongoing impact that the future economic outlook has had on its business operations and upon the business operations of its tenant customers. In assessing such impacts management has relied upon certain key estimates to evaluate current and future business conditions. Inherent in any estimate is a level of uncertainty. Estimation uncertainty is associated with the current geopolitical events and subsequent increase in consumer price inflation and interest rates.

A. REIT performance

This section provides additional information on the key financial metrics used to define the results and performance of the REIT, including operating earnings by segment, distributions and earnings per stapled security.

A1. Management-defined performance measures

The REIT uses the management-defined performance measure operating earnings in its public communications to communicate earnings guidance. The inclusion of operating earnings as a measure of the REIT's profitability provides investors with the same basis that is used internally for evaluating operating segment performance. Operating earnings is used by the Board to make strategic decisions and as a guide to assessing an appropriate distribution. This measure is not specified by the Australian Accounting Standards and therefore might not be comparable to similar measures used by other entities. Finance Trust does not have a separate performance measure as its performance is not assessed on a standalone basis.

Operating earnings is a non-IFRS financial measure which represents statutory profit adjusted for non-operating items that are either non-recurring or non-cash or both. The table in Note A2(b) presents these adjustments which can include items such as net fair value movements, non-cash accounting adjustments such as straight lining of rental income and amortisations.

A2. Segment information

(a) Description of segments

The Directors of the Responsible Entity have determined the operating segments based on the reports reviewed by the chief operating decision maker, being the Board of the Responsible Entity. The REIT has one operating segment being its Australasian operations. Finance Trust results are not separately identified and reported, and therefore segment information for Finance Trust is not prepared and provided to the Board.

(b) Segment information provided to the Board

The operating earnings reported to the Board for the year ended 30 June 2026 are as follows:

	2026 $'000	2025 $'000
Property lease revenue	**183,513**	172,111
Services income	**8,305**	9,513
Property income	**191,818**	181,624
Straight lining of rental income and amortisation of incentives and leasing fees	**4,077**	3,001
Property expenses	**(31,555)**	(32,284)
Net property income from investment properties	**164,340**	152,341
Share of operating earnings from investments at fair value through profit or loss	**120,107**	119,826
Interest income	**2,529**	1,998
Fund management fees	**(26,339)**	(24,871)
Finance costs	**(75,121)**	(66,204)
Administration and other expenses	**(3,628)**	(4,498)
Operating earnings	**181,888**	178,592
Weighted average number of stapled securities	**713,333**	714,289
Operating earnings per stapled security (cents)	**25.50**	25.00

The operating earnings on a look-through basis are set out below:

	2026 $'000	2025 $'000
Net income	**320,142**	299,677
Interest income	**3,453**	2,758
Fund management fees	**(26,847)**	(25,382)
Finance costs	**(110,562)**	(93,252)
Administration and other expenses	**(4,298)**	(5,209)
Operating earnings	**181,888**	178,592

The table below sets out the top five tenants' contribution to net property income presented on a look-through basis:

Tenant	2026 %	2025 %
Federal and State government	**21**	18
Endeavour Group	**20**	22
Telstra	**13**	14
bp	**11**	12
Coles Group	**7**	5

The reconciliation between operating earnings to statutory profit on a look-through basis is set out below:

	2026 $'000	2025* $'000
Operating earnings	**181,888**	178,592
Net fair value movements on investment properties	**150,711**	(4,019)
Net fair value movements on debt and derivative financial instruments	**(42,001)**	(48,687)
Straight lining of rental income, amortisation of lease fees and incentives	**(5,646)**	(4,494)
Debt refinance costs	**(5,785)**	-
Foreign exchange losses	**(203)**	(77)
Other	**(3,062)**	(473)
Statutory profit for the year	**275,902**	120,842

*June 2026 results reflect the early adoption of AASB 18. The prior period has been retrospectively restated. Refer to Note D10.

Property lease revenue

Property lease revenue represents income earned from the long-term rental of REIT properties and is recognised on a straight line basis over the lease term. The portion of rental income relating to fixed increases in operating lease rentals in future years is recognised as a separate component of investment properties.

Minimum lease payments to be received include future amounts to be received on non-cancellable operating leases. Amounts receivable under non-cancellable operating leases where the REIT's right to consideration for a service directly corresponds with the value of the service provided to the customer have not been included (for example, variable amounts payable by tenants for their share of the operating costs of the asset).

Minimum lease payments under non-cancellable operating leases of investment properties not recognised in the consolidated financial statements are receivable as follows:

	2026 $'000	2025 $'000
Less than 1 year	**158,901**	153,420
1 – 2 years	**146,019**	149,839
2 – 3 years	**146,379**	141,388
3 – 4 years	**145,365**	138,358
4 – 5 years	**131,669**	135,996
Over 5 years	**924,504**	762,056
Total	**1,652,837**	1,481,057

Services income

Services income principally includes non-lease income derived under lease agreements with tenants. Non-lease income relates to the proportion of property operating costs which are recoverable from tenants in accordance with lease agreements and relevant legislative acts.

Property expenses

Property expenses include rates and taxes incurred in relation to investment properties. These expenses are recognised on an accrual basis.

A3. Distributions and earnings per security

(a) Distributions paid and payable

	2026			2025		
	Number of securities on issue entitled to distribution	**Cents per security**	**$'000**	Number of securities on issue entitled to distribution	Cents per security	$'000
Ordinary securityholders of DIF						
30 September	**710,170,889**	**6.375**	**45,273**	719,028,825	6.25	44,939
31 December	**712,765,508**	**6.375**	**45,439**	710,170,889	6.25	44,386
31 March	**715,697,220**	**6.375**	**45,626**	710,170,889	6.25	44,386
30 June*	**719,196,897**	**6.375**	**45,849**	710,170,889	6.25	44,386
Total distributions		**25.50**	**182,187**		25.00	178,097

*A liability has been recognised in the consolidated financial statements as the distribution had been declared as at the balance date.

No distributions were paid or declared during the year by Finance Trust.

Pursuant to the REIT's constitutions, the amount distributed to securityholders is at the discretion of the Responsible Entity. The Responsible Entity uses operating earnings as a guide to assess an appropriate distribution to declare.

A liability is recognised for the amount of any distribution declared by the REIT on or before the end of the reporting period but not distributed at balance date.

Under current Australian income tax legislation, the REIT is not liable to pay income tax provided the Responsible Entity has attributed all the taxable income of the REIT to securityholders.

(b) Earnings per stapled security

	Charter Hall Long WALE REIT		Finance Trust	
	2026	2025*	**2026**	2,025
Basic and diluted earnings				
Earnings/(loss) per stapled security (cents)	**38.68**	16.92	**(7.59)**	(4.50)
Operating earnings of the REIT per stapled security (cents)	**25.50**	25.00	**N/A**	N/A
Earnings used in the calculation of basic and diluted earnings per stapled security				
Net profit/(loss) for the year ($'000)	**275,902**	120,842	**(54,112)**	(32,134)
Net profit/(loss) of the parent entity for the year ($'000)	**330,014**	152,976	**(134)**	(194)
Operating earnings of the REIT for the year ($'000)	**181,888**	178,592	**N/A**	N/A
Weighted average number of stapled securities used in the calculation of basic and diluted earnings per stapled security ('000)	**713,333**	714,289	**713,333**	714,289

*June 2026 results reflect the early adoption of AASB 18. The prior period has been retrospectively restated. Refer to Note D10.

Basic and diluted earnings per stapled security is determined by dividing statutory profit attributable to the stapled securityholders by the weighted average number of stapled securities on issue during the year. The REIT has no dilutive or convertible stapled securities on issue.

Operating earnings per stapled security is determined by dividing operating earnings attributable to the stapled securityholders by the weighted average number of stapled securities on issue during the year.

A4. Reconciliation of operating profit to net cash flows from operating activities

	Charter Hall Long WALE REIT		Finance Trust	
	2026 $'000	2025* $'000	**2026 $'000**	2025 $'000
Operating profit/(loss) for the year	**419,234**	225,012	**(54,112)**	(32,134)
Net fair value movements on investment properties	**(16,095)**	59,366	**-**	-
Net fair value movements on debt and derivative financial instruments	**(20,549)**	2,740	**60,753**	37,966
Net fair value movements on investments at fair value through profit or loss	**(140,279)**	(45,823)	**-**	-
Straight lining of rental income and amortisation of incentives	**4,077**	3,001	**-**	-
Debt refinance costs	**-**	-	**5,785**	-
Capitalised borrowing costs	**-**	-	**(6,192)**	-
Amortisation of borrowing costs	**-**	-	**2,058**	1,804
Rent-free incentives	**(6,735)**	(7,283)	**-**	-
Other	**224**	(47)	**-**	-
Capitalised interest on Intra-Group Facility	**-**	-	**(93,134)**	(71,452)
(Increase)/decrease in trade and other receivables	**(2,578)**	(1,372)	**(39)**	-
Increase/(decrease) in trade and other payables	**8,100**	1,833	**(998)**	(917)
Net cash flows from operating activities	**245,399**	237,427	**(85,879)**	(64,733)

*June 2026 results reflect the early adoption of AASB 18. The prior period has been retrospectively restated. Refer to Note D10.

B. Property portfolio assets

The REIT's property portfolio assets comprise directly held investment properties and indirectly held interests in investment properties held through joint ventures and associates (investments at fair value through profit or loss). Investment properties comprise investment interests in land and buildings held for long-term rental yields.

The fair value of the investments in joint venture and associate entities is the REIT's share of net assets of the funds invested in, which includes the underlying investment properties held. Investment properties drive changes in the net assets of the funds.

The following table summarises the property portfolio assets detailed in this section.

	Notes	2026 $'000	2025 $'000
Current assets			
Investment properties held for sale	B1	**84,550**	-
Total current assets		**84,550**	-
Non-current assets			
Investment properties	B1	**2,527,092**	2,387,794
Investments accounted for at fair value through profit or loss	B2	**2,288,825**	2,450,833
Total non-current assets		**4,815,917**	4,838,627
Total property portfolio assets		**4,900,467**	4,838,627

Valuation process, techniques and key judgements

The Responsible Entity conducts an investment property valuation process on a semi-annual basis. This process is overseen by the Executive Property Valuations Committee (EPVC), which is an internal Charter Hall committee comprised of The Charter Hall Group CEO, Chief Investment Officer and sector CEOs. The role of the EPVC is to oversee the valuation process including:

- approving a panel of independent valuers
- reviewing key valuation inputs and assumptions
- reviewing the independent valuations prior to these being presented to the Board
- acting as an escalation point between the group and any external valuer.

Valuations are performed either by independent professionally qualified external valuers or by Charter Hall's internal valuers who have the relevant experience and knowledge. Fair value is determined using discounted cash flow (DCF) and income capitalisation methods.

External valuations were conducted for 100% of the REIT's portfolio of properties not under development including the properties held by joint ventures during the year.

In determining the fair value of investment properties, management has considered the nature, characteristics and risks of its investment properties. Such risks include but are not limited to the property cycle, transaction evidence and structural changes in the current and future macro-economic environment.

The table below identifies the inputs, which are not based on observable market data, used to measure the fair value (level 3) of the investment properties and investments at fair value through profit or loss.

	2026			2025		
	Net market rent ($ sqm/p.a.)	**Adopted capitalisation rate (% p.a.)**	**Adopted discount rate (% p.a.)**	Net market rent ($ sqm/p.a.)	Adopted capitalisation rate (% p.a.)	Adopted discount rate (% p.a.)
Investment properties	**51 - 1,136**	**4.25 - 8.50**	**5.25 - 8.75**	103 - 1,100	4.25 - 8.50	5.25 - 8.88
Investments accounted for at fair value through profit or loss	**3 - 5,978**	**3.00 - 8.75**	**5.25 - 9.00**	3 - 5,978	3.00 - 7.25	5.25 - 8.00

Term	Definition
Discounted cash flow (DCF) method	A method in which a discount rate is applied to future expected income streams to estimate the present value.
Income capitalisation method	A valuation approach that provides an indication of value by converting future cash flows to a single current capital value.
Net market rent	A net market rent is the estimated amount for which a property or space within a property should lease between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and wherein the parties have each acted knowledgeably, prudently and without compulsion. In a net rent, the owner recovers outgoings from the tenant on a pro-rata basis (where applicable).
Capitalisation rate	The return represented by the income produced by an investment, expressed as a percentage.
Discount rate	A rate of return used to convert a future monetary sum or cash flow into present value.

Sensitivity analysis

The REIT considers capitalisation rates the most significant assumption that is subject to estimation uncertainty given the nature of its portfolio. Accordingly, sensitivities to the fair value of investment properties (including those owned by the REIT's joint ventures) have been provided around reasonable possible movements in the capitalisation rate.

If the capitalisation rate expanded by 25 basis points, the fair value of investment properties would reduce by $101.7 million from the fair value as at 30 June 2026 ($260.0 million reduction including the REIT's investments at FVTPL) and if the capitalisation rate compressed by 25 basis points, the fair value would increase by $110.6 million from the fair value as at 30 June 2026 ($285.1 million increase including the REIT's investments at FVTPL).

Movement in the inputs is likely to have an impact on the fair value of investment properties. An increase/(decrease) in net market rent will likely lead to an increase/(decrease) in fair value. A decrease/(increase) in adopted capitalisation rate, adopted terminal yield or adopted discount rate will likely lead to an increase/(decrease) in fair value.

B1. Investment properties

Investment properties

Initially, investment properties are measured at cost including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value. Revaluation gains and losses are included in the consolidated statement of comprehensive income in the year in which they arise.

Assets held for sale

Investment properties are classified as assets held for sale when it is highly probable that the carrying amount will be recovered principally through a sale transaction rather than through continuing use. Investment properties classified as held for sale are measured at fair value. Assets which are classified as held for sale are classified as current assets as it is expected they will be divested within the coming reporting period.

Development properties

The total cost of a development property is generally capitalised to its carrying value until development is complete. At the commencement of a development project, an estimated valuation on completion is obtained and the capitalised costs during the project are monitored against this initial valuation. Post completion, the property is externally valued with a full formal report and thereafter the stabilised asset valuation process applies. At each reporting date, the carrying values of development properties are reviewed to determine whether they are in excess of their fair value. Where appropriate, a write-down is made to reflect fair value.

Joint operations

The REIT recognises its direct right to the assets, liabilities, revenues and expenses of joint operations and its share of any jointly held or incurred assets, liabilities, revenues and expenses. These have been incorporated in the consolidated financial statements under the appropriate headings.

Reconciliation of the carrying amount of investment properties at the beginning and end of year

	2026 $'000	2025 $'000
Carrying amount at the beginning of the year	**2,387,794**	2,474,042
Additions	**230,215**	23,396
Reclassification*	**200,412**	-
Transaction costs incurred	**12,260**	723
Disposals	**(231,057)**	(48,000)
Revaluation increment/(decrement)	**24,278**	(61,644)
Revaluation (decrement)/increment attributable to transaction costs, straight lining of rental income and amortisation of incentives and leasing fees	**(8,183)**	2,278
Straight lining of rental income and amortisation of incentives and leasing fees	**(4,077)**	(3,001)
Transfer of assets classified as held for sale	**(84,550)**	-
Carrying amount at the end of the year	**2,527,092**	2,387,794

*Consolidation of 49.9% of Westpac, Kogarah NSW following the full acquisition of units in Kogarah Trust. The *investment was transferred from Investment accounted for at fair value through profit or loss* once all units were acquired.

B2. Investments accounted for at fair value through profit or loss

The REIT accounts for investments in joint venture entities and associate entities at fair value through profit or loss. The REIT exercises joint control over the joint venture entities, but neither the REIT nor its joint venture partners have control in their own right, irrespective of their ownership interest. An associate is an entity over which the REIT has significant influence. The principal activity of all joint venture entities and associates during the period was property investment.

Investments at fair value through profit or loss are initially recognised at fair value and transaction costs are expensed in the consolidated statement of profit or loss.

Information relating to the joint venture entities is detailed below:

Name of entity	Properties	2026 Ownership %	2025 Ownership %	2026 $'000	2025 $'000
Perth RDC Trust (Perth Trust)	Coles, Perth WA	**49.9**	49.9	**192,593**	166,217
LWIP	ALH (National Portfolio)	**49.9**	49.9	**498,632**	448,260
CH DC Fund	Woolworths, Dandenong VIC	**26.0**	26.0	**70,583**	70,583
Kogarah Trust*	Westpac, Kogarah NSW	**-**	50.1	**-**	99,983
CH BBD Trust	Brisbane Bus Depot, Brisbane QLD	**50.0**	50.0	**32,041**	31,021
Charter Hall Exchange Wholesale Trust (Exchange Trust)	49% in Telstra Portfolio (National Portfolio)	**44.7**	30.6	**209,996**	137,302
CH 242 Exhibition Street Holding Trust (CH 242 Ex Trust)	242 Exhibition St, Melbourne VIC	**15.0**	15.0	**46,996**	46,237
Charter Hall Australian Convenience Retail Trust (bp Aus)	49% in bp Portfolio (National Portfolio)	**50.0**	50.0	**383,413**	357,712
CH Dartmouth NZ Wholesale Fund (bp NZ)	49% in bp NZ Portfolio (NZ Portfolio)	**50.0**	50.0	**158,717**	172,864
CH LEP Holding Trust (CH LEP)	ALE Portfolio (National Portfolio)	**50.0**	50.0	**507,495**	835,858
Charter Hall GSA Trust (CH GSA)	Geoscience Australia, Canberra ACT	**33.3**	25.0	**114,472**	84,796
Long WALE Office Partnership	National Portfolio	**10.0**	-	**18,193**	-
CH Defence Trust	Department of Defence, Campbell Park, ACT	**49.9**	-	**55,694**	-
				2,288,825	2,450,833

Note: Country of establishment of all joint venture entities is Australia.

*Consolidation of 49.9% of Westpac, Kogarah NSW following the full acquisition of units in Kogarah Trust. The investment was transferred to *Investment properties* once all units were acquired.

(a) Summarised movements in fair values of investments accounted for at fair value through profit or loss

	2026 $'000	2025* $'000
Balance at the beginning of the year	**2,450,833**	2,388,446
Investments	**265,275**	18,490
Net gain on investments at fair value through profit or loss	**260,386**	165,649
Distributions received and receivable	**(117,877)**	(118,738)
Capital distribution	**(370,225)**	(3,014)
Reclassification**	**(199,567)**	-
Balance at the end of the year	**2,288,825**	2,450,833

*June 2026 results reflect the early adoption of AASB 18. The prior period has been retrospectively restated. Refer to Note D10.

**Consolidation of 49.9% of Westpac, Kogarah NSW following the full acquisition of units in Kogarah Trust. The investment was transferred to *Investment properties* once all units were acquired.

(b) Summarised financial information for material investments accounted for at fair value through profit or loss

The information presented below reflects the amounts in the financial statements of the investments accounted for at fair value through profit or loss.

2026	CH LEP $'000	LWIP $'000	bp Aus $'000	Exchange Trust $'000	Other trusts* $'000	Total $'000
Summarised balance sheet						
Net assets	**1,014,989**	**999,262**	**766,826**	**469,788**	**1,989,227**	**5,240,092**
REIT's interest in %	**50.0**	**49.9**	**50.0**	**44.7**		
REIT's fair value in $'000	**507,495**	**498,632**	**383,413**	**209,996**	**686,291**	**2,288,825**
Summarised statement of comprehensive						
Net profit for the year	**135,884**	**143,837**	**89,919**	**47,757**	**183,946**	**601,343**
Total comprehensive income	**135,884**	**143,837**	**89,919**	**47,757**	**183,946**	**601,343**
REIT's share in total comprehensive income**	**67,942**	**71,775**	**44,959**	**18,788**	**73,677**	**277,141**

*Includes Long WALE Office Partnership, bp NZ, Perth RDC Trust, CH DC Fund, CH BBD Trust, CH Defence Trust, 242 Exhibition Trust and CH GSA Trust.

**Excludes $16.8 million of fair value loss adjustments

2025	CH LEP $'000	LWIP $'000	bp Aus $'000	Exchange Trust $'000	Other trusts* $'000	Total $'000
Summarised balance sheet						
Net assets	1,671,717	898,316	715,424	448,698	1,859,348	5,593,503
REIT's interest in %	50.0	49.9	50.0	30.6		
REIT's fair value in $'000	835,858	448,260	357,712	137,302	671,701	2,450,833
Summarised statement of comprehensive						
Net profit for the year	124,149	68,918	38,696	34,646	88,755	355,164
Total comprehensive income	124,149	68,918	38,696	34,646	88,755	355,164
REIT's share in total comprehensive income**	62,075	34,390	19,348	10,602	36,675	163,090

*Includes Kogarah Trust, bp NZ, Perth RDC Trust, CH DC Fund, CH BBD Trust, 242 Exhibition Trust and CH GSA Trust.

**Excludes $2.6 million of fair value gain adjustments

B3. Commitments and contingent liabilities

As at 30 June 2026, the commitments of the REIT in relation to development contracts and capital incentives commitments under lease agreements was $89.3 million (2025: $28.5 million). The Finance Trust had no commitments as at 30 June 2026 (2025: $nil).

As at 30 June 2026, the REIT and Finance Trust have no contingent liabilities (2025: $nil).

C. Capital structure and financial risk management

The REIT's activities expose it to numerous external financial risks such as market risk, credit risk and liquidity risk. This section explains how the REIT utilises its risk management framework to reduce volatility from these external factors.

C1. Capital risk management

The REIT optimises capital through the mix of available capital sources while complying with statutory and constitutional capital and distribution requirements, maintaining gearing, interest cover ratios and other covenants within approved limits and continuing to operate as a going concern. The REIT assesses its capital management approach as a key part of its overall strategy and it is regularly reviewed by management and the Board.

The REIT is able to alter its capital mix by issuing new securities, activating the DRP, electing to have the DRP underwritten, adjusting the amount of distributions paid, activating a securities buyback program or selling assets to reduce borrowings. The REIT has a target balance sheet gearing level of 25-35% of debt to total assets and its balance sheet gearing at 30 June 2026 was 30.3% (2025: 31.4%).

The REIT has no financial covenants that are linked to the activities of joint ventures and associates (such as no look-through gearing or ICR covenants) which have their own financial commitments or borrowings, nor is there any recourse or cross-default to the REIT.

C2. Borrowings and liquidity

(a) Borrowings

Borrowings are initially recognised at fair value, estimated by comparing the margin on the facility to the pricing of a similar facility in the current market, and subsequently measured at amortised cost using the effective interest rate method. Under the effective interest rate method, any transaction fees, costs, discounts and premiums directly related to the borrowings are recognised in profit or loss over the expected life of the borrowings.

All borrowings are classified as non-current liabilities where REIT has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date. The figures below represent both the REIT and Finance Trust.

In June 2026, CLW finalised a refinance of its existing debt arrangements, entering into a new secured corporate finance platform diversified across ten lending counterparties. The new platform fully refinances all existing balance sheet debt. As part of this refinance, the Medium-Term Notes previously issued in the Australian corporate bond market have been repaid. The refinance extends the weighted average debt maturity to 4.2 years and reduces the REIT's weighted average credit margin by approximately 20 basis points along with greater financial flexibility afforded via an enhanced covenant package.

	2026 Total carrying amount $'000	**2026** Fair value $'000	2025 Total carrying amount $'000	2025 Fair value $'000
Bank loan	**1,519,000**	**1,522,043**	887,000	889,867
Australian dollar medium-term notes (A$MTNs)*	**-**	**-**	648,718	642,093
Unamortised borrowing cost	**(7,398)**	**-**	(7,333)	-
Total	**1,511,602**	**1,522,043**	1,528,385	1,531,960
Balance available for drawing	**481,000**		443,000	

*Hedge accounting was discontinued from 1 July 2025 (Refer to Note C3). The liability includes a fair value hedge adjustment of $nil (2025: ($51.3) million).

Maturity date	Facility limit $'000	Utilised amount $'000
June 2029	550,000	550,000
June 2030	540,000	519,000
June 2031	550,000	450,000
June 2032	360,000	-
	2,000,000	**1,519,000**

Covenants

The following covenant requirements are associated with the financing arrangements:

- interest cover ratio
- loan to value ratio
- development ratio

Debt covenants are monitored regularly to ensure compliance and reported to the debt provider on a six-monthly basis. The REIT complied with all debt covenants during the financial year.

Finance Trust Intra-Group Facility Agreement

	2026 $'000	2025 $'000
Loans receivable		
Charter Hall Direct Industrial Fund	**1,445,753**	1,559,294
	1,445,753	1,559,294

On 10 November 2016, the Finance Trust entered an Intra-Group Facility Agreement with DIF. Interest rates under the agreement are variable and reset periodically.

The fair value of the loan receivable amounted to $1,445.8 million as at 30 June 2026 (2025: $1,559.3 million).

Net debt reconciliation

The table below sets out an analysis of net debt and the movements in net debt during the year.

	2025 $'000	Fair value adjustment $'000	Movements in borrowing costs $'000	Movement in cash $'000	2026 $'000
Bank debt	**887,000**	**-**	**-**	**632,000**	**1,519,000**
A$MTNs	**648,718**	**51,282**	**-**	**(700,000)**	**-**
Borrowing costs	**(7,333)**	**-**	**(65)**	**-**	**(7,398)**
Total borrowings	**1,528,385**	**51,282**	**(65)**	**(68,000)**	**1,511,602**
Cash	**(55,369)**	**-**	**-**	**37,047**	**(18,322)**
Net debt	**1,473,016**	**51,282**	**(65)**	**(30,953)**	**1,493,280**

	2024 $'000	Fair value adjustment $'000	Movements in borrowing costs $'000	Movement in cash $'000	2025 $'000
Bank debt	1,103,210	-	-	(216,210)	887,000
A$MTNs	608,857	39,861	-	-	648,718
Borrowing costs	(7,232)	-	(101)	-	(7,333)
Total borrowings	1,704,835	39,861	(101)	(216,210)	1,528,385
Cash	(22,681)	-	-	(32,688)	(55,369)
Net debt	1,682,154	39,861	(101)	(248,898)	1,473,016

(b) Finance costs

	Charter Hall Long WALE REIT 2026 $'000	Charter Hall Long WALE REIT 2025 $'000	Finance Trust 2026 $'000	Finance Trust 2025 $'000
Finance costs paid or payable	**81,839**	66,204	**81,839**	66,204
Debt refinance costs	**5,785**	-	**5,785**	-
Capitalised interest	**(5,045)**	-	**-**	-
	82,579	66,204	**87,624**	66,204

C3. Derivative financial instruments

The REIT uses derivatives to hedge its exposure to interest rates. Derivative financial instruments are measured and recognised at fair value on a recurring basis. All derivatives are classified based on their maturity date and are not split based on notional cashflows.

Amounts reflected in the consolidated financial statements are as follows:

Consolidated balance sheet	2026 Asset $'000	2026 Liability $'000	2025 Asset $'000	2025 Liability $'000
Current				
Forward foreign exchange contracts	**3,387**	**-**	-	5,014
Interest rate swaps	**17,711**	**2,421**	6,428	1,565
Total current derivative financial instruments	**21,098**	**2,421**	6,428	6,579
Non-current				
Forward foreign exchange contracts	**2,558**	**-**	-	-
Interest rate swaps	**2,279**	**-**	-	1,744
Interest rate swaps – fair value hedges	**-**	**-**	-	48,657
Total non-current derivative financial instruments	**4,837**	**-**	-	50,401
Total derivative financial assets/liabilities	**25,935**	**2,421**	6,428	56,980

The REIT uses derivatives to economically hedge its exposure to floating interest rates and foreign exchange exposure from the bp New Zealand portfolio. All derivative financial instruments are measured and recognised at fair value on a recurring basis.

Following the issuance of A$MTNs in March and June 2021, the REIT, through Finance Trust, entered into contracts with two major Australian banks to swap the fixed rate exposure of the A$MTNs to a floating rate exposure with the terms that match the issued notes. These interest rate swaps were designated as fair value hedges against a risk of changes in fair value of A$MTNs due to the changes in interest rates.

On 1 July 2025, hedge accounting was discontinued following a change in the REIT's treasury risk management policy. This resulted in the $51.3 million fair value hedge adjustment (as at 30 June 2025) being recognised as a net fair value loss on debt in the income statement over the year.

(a) Interest rate swaps

Changes in fair value for interest rate swap derivatives are classified as interest expense to the extent that net cash flows are exchanged.

As at 30 June 2026, the notional principal amount and period of expiry of the interest rate swap contracts are as follows:

	1 year or less $'000	1 - 2 years $'000	Total $'000
Floating to fixed interest			
2026	**1,620,000**	**300,000***	**1,920,000**
2025	1,020,000	500,000	1,520,000

*This interest rate swap has a forward start date of September 2026 and an expiry date of June 2028.

(b) Forward foreign exchange contracts

The REIT has forward foreign exchange contracts in place to sell New Zealand dollars and receive Australian dollars with a total notional amount of NZ$191.0 million. NZ$175.0 million is used to economically hedge the carrying value of the REIT's 50% equity interest in the bp NZ joint venture and NZ$16.0 million is used to economically hedge foreign exchange exposure on distribution income.

(c) Valuation techniques used to derive level 2 fair values

Derivatives are classified as level 2 on the fair value hierarchy as the inputs used to determine fair value are observable market data but not quoted prices.

The fair value of interest rate swaps is calculated as the present value of the estimated future cash flows. The fair value of forward foreign exchange contracts is determined using forward foreign exchange market rates and the present value of the estimated future cash flows at the balance date.

Credit value adjustments are calculated based on the counterparty's credit risk using the counterparty's credit default swap curve as a benchmark. Debit value adjustments are calculated based on the REIT's credit risk using debt financing available to the REIT as a benchmark.

C4. Contributed equity

Details	No. of securities	Charter Hall Long WALE REIT 2026 $'000	Charter Hall Long WALE REIT 2025 $'000	Finance Trust 2026 $'000	Finance Trust 2025 $'000
Securities on issue – 30 June 2024	722,955,466		3,271,183	**-**	6,641
Cancellations of stapled securities	(12,784,577)		(58,904)	**-**	(118)
Securities on issue – 30 June 2025	**710,170,889**	**3,212,279**	3,212,279	**6,523**	6,523
Stapled securities issued via DRP	**9,026,008**	**34,631**		**-**	
Securities on issue – 30 June 2026	**719,196,897**	**3,246,910**		**6,523**	
Balance at the end of the year attributable to the securityholders of:					
DIF	**719,196,897**	**3,246,910**	3,212,279	**-**	-
Finance Trust	**719,196,897**	**6,523**	6,523	**6,523**	6,523

As stipulated in the REIT's constitutions, each security represents a right to an individual share in the REIT and does not extend to a right to the underlying assets of the REIT. There are no separate classes of securities and each security has the same rights attaching to it as all other securities in the REIT.

Each stapled security confers the right to vote at meetings of securityholders, subject to any voting restrictions imposed on a securityholder under the *Corporations Act 2001* and the Australian Securities Exchange Listing Rules. Stapled securities on issue are classified as equity and are recognised at the fair value of the consideration received by the REIT. Transaction costs arising on the issue of equity are recognised directly in equity as a reduction in the proceeds of securities to which the costs relate.

Distribution reinvestment plan

The REIT has established a Distribution Reinvestment Plan (DRP) under which securityholders may elect to have all or part of their distribution entitlements satisfied by the issuance of new securities rather than being paid in cash.

The DRP issue price is determined at a discount of 1.0% to the daily volume weighted average price of all securities traded on the ASX during the 10 business days commencing on the third business day following the distribution record date. The DRP was reactivated from 12 September 2025. During the year, the REIT raised $34.6 million from the DRP. An additional $11.4 million is expected to be raised from the DRP for the 30 June 2026 distribution to be allotted on 14 August 2026.

C5. Financial risk management

The REIT's principal financial instruments comprise cash and cash equivalents, receivables, other assets, investments accounted for at fair value through profit or loss, payables, interest bearing liabilities and derivative financial instruments.

The table below shows the REIT's exposure to a variety of financial risks and the various measures it uses to monitor exposures to these types of risks. The REIT manages its exposure to these financial risks in accordance with the REIT's Financial Risk Management (FRM) policy as approved by the Board. The policy sets out the REIT's approach to managing financial risks, the policies and controls utilised to minimise the potential impact of these risks on its performance and the roles and responsibilities of those involved in the management of these financial risks. Derivative financial instruments are used exclusively for hedging purposes and not for trading or speculative purposes.

Other than financial instruments, the REIT is exposed to property price risk including property rental risks.

Risk	Definition	Exposure	Exposure management
Market risk – interest rate risk	The risk that changes in interest rates will change the fair value or cash flows of the REIT's monetary assets and liabilities.	Cash and borrowings at fixed and floating rates.	Interest rate swaps are used to hedge movements in interest rates.
Market risk – foreign exchange risk	The risk that changes in foreign exchange rates will change the Australian dollar value of the REIT's foreign denominated net assets or earnings.	Investment at fair value through profit or loss denominated in New Zealand dollars.	The investment and income from investments at fair value through profit or loss are hedged via forward exchange contracts.
Liquidity risk	The risk the REIT has insufficient liquid assets to meet its obligations as they become due and payable.	Payables, borrowings and other liabilities.	Maintaining sufficient cash and marketable securities, the availability of funding through an adequate amount of committed credit facilities and the ability to close out market positions.
Credit risk	The risk a contracting entity will not complete its obligations under a contract and will cause the REIT to make a financial loss.	All financial assets including tenant receivables.	Performing credit reviews on prospective tenants, obtaining tenant collateral and detailed review of tenant arrears. Reviewing the aggregate exposure of receivables and tenancies across the portfolio. Limiting the credit exposure to any financial institution and limiting to investment grade counterparties. Monitoring the public credit rating of counterparties.

(a) Market risk – interest rate risk

The table below shows the REIT and Finance Trust's exposure to interest rate risk.

	Charter Hall Long WALE REIT 2026 $'000	Charter Hall Long WALE REIT 2025 $'000	Finance Trust 2026 $'000	Finance Trust 2025 $'000
Fixed rate				
Borrowings	**-**	700,000	**-**	700,000
Net fixed rate exposure	**-**	700,000	**-**	700,000
Floating rate				
Cash	**(18,322)**	(55,369)	**(7,459)**	(32,360)
Loans receivable	**-**	-	**(1,445,753)**	(1,559,294)
Borrowings	**1,519,000**	887,000	**1,519,000**	887,000
	1,500,678	831,631	**65,788**	(704,654)
Derivative financial instruments				
Interest rate swaps - fixed to floating*	**-**	700,000	**-**	700,000
Interest rate swaps - floating to fixed*	**(1,620,000)**	(1,520,000)	**(1,620,000)**	(1,520,000)
Net floating rate exposure	**(119,322)**	11,631	**(1,554,212)**	(1,524,654)

*The amounts represent the notional principal payable under the derivative contracts.

Sensitivity analysis

The table below reflects the potential net increase/(decrease) in profit and equity, resulting from changes in Australian interest rates applicable at 30 June 2026, with all other variables remaining constant. The change in interest payable on the REIT's and Finance Trust's floating rate interest bearing liabilities, is partially offset by changes in the fair value of derivative financial instruments hedging this exposure.

Charter Hall Long WALE REIT

	2026 Interest expense $'000	2026 Net gain/(loss) from derivative financial instruments $'000	2026 Profit and loss $'000	2026 Other comprehensive income $'000	2025 Profit and loss $'000	2025 Other comprehensive income $'000
Australian interest rates						
+ 1%	**1,193**	**7,057**	**8,250**	**-**	14,059	-
- 1%	**(1,193)**	**(9,738)**	**(10,931)**	**-**	(14,310)	-

Finance Trust

	2026 Interest expense $'000	2026 Net gain/(loss) from derivative financial instruments $'000	2026 Profit and loss $'000	2026 Other comprehensive income $'000	2025 Profit and loss $'000	2025 Other comprehensive income $'000
Australian interest rates						
+ 1%	**15,542**	**7,057**	**25,599**	**-**	29,422	-
- 1%	**(15,542)**	**(9,738)**	**(28,280)**	**-**	(29,673)	-

The sensitivity analysis presented above does not take into account impact of changes in interest rates on the rate of inflation, the market capitalisation rate and property values which, together with other external factors, may also influence operating earnings and statutory profit of the REIT and Finance Trust in the future periods.

(b) Market risk – foreign exchange risk

Foreign exchange risk is the risk that changes in foreign exchange rates will change the Australian dollar value of the REIT's net assets or its Australian dollar earnings.

The REIT's investments in foreign operations arises from the translation of New Zealand assets and liabilities from New Zealand dollars to Australian dollars. The foreign currency exposure to New Zealand dollars is hedged by forward exchange contracts.

The REIT is exposed to foreign currency risk from its investments accounted for at fair value through profit or loss, primarily reflecting the translation of New Zealand dollar denominated assets and liabilities into Australian dollars. The foreign currency exposure arising from these investments is partially hedged using forward exchange contracts.

The Finance Trust has no exposure to foreign currency risk. The table below sets out the REIT's overseas investments, by currency (Australian dollar equivalent):

	Charter Hall Long WALE REIT NZ$ exposure* 2026 $'000	Charter Hall Long WALE REIT NZ$ exposure* 2025 $'000
Assets		
Cash and cash equivalents	**131**	697
Receivables	**1,750**	1,911
Investments accounted for at fair value through profit or loss	**158,717**	172,864
Total Assets	**160,598**	175,472

*Australian dollar equivalents of foreign denominated balances.

(c) Liquidity risk

The following table provides the contractual maturity of the REIT's and Finance Trust's fixed and floating rate financial liabilities and derivatives as at balance date. The amounts represent the future contractual undiscounted principal and interest cash inflows/(outflows) based on interest rates and foreign exchange rates prevailing at balance date and therefore do not equate to the value shown in the consolidated balance sheet. Repayments which are subject to notice are treated as if notice were given immediately.

Charter Hall Long WALE REIT

	Carrying value $'000	Less than 1 year $'000	1 to 5 years $'000	Over 5 years $'000	Total $'000
2026					
Financial liabilities					
Payables	**(16,637)**	**(16,637)**	**-**	**-**	**(16,637)**
Distribution payable	**(45,849)**	**(45,849)**	**-**	**-**	**(45,849)**
Borrowings	**(1,511,602)**	**(87,535)**	**(1,776,337)**	**(2,163)**	**(1,866,035)**
Derivative financial instruments	**(2,421)**	**(2,421)**	**-**	**-**	**(2,421)**
Other liabilities	**(9,145)**	**(9,145)**	**-**	**-**	**(9,145)**
Total financial liabilities	**(1,585,654)**	**(161,587)**	**(1,776,337)**	**(2,163)**	**(1,940,087)**
2025					
Financial liabilities					
Payables	(29,702)	(29,702)	-	-	(29,702)
Distribution payable	(44,386)	(44,386)	-	-	(44,386)
Borrowings	(1,528,385)	(65,150)	(1,734,937)	(333,575)	(2,133,662)
Derivative financial instruments	(56,980)	(22,888)	(37,085)	(1,947)	(61,920)
Other liabilities	(7,615)	(7,615)	-	-	(7,615)
Total financial liabilities	(1,667,068)	(169,741)	(1,772,022)	(335,522)	(2,277,285)

Finance Trust	Carrying value $'000	Less than 1 year $'000	1 to 5 years $'000	Over 5 years $'000	Total $'000
2026					
Financial liabilities					
Payables	**(2,981)**	**(2,981)**	**-**	**-**	**(2,981)**
Borrowings	**(1,511,602)**	**(87,535)**	**(1,776,337)**	**(2,163)**	**(1,866,035)**
Derivative financial instruments	**(2,421)**	**(2,421)**	**-**	**-**	**(2,421)**
Total financial liabilities	**(1,517,004)**	**(92,937)**	**(1,776,337)**	**(2,163)**	**(1,871,437)**
2025					
Financial liabilities					
Payables	(7,382)	(7,382)	-	-	(7,382)
Borrowings	(1,528,385)	(65,150)	(1,734,937)	(333,575)	(2,133,662)
Derivative financial instruments	(51,966)	(17,897)	(37,085)	(1,947)	(56,929)
Total financial liabilities	(1,587,733)	(90,429)	(1,772,022)	(335,522)	(2,197,973)

(d) Credit risk

The maximum exposure to credit risk at the end of each reporting period is equivalent to the carrying value of the financial assets. The REIT has policies to review the aggregate exposures of receivables and tenancies across its portfolio. As at 30 June 2026, the REIT has no significant concentrations of credit risk on its receivables.

The table below shows the ageing analysis of those rent receivables of the REIT which are past due or impaired:

	Past due but not impaired				
	Less than 30 days $'000	31 to 60 days $'000	61 to 90 days $'000	More than 90 days $'000	Total $'000
2026					
Rent receivable	**503**	**41**	**38**	**12**	**594**
Provision for expected credit losses	**-**	**-**	**-**	**-**	**(56)**
	503	**41**	**38**	**12**	**538**
2025					
Rent receivable	992	77	69	168	1,306
Provision for expected credit losses	-	-	-	-	(60)
	992	77	69	168	1,246

The REIT and Finance Trust apply the AASB 9 *Financial Instruments* simplified approach to measuring expected credit losses (ECL), which uses a lifetime expected loss allowance for all trade receivables and other financial assets.

The loss allowances for rent receivables and other financial assets are based on assumptions about risk of default and expected loss rates. The REIT and Finance Trust use judgement in making these assumptions, based on the REIT's and Finance Trust's histories, existing market conditions as well as forward looking estimates at the end of each reporting period.

Agreement to rental deferral options between the REIT and a tenant does not automatically indicate a deterioration of credit risk but is considered within the framework of the above indicators.

The forward-looking judgements and assumptions reflect the best estimate of management as at balance date, using information available to them at that date. Accordingly, the REIT's ECL estimates are inherently uncertain and, as a result, actual results may differ from these estimates.

C6. Offsetting financial assets and liabilities

The REIT is a party to the master agreement as published by International Swaps and Derivatives Associates, Inc. (ISDA) which allow the REIT's counterparties, under certain conditions (i.e. event of default), to set off the position owing/receivable under a derivative contract to a net position outstanding. As the REIT does not have a legally enforceable right to set-off, none of the financial assets or financial liabilities are offset on the balance sheet of the REIT.

The table below demonstrates the effect of offsetting positions should the REIT's counterparties decide to enforce the legal right to set-off:

Consolidated entity	Gross amounts of financial instruments $'000	Amounts subject to set-off $'000	Net amount post set-off $'000
2026			
Derivative assets	**25,935**	**(2,421)**	**23,514**
Derivative liabilities	**(2,421)**	**2,421**	**-**
	23,514	**-**	**23,514**
2025			
Derivative assets	6,428	(6,428)	-
Derivative liabilities	(56,980)	6,428	(50,552)
	(50,552)	-	(50,552)

D. Further information

D1. Related party information

(a) Responsible Entity

The Responsible Entity of the REIT and Finance Trust is Charter Hall WALE Limited, a wholly owned controlled entity of Charter Hall. The registered office of the Responsible Entity is Level 20, No.1 Martin Place, Sydney NSW 2000.

(b) Directors

No payments were made by the REIT, Finance Trust or by the Responsible Entity on behalf of the REIT to the Executive Directors during the year.

(c) Transactions with the Responsible Entity and its related parties

The Responsible Entity and its related parties held 80,139,721 stapled securities as at 30 June 2026 (2025: 76,283,709).

The following is a summary of related party fees for the year ended 30 June 2026:

		Charter Hall Long WALE REIT		Finance Trust	
		2026	2025	**2026**	2025
Type of fee	Basis of fee calculation	**$'000**	$'000	**$'000**	$'000
Fund level					
Base management	0.45% of average gross assets	**26,339**	24,871	**129**	139
Transaction	1% of transaction price	**5,109**	3,473	**-**	-
Other	Accounting and treasury services	**2,845**	1,096	**-**	-
				-	-
*Property level**				**-**	-
Property management	Up to 3% of gross property income	**3,554**	3,240	**-**	-
Other	Leasing, project, asset management and other property related services.	**4,536**	1,374	**-**	-
		42,383	34,054	**129**	139

*Some of these amounts are, subject to particular lease agreements in place, recoverable from tenants.

During the year, the REIT acquired assets from related party entities totalling $28.6 million (2025: $nil).

(d) Outstanding payable balance with the Responsible Entity and its related parties

	Charter Hall Long WALE REIT		Finance Trust	
	2026	2025	**2026**	2025
	$'000	$'000	**$'000**	$'000
Charter Hall Holdings Pty Limited	**2,248**	2,009	**19**	10

(e) Key management personnel

Key management personnel (KMP) are defined in AASB 124 *Related Party Disclosures* as those having authority and responsibility for planning, directing and controlling the activities of the entity. The Responsible Entity meets the definition of KMP as it has this authority in relation to the activities of the REIT and Finance Trust. These powers have not been delegated by the Responsible Entity to any other person. Details of management fees charged to the REIT by the Responsible Entity and its related parties are included in Note D1(c).

(f) Directors' fees and Fund Manager remuneration

Independent Directors' fees are as follows:

	2026	2025
	$	$
Glenn Fraser	**239,816**	231,706
Ceinwen Kirk-Lennox	**159,877**	154,471
Ray Fazzolari	**177,007**	171,021
	576,700	557,198

The level of fees is not related to the performance of the REIT and Finance Trust. The Board of the Responsible Entity reviews remuneration payable to its Independent Directors from time to time. Remuneration of Independent Directors is approved by the Board and any increases are benchmarked to market rates.

The Executive Directors of the Responsible Entity and Fund Manager of the REIT and Finance Trust are employees of Charter Hall Holdings Pty Limited and are remunerated by Charter Hall Holdings Pty Limited.

(g) Directors' interests in REIT stapled securities

The number of stapled securities held directly, indirectly or beneficially by the Directors of the Responsible Entity or the Directors' related parties at 30 June is as follows:

	Stapled securities held 2026	Stapled securities held 2025
Glenn Fraser	**76,721**	76,721
Ceinwen Kirk-Lennox	**62,223**	60,341
Ray Fazzolari	**5,000**	5,000
David Harrison	**734,633**	699,285
Carmel Hourigan	**10,250**	10,250
	888,827	851,597

The aggregate number of stapled securities of the REIT and Finance Trust acquired by the Directors of the Responsible Entity or their related parties during the year is set out below.

	Stapled securities acquired 2026	Stapled securities acquired 2025
Ray Fazzolari	**-**	5,000
Ceinwen Kirk-Lennox	**1,882**	-
David Harrison	**35,348**	-
	37,230	5,000

No stapled securities of the REIT were sold by the Directors of the Responsible Entity or their related parties during the year (2025: $nil).

D2. Working capital

The REIT maintains a proactive cash management practice of using excess available cash to reduce drawn revolving debt facilities. The REIT is in a net current asset position of $77.3 million at 30 June 2026 (2025: net current liability position of $1.5 million).

The entity has readily accessible credit facilities with $481.0 million (2025: $443.0 million) of undrawn non-current debt facilities at 30 June 2026 and operating cash flows to meet current liabilities. The REIT does not foresee any issues in meeting the current liabilities over the course of the next 12 months, and therefore, these consolidated financial statements have been prepared on a going concern basis.

Financial assets and liabilities not carried at fair value have carrying values that reasonably approximate their fair values (unless otherwise disclosed).

(a) Receivables and other assets

	Charter Hall Long WALE REIT		Finance Trust	
	2026 $'000	2025 $'000	**2026 $'000**	2025 $'000
Receivables				
Trade receivable	**594**	1,306	**-**	-
Provision for expected credit loss	**(56)**	(60)	**-**	-
Net rent receivable	**538**	1,246	**-**	-
Accrued income and other receivables	**497**	2,071	**11**	8
GST receivable	**1,778**	-	**35**	-
Distributions receivable from investments accounted for at fair value through profit or loss	**21,517**	19,156	**-**	-
	24,330	22,473	**46**	8
Other Assets				
Prepayments	**3,063**	2,339	**15**	14
Other	**-**	124	**-**	-
	3,063	2,463	**15**	14

Trade receivables include property income receivable together with receivables relating to revenue from contracts with customers.

(b) Payables and other liabilities

	Charter Hall Long WALE REIT		Finance Trust	
	2026 $'000	2025 $'000	**2026 $'000**	2025 $'000
Payables				
Accrued expenses	**7,509**	5,291	**2,277**	598
Accrued base management fee	**2,248**	2,009	**19**	10
Accrued capital expenditure	**6,195**	14,843	**-**	-
Interest payable	**685**	6,774	**685**	6,774
GST payable	**-**	785	**-**	-
	16,637	29,702	**2,981**	7,382
Other liabilities				
Unearned income	**9,141**	7,564	**-**	-
	9,141	7,564	**-**	-

Liabilities are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the REIT. The amounts are unsecured and are usually paid within 30 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

D3. Parent entity information

The financial information for the parent entities of the REIT and Finance Trust, has been prepared on the same basis as the consolidated financial statements except as set out below:

Investments in controlled entities

Investments in controlled entities and joint ventures are accounted for at cost, except for directly held joint ventures which are accounted for at fair value, in the financial statements of the parent entity. Such investments include both investments in equity securities issued by the controlled entity and other parent entity interests that in substance form part of the parent entity's investment in the controlled entity. These include investments in the form of interest-free loans which have no fixed contractual term and which have been provided to the controlled entity as an additional source of long-term capital.

Distributions received from controlled entities and joint ventures are recognised in the parent entity's statement of comprehensive income, rather than being deducted from the carrying amount of these investments.

Receivables and payables

Trade amounts receivable from controlled entities in the normal course of business and other amounts advanced on commercial terms and conditions are included in receivables. Similarly, amounts payable to controlled entities are included in payables.

Recoverable amount of assets

The carrying amounts of investments in controlled entities are reviewed to determine whether they are in excess of their recoverable amount at balance date. If the carrying value exceeds their recoverable amount, the assets are written down to the lower value. If required, the write-down is expensed in the year in which it occurs.

(a) Summary financial information

The individual financial statements for the parent entities show the following aggregate amounts:

	Parent entity of Charter Hall Long WALE REIT		Parent entity of Finance Trust	
	2026 $'000	2025 $'000	**2026 $'000**	2025 $'000
Balance sheet				
Current assets	**213,709**	212,142	**2,079**	2,233
Non-current assets	**4,565,833**	4,576,294	**2,500**	2,500
Total assets	**4,779,542**	4,788,436	**4,579**	4,733
Current liabilities	**40,943**	44,451	**33**	53
Non-current liabilities	**1,941,812**	1,908,422	**-**	-
Total liabilities	**1,982,755**	1,952,873	**33**	53
Equity				
Contributed equity	**3,246,910**	3,212,279	**6,523**	6,523
Accumulated losses	**(450,123)**	(379,716)	**(1,977)**	(1,843)
Total equity	**2,796,787**	2,832,563	**4,546**	4,680
Statement of comprehensive income				
Profit/(loss) for the year	**108,780**	102,711	**(134)**	(194)
Total comprehensive income/(loss)	**108,780**	102,711	**(134)**	(194)

(b) Guarantees and contingent liabilities

The parent entities did not have any contingent liabilities, either individually or as a class, at 30 June 2026 (2025: $nil).

(c) Commitments

The parent entities did not have any commitments as at 30 June 2026 (2025: $nil).

D4. Deed of cross guarantee

Finance Trust and Charter Hall LWR Pty Limited are parties to a deed of cross guarantee under which each entity guarantees the debts of the other. By entering into the deed, Finance Trust and Charter Hall LWR Pty Limited have been relieved from the requirement to prepare financial statements and a Directors' report under *ASIC Instrument 2016/785* issued by the Australian Securities and Investments Commission.

Finance Trust and Charter Hall LWR Pty Limited represent a 'closed group' for the purposes of the Instrument and, as there are no other parties to the deed of cross guarantee that are controlled by Finance Trust, they also represent the 'extended closed group'.

A consolidated statement of comprehensive income, summary of movements in consolidated accumulated losses and a consolidated balance sheet of the closed group are disclosed under the heading of Finance Trust in the key statements.

D5. Significant contract terms and conditions

Pre-emptive rights

The joint-ownership agreements to which the REIT is a party contain pre-emptive rights which restrict the REIT's dealings in respect of its interest in the respective co-owned trust or the co-owned property. In particular, where the REIT wishes to deal with its interests in a co-owned trust or property, each other co-owner will have a pre-emptive right over the REIT's interests, other than in limited circumstances (for example, by way of a permitted transfer to a member of the REIT's Securityholder or owner group).

A number of joint-ownership agreements also contain:

- tag-along options, pursuant to which the REIT may be required to take reasonable steps, if it wishes to sell its interest in a co-owned trust or co-owned property, to cause one or more of the other co-owners' interests to be acquired on substantively the same terms
- drag-along rights, pursuant to which a co-owner may require the REIT to sell its interests in a co-owned trust if the co-owner wishes to sell its interest and the REIT has not exercised its pre-emptive right
- provisions under which a default sale process may be triggered on a change of control event, including where the Responsible Entity is replaced with an entity that is not a related body corporate of the Responsible Entity, with the default sale process giving the other co-owners a right to acquire the REIT's interests at the relevant default interest value
- dispute resolution procedures which provide for the sale of the relevant property in circumstances where a co-owner does not acquire the other co-owners' interests.

D6. Remuneration of the auditor

PricewaterhouseCoopers audited the REIT for the year ended 30 June 2025. Ernst & Young was appointed as the auditor of the REIT for the year ended 30 June 2026. Accordingly, 2025 remuneration solely relates to PricewaterhouseCoopers and 2026 remuneration solely relates to Ernst & Young.

	Charter Hall Long WALE REIT		Finance Trust	
	2026	2025	**2026**	2025
	$'000	$'000	**$'000**	$'000
Amounts paid or payable to the auditor for:				
Audit services	**462**	513	**13**	61
Compliance plan	**9**	17	**-**	-
Taxation compliance services	**-**	2	**-**	-
Total amount paid or payable to the auditors	**471**	532	**13**	61

D7. Interest in other entities

Material subsidiaries

The REIT's and Finance Trust's principal subsidiaries at 30 June 2026 are set out below. Unless otherwise stated, they have contributed equity consisting solely of ordinary units that are held directly by the parent entity, and the proportion of ownership interests held equals the voting rights held by the parent entity.

Name of entity	Country of incorporation/ Place of business	Ownership interest held by the REIT 2026	Ownership interest held by the REIT 2025	Principal activities
Charter Hall Direct Industrial Fund				
LWR LEP Trust	Australia	**100%**	100%	Property Investment
LWR LWIP Investment Trust	Australia	**100%**	100%	Property Investment
LWR Dartmoor Trust	Australia	**100%**	100%	Property Investment
LWR 61 Huntingwood Drive Trust	Australia	**100%**	100%	Property Investment
LWR DJ Trust	Australia	**100%**	100%	Property Investment
LWR Exchange Trust	Australia	**100%**	100%	Property Investment
LWR LWIP Holding Trust	Australia	**100%**	100%	Holding Trust
LWR 76 Pitt Street Trust	Australia	**100%**	100%	Property Investment
Kogarah Trust	Australia	**100%**	100%	Property Investment
LWR Canning Vale Trust	Australia	**100%**	100%	Property Investment
LWR Dartmouth NZ Trust	Australia	**100%**	100%	Property Investment
LWR Franklin Street Trust	Australia	**100%**	100%	Property Investment
LWR BSM Trust	Australia	**100%**	100%	Property Investment
CHDIF Perth Airport Trust	Australia	**100%**	100%	Property Investment
CPOF Kogarah Trust	Australia	**100%**	100%	Holding Trust
LWR GSA Trust	Australia	**100%**	100%	Property Investment
LWR Macquarie Park Trust	Australia	**100%**	100%	Property Investment
Suez Portfolio Trust	Australia	**100%**	100%	Property Investment
CLW Tuggeranong Trust	Australia	**100%**	100%	Property Investment
CLW Boxhill Trust	Australia	**100%**	100%	Property Investment
LWR Truganina Trust	Australia	**100%**	100%	Property Investment
CHDIF Perth Holding Trust	Australia	**100%**	100%	Holding Trust
LWR Carole Park Trust	Australia	**100%**	100%	Property Investment
LWR Bulla Trust	Australia	**100%**	100%	Property Investment
LWR Defence Trust	Australia	**100%**	100%	Property Investment
LWR 242 Exhibition Trust	Australia	**100%**	100%	Property Investment
LWR Optima Centre Trust	Australia	**100%**	100%	Property Investment
LWR Palmerston Trust	Australia	**100%**	100%	Property Investment
LWR Baldivis Trust	Australia	**100%**	100%	Property Investment
LWR BBDT	Australia	**100%**	100%	Property Investment
LWR Wetherill Park Trust	Australia	**100%**	100%	Property Investment
LWR Murray Rose Trust	Australia	**100%**	100%	Property Investment
CHDIF Beverley Holding Trust	Australia	**100%**	100%	Holding Trust
CLW Albury Trust	Australia	**100%**	100%	Property Investment
CHDIF Beverley Trust	Australia	**100%**	100%	Property Investment
Larapinta Unit Trust	Australia	**100%**	100%	Property Investment
LWR Palmers Road Trust	Australia	**100%**	100%	Property Investment
LWR Mort Street Trust	Australia	**100%**	100%	Property Investment
LWR 74 Pitt Street Trust	Australia	**100%**	100%	Property Investment
LWR Finance Trust				
Charter Hall LWR Pty Limited	Australia	**100%**	100%	Provision of finance

D8. Events occurring after balance date

In July 2026, the REIT settled on the acquisition of units in one property owning trust for a total consideration of $53.4 million.

In August 2026, the REIT settled on the disposal of four properties for a total consideration of $84.6 million.

In August 2026, $159.8 million of capital was returned from LWIP and Charter Hall Australian Convenience Retail Trust (bp Aus) to the REIT from refinancing initiatives within these joint venture entities.

The Directors of the Responsible Entity are not aware of any other matter or circumstance not otherwise dealt with in this report or the annual consolidated financial statements that has significantly affected or may significantly affect the operations of the REIT or Finance Trust, the results of their operations or the state of affairs of the REIT or Finance Trust in future financial years.

D9. Other material accounting policies

(a) Basis of preparation

These general purpose financial statements have been prepared in accordance with the requirements of the REIT's and Finance Trust's constitutions, Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board and the *Corporations Act 2001*. The REIT and Finance Trust are for-profit entities for the purpose of preparing the consolidated financial statements. The consolidated financial statements are presented in Australian dollars, which is the REIT's and Finance Trust's functional and presentation currency.

Compliance with IFRS accounting standards

The consolidated financial statements of the REIT and Finance Trust also comply with IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB).

Historical cost convention

The consolidated financial statements have been prepared on a historical cost basis, except derivative financial instruments, other assets, assets held for sale, investments accounted for at fair value through profit or loss and investment properties, which have been measured at fair value.

Net asset deficiency

As at 30 June 2026, the Finance Trust had a net deficiency of total assets over total liabilities of $43.7 million. The Finance Trust will be able to meet its day-to-day working capital requirements from readily accessible credit facilities of $481.0 million and operating cashflows.

Based on the facts set out above, the results and cash flows, there are reasonable grounds for the Finance Trust to believe it will be able to meet its debts as and when they become due and payable and accordingly the financial statements have been prepared on a going concern basis.

(b) Principles of consolidation

Stapling

The Charter Hall Long WALE REIT is a "stapled" entity comprising Charter Hall Direct Industrial Fund (DIF) and its controlled entities, and LWR Finance Trust (Finance Trust) and its controlled entity. The units in DIF are stapled to the units in Finance Trust. The stapled securities are listed on the Australian Securities Exchange and cannot be traded or dealt with separately. The two entities comprising the stapled group remain separate legal entities in accordance with the *Corporations Act 2001*, and are each required to comply with the reporting and disclosure requirements of Accounting Standards and the *Corporations Act 2001*. As permitted by *ASIC Corporations (Stapled Group Reports) Instrument 2025/439*, this financial report is a combined financial report that presents the consolidated financial statements and accompanying notes of both DIF and Finance Trust.

Stapling arrangements are treated as a business combination by contract alone since none of the stapled entities (as opposed to their unitholders) obtain an ownership interest in another stapled entity.

Under AASB 3 *Business Combinations* and AASB 10 *Consolidated Financial Statements*, one of the stapled entities of a stapled structure is to be identified as the parent entity for the purpose of preparing a consolidated annual financial report. In accordance with this requirement, DIF has been identified as the parent entity.

The results and equity of Finance Trust have been treated and disclosed as non-controlling interests in the consolidated financial statements of the REIT. While the results and equity of Finance Trust are disclosed as non-controlling interests, the stapled securityholders of DIF are the same as the stapled securityholders of Finance Trust.

Controlled entities

Subsidiaries are all entities over which the REIT has control. The REIT controls an entity when the REIT is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the REIT. They are deconsolidated from the date that control ceases.

Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset.

(c) Foreign currency translation

(i) Functional and presentation currencies

Items included in the financial statements of each of the REIT's entities are measured using the currency of the primary economic environment in which the entity operates (the functional currency). The financial statements are presented in Australian dollars, which is the REIT's functional and presentation currency.

(ii) Transactions and balances

Foreign currency transactions are translated into Australian dollars using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the consolidated statement of comprehensive income, except when they are deferred in equity as qualifying cash flow hedges and qualifying net investment hedges or are attributable to part of the net investment in a foreign operation. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss.

(d) Comparative information

Where necessary, comparative information has been adjusted to conform to changes in presentation or changes in accounting standards in the current year. Refer to Note D10.

(e) Rounding of amounts

Under the option provided by *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2026/183* issued by the Australian Securities and Investments Commission relating to the "rounding off" of amounts in the financial statements, amounts in the REIT's and Finance Trust's consolidated financial statements have been rounded to the nearest thousand dollars in accordance with that Class Order, unless otherwise indicated.

(f) Changes in accounting standards

During the year, the REIT elected to adopt AASB 18 *Presentation and Disclosure in Financial Statements* and, under the transitional provisions within this standard, elected to change its election for measuring all joint ventures and associates from the equity method to fair value through profit or loss in accordance with AASB 9 *Financial Instruments*. This has resulted in changes to the REIT's comparatives for and since the year ended 30 June 2025. Refer to Note D10.

No other new accounting standards or amendments have come into effect for the year ended 30 June 2026 that materially affect the REIT's operations or reporting requirements.

D10. AASB 18 Presentation and disclosure in financial statements

A new accounting standard AASB 18 *Presentation and Disclosure in Financial Statements* will come into effect, with mandatory adoption required from 1 January 2027. The REIT has decided to early adopt AASB 18.

The REIT has also elected to remeasure investments in joint ventures and associates under the transitional provisions of this standard (AASB 18 C7). This resulted in changes to the REIT's prior year comparatives, presenting the reclassification of investments accounted for using the equity method to investments accounted for at fair value within non-current assets. The comparative reserves have been reclassified into retained profits due to the fair value election for the foreign joint venture.

The impact of the adoption of AASB 18 on the comparative information key statements is outlined below. Under AASB 18 the management-defined performance measures are required to be disclosed as detailed in A1.

Specified main business activities

The main business activity of the REIT during the period was property investment. Income and expenses from investments in direct properties, joint ventures and associates are classified in the operating category of the profit and loss.

The main business activity of the Finance Trust during the year was financing DIF through the Intra-Group Facility Agreement (IGFA). Income and expenses from financing are classified in the operating category of the profit and loss.

(a) Adjustments to comparative disclosures

Consolidated statements of comprehensive income

	Charter Hall Long WALE REIT		
	30 Jun 2025 Reported $'000	Adjustment $'000	30 Jun 2025 Restated $'000
Revenue			
Property income	181,624	-	181,624
Interest income	1,998	-	1,998
Total revenue	**183,622**	**-**	**183,622**
Net fair value loss on investment properties	(59,366)	-	(59,366)
Net gain on investments at fair value through profit or loss	-	165,649	165,649
Share of net profit from joint ventures	163,090	(163,090)	-
Other Income	185	-	185
Net fair value gain on debt and derivative financial instruments	-	(3,236)	(3,236)
Property expenses	(32,272)	-	(32,272)
Fund management fees	(24,871)	-	(24,871)
Administration and other expenses	(4,498)	-	(4,498)
Transaction costs on investments at fair value through profit or loss	(124)	-	(124)
Foreign exchange losses	(565)	488	(77)
Operating profit	**225,201**	**(189)**	**225,012**
Profit before financing	**225,201**	**(189)**	**225,012**
Finance costs	(66,204)	-	(66,204)
Net fair value loss on debt and derivative financial instruments	(40,714)	2,748	(37,966)
Profit for the year	**118,283**	**2,559**	**120,842**
Other comprehensive income	2,559	(2,559)	-
Total comprehensive income	**120,842**	**-**	**120,842**

There were no adjustments made to the comparative numbers of the Finance Trust's statement of comprehensive income.

Consolidated balance sheets

	Charter Hall Long WALE REIT		
	30 Jun 2025 Reported $'000	Adjustment $'000	30 Jun 2025 Restated $'000
Assets			
Current assets	86,733	-	86,733
Total current assets	**86,733**	**-**	**86,733**
Non-current assets			
Investment properties	2,387,794	-	2,387,794
Investments accounted for at fair value through profit or loss	-	2,450,833	2,450,833
Investments in joint ventures	2,450,833	(2,450,833)	-
Investment in financial assets at fair value	4,208	(4,208)	-
Other assets	-	4,208	4,208
Total non-current assets	**4,842,835**	**-**	**4,842,835**
Total assets	**4,929,568**	**-**	**4,929,568**
Total liabilities	**1,667,068**	**-**	**1,667,068**
Net assets	**3,262,500**	**-**	**3,262,500**
Equity			
Equity holders of DIF			
Contributed equity	3,212,279	-	3,212,279
Reserves	(1,562)	1,562	-
Retained profits	41,412	(1,562)	39,850
Parent entity interest	**3,252,129**	**-**	**3,252,129**
Equity holders of Finance Trust	**10,371**	**-**	**10,371**
Total equity	**3,262,500**	**-**	**3,262,500**

The comparative reserves have been reclassified into retained profits due to the fair value election for the foreign joint ventures and associates.

There were no adjustments made to the comparative numbers of the Finance Trust's balance sheet.

Consolidated statements of changes in equity

The comparative reserves have been reclassified into retained profits due to the fair value election for the foreign joint venture.

There were no adjustments made to the comparative numbers of the Finance Trust's statement of changes in equity.

Consolidated cash flow statements

Finance costs paid moved from *Cash flows from operating activities* to *Cash flows from financing activities*. Note A4 provides a reconciliation of operating profit, rather than statutory profit to net cash flows from operating activities.

The presentation of the Finance Trust is unchanged.

Directors' declaration to unitholders

In the opinion of the Directors of Charter Hall WALE Limited, the Responsible Entity of Charter Hall Long WALE REIT and LWR Finance Trust:

a the consolidated financial statements and notes set out on pages 17 to 49 are in accordance with the *Corporations Act 2001*, including:

i complying with Australian Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements; and

ii giving a true and fair view of the REIT's and LWR Finance Trust's financial position as at 30 June 2026 and of their performance for the year ended on that date; and

b there are reasonable grounds to believe that the REIT and LWR Finance Trust will be able to pay their debts as and when they become due and payable.

As at the date of this declaration, there are reasonable grounds to believe that the Finance Trust and the subsidiary identified in Note D4 will be able to meet any obligations or liabilities to which they are or may become subject to, by virtue of the Deed of Cross Guarantee between the Finance Trust and the subsidiary.

Note D9(a) confirms that the consolidated financial statements also comply with IFRS Accounting Standards as issued by the International Accounting Standards Board.

The Directors have been given declarations by the Fund Manager, who performs the Chief Executive Officer function, and the Head of Finance, who performs the Chief Financial Officer function, required by section 295A of the *Corporations Act 2001*.

This declaration is made in accordance with a resolution of the Directors.

Glenn Fraser
Chair

Sydney
13 August 2026

EY
Shape the future with confidence

Ernst & Young
8 Exhibition Street
Melbourne VIC 3000 Australia
GPO Box 67 Melbourne VIC 3001

Tel: +61 3 9288 8000
Fax: +61 3 8650 7777
ey.com/au

Independent auditor's report to the securityholders of Charter Hall Long WALE REITand the unitholders of Finance Trust

Report on the audit of the financial report

Opinion

We have audited the financial report of Charter Hall Direct Industrial Fund and its controlled entities (collectively Charter Hall Long WALE REIT or REIT) and LWR Finance Trust and its controlled entity (collectively Finance Trust) , which comprises the consolidated balance sheets as at 30 June 2026, the consolidated statements of comprehensive income, consolidated statements of changes in equity and consolidated cash flow statements for the year then ended, notes to the financial statements, including material accounting policy information, and the directors' declaration.

In our opinion, the accompanying financial report of the REIT and Finance Trust is in accordance with the *Corporations Act 2001*, including:

a. Giving a true and fair view of the consolidated balance sheets of the REIT and Finance Trust as at 30 June 2026 and of their consolidated financial performance for the year ended on that date; and

b. Complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of our report. We are independent of the REIT and Finance Trust in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to audits of the financial report of public interest entities in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial report of the current year. These matters were addressed in the context of our audit of the financial report as a whole, and in forming our opinion thereon, but we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditor's responsibilities for the audit of the financial report* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial report. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial report.

EY
Shape the future with confidence

We have determined there are no Key Audit Matters to communicate in our report for the Finance Trust.

Carrying Value of the REIT's Investment Properties

Why significant

At 30 June 2026, the carrying value of the REIT's investment properties at fair value is $2,527.1 million, representing 51% of total assets.

Fair values were determined by the Directors with reference to external and internal property valuations and market conditions existing at the reporting date. Changes in fair value are recognised in the consolidated statement of comprehensive income.

We considered this to be a key audit matter as property valuations are based on certain judgemental assumptions, such as capitalisation rates and market rents, and changes in these assumptions could result in material change to the valuation of investment properties.

We draw attention to section *B. Property portfolio assets* of the financial statements which discloses the accounting policy, key assumptions and sensitivities to changes in the key assumptions that may impact Investment Property valuations.

How our audit addressed the key audit matter

Our audit procedures included the following for directly and indirectly held investment properties:

- We inquired with Management and obtained an understanding of the following:
  - Movements in the REIT's investment property portfolio;
  - Changes in the condition of each property, including an understanding of key developments and changes to development activities;
  - Changes in the REIT's investment property portfolio, including understanding leasing activity and tenant occupancy risk; and
  - Controls in place for the leasing and valuation processes.
- We assessed the operating effectiveness of relevant controls over the leasing (and associated tenancy schedules) and valuation processes.
- In conjunction with our real estate valuation specialists, we performed the following procedures:
  - Developed expectations in relation to key market assumptions for each asset class and geographic location including capitalisation rate, market rent, and movements in the market assumptions during the year. We utilised these expectations to develop our own valuation range for each property, comparing results to adopted valuations. Where applicable, we considered comparable market transactions.
  - Assessed (on a sample basis) qualifications, competence and objectivity of the external and internal valuers used by the REIT.
  - Evaluated the suitability of the valuation methodology used by the valuers across the portfolio.
  - Selected a sample of valuation reports and engaged our valuation specialists to perform a detailed review of key assumptions and methodologies.
  - Tested (on a sample basis) key inputs for the valuation and agreed passing rental income in the valuation reports to the audited tenancy schedules.
  - Tested the mathematical accuracy of valuations.
- We also assessed the adequacy and appropriateness of disclosures included in section *B. Property portfolio assets* of the financial report.

EY
Shape the future with confidence

Carrying Value of the REIT's Investments

Why significant

Following the adoption of AASB 18, the REIT accounts for investments in unlisted property funds at fair value through profit and loss. The REIT's investment balance at 30 June 2026 is $2,288.8 million, representing 46% of total assets.

Investments in unlisted funds are classified as Level 3 as their valuation is largely based on non-observable data. Determining the fair value of Level 3 investments involves judgement in selecting an appropriate valuation methodology. The REIT measures its investments in unlisted Funds at their proportionate share of net assets (NAV).

We considered this to be a key audit matter as the measurement of the fair value of these assets is based on certain judgemental assumptions, and changes in these assumptions could result in material change to the carrying amount of the investment.

We draw attention to section *B. Property portfolio assets* and *B2. Investments accounted for at fair value through profit or loss* of the financial statements which discloses the accounting policy, key assumptions and sensitivities to changes in the key assumptions that may impact the valuation of investments in unlisted funds.

How our audit addressed the key audit matter

Our audit procedures included the following:

- We obtained the investments at fair value reconciliation and tested key movements during the year.
- We assessed the appropriateness of management's fair value methodology in accordance with the accounting standards.
- Reconciliation of the investment balances to the REIT's proportionate share of the investee's underlying net asset value (NAV).
- Review of the composition of the NAV of the unlisted funds (as a key valuation input), and testing of material NAV balances which include (but not limited to):
  - Investment property values as outlined in the Carrying Value of Investment Properties KAM above; and
  - Debt balances by agreeing amounts to external bank confirmations.
- We also assessed the adequacy and appropriateness of disclosures included in section *B. Property portfolio assets and B2. Investments accounted for at fair value through profit or loss*.

Shape the future
with confidence

Information other than the financial report and auditor's report thereon

The directors of Charter Hall WALE Limited (the Responsible Entity of the REIT and Finance Trust) are responsible for the other information. The other information comprises the information included in the REIT and Finance Trust's 2026 annual report other than the financial report and our auditor's report thereon. We obtained the directors' report that is to be included in the annual report, prior to the date of this auditor's report, and we expect to obtain the remaining sections of the annual report after the date of this auditor's report.

Our opinion on the financial report does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the financial report

The directors are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the REIT and Finance Trust's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the REIT and / or Finance Trust or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Shape the future
with confidence

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Responsible Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the REIT and Finance Trust's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the REIT and / or Finance Trust to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the REIT and Finance Trust as a basis for forming an opinion on the REIT and Finance Trust's financial report. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated to the directors, we determine those matters that were of most significance in the audit of the financial report of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Ernst + Young

Ernst & Young

Alison Parker

Alison Parker
Partner
Melbourne
13 August 2026

Fund Manager remuneration

Avi Anger
Fund Manager, CLW

The Fund Manager's Total Target Remuneration is structured as a mixture of fixed and variable 'at-risk' Short-Term Incentive (STI) and Long-Term Incentive (LTI) components. While Fixed Annual Remuneration (FAR) is designed to provide a base level of remuneration, the 'at-risk' STI and LTI components align the employee's performance with CLW and Charter Hall Group objectives and long-term securityholder interests.

STI

Individual STI outcomes are determined based on Group, divisional, Fund and individual performance. The scorecard is split into three elements: Financial and Risk, Strategy and Customer, and Culture, Leadership, Culture and Collaboration with a 50% financial and 50% non-financial split.

In addition to his role as Fund Manager CLW, Avi Anger is also the CEO of the Diversified division. The table on the following page outlines the split of Avi Anger's current key performance indicators (KPIs).

For FY26, two-thirds of the STI award will be delivered in cash and one-third deferred in CLW units as service rights. The CLW securities underpinning the service rights are purchased by CHC and transferred to the Fund Manager on vesting. These service rights are deferred over two years, with 50% vesting at the end of year one (31 August 2027) and 50% at the end of year two (31 August 2028).

For the deferred component of the FY26 STI there is no automatic exercise of rights into CLW securities at vesting. Participants have up to 10 years from the grant date to exercise.

LTI

The LTI is governed by the Performance Rights and Options Plan (PROP), under which rights to stapled securities are granted to participants. Each performance right entitles the participant to one stapled security in the Charter Hall Group for nil consideration at the time of vesting, subject to meeting the performance hurdles as outlined below, measured over the relevant performance period:

- Charter Hall Group's aggregate operating earnings per security (OEPS) growth – 50% of LTI allocation
- Charter Hall Group's relative total securityholder return (TSR) – 50% of LTI allocation.

More details are provided under section 6.5 of the Remuneration Report within Charter Hall Group's 2026 Annual Report.

Role	Financial and Risk	Strategy and Customer	Leadership, Culture, and Collaboration
Overall weighting	50%	30%	20%
KPIs	– Deliver CLW OEPS target and DPS target at no less than 25.5 cents per security for FY26 – Meet divisional budget targets for CLW	– Ensure sufficient capital through equity flow and debt capacity to support growth. – Ensure high level of satisfaction from investors	– Contribute to the strategic growth and direction of the Charter Hall business through participation on Charter Hall Group's Executive Committee – Industry leadership via active participation at relevant industry bodies and conferences – Maintain and continue to build strong CLW team culture with focus on career growth, retention of key talent and succession planning

Securityholder analysis

Holding distribution

as at 7 August 2026

Range	Stapled securities held	% of issued stapled securities	No. of holders
100,001 and over	540,874,986	75.21	200
10,001 to 100,000	115,191,486	16.02	5,112
5,001 to 10,000	37,572,829	5.22	5,130
1,001 to 5,000	23,510,577	3.27	8,241
1 to 1,000	2,047,019	0.28	4,871
Total	**719,196,897**	**100.00**	**23,554**
Unmarketable parcels	51,302	0.01	935

Substantial securityholder notices

as at 7 August 2026

Ordinary securities	Date of change	Stapled securities held	% stapled securities held
BlackRock Group	28 July 2026	35,989,952	5
State Street Corporation	05 September 2024	46,470,768	6.44
Vanguard Group	21 September 2022	62,956,033	8.708
Charter Hall Ltd	29 September 2020	59,688,298	11.87

Top 20 securityholders

as at 7 August 2026

Rank	Name	A/C designation	Stapled securities held	% Issued capital
1	HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED		148,560,650	20.66
2	J P MORGAN NOMINEES AUSTRALIA PTY LIMITED		101,990,160	14.18
3	CITICORP NOMINEES PTY LIMITED		91,784,152	12.76
4	TRUST COMPANY LIMITED	<CHARTER HALL CO-INVEST A/C>	80,139,721	11.14
5	BNP PARIBAS NOMINEES PTY LTD	<HUB24 CUSTODIAL SERV LTD>	15,812,223	2.20
6	BNP PARIBAS NOMS PTY LTD		13,458,834	1.87
7	NETWEALTH INVESTMENTS LIMITED	<WRAP SERVICES A/C>	10,814,255	1.50
8	BNP PARIBAS NOMINEES PTY LTD	<AGENCY LENDING A/C>	7,711,794	1.07
9	ENDEAVOUR GROUP LIMITED		5,957,813	0.83
10	NETWEALTH INVESTMENTS LIMITED	<SUPER SERVICES A/C>	4,836,894	0.67
11	PIVOT GROUP PTY LTD		2,852,585	0.40
12	IOOF INVESTMENT SERVICES LIMITED	<IPS SUPERFUND A/C>	2,783,480	0.39
13	ORDA INVESTMENTS PTY LIMITED		2,559,140	0.36
14	BNP PARIBAS NOMINEES PTY LTD	<PITCHER PARTNERS>	2,490,739	0.35
15	BNP PARIBAS NOMINEES PTY LTD	<IB AU NOMS RETAILCLIENT>	2,216,448	0.31
16	HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED-GSCO ECA		1,809,607	0.25
17	SAFECORP GROUP LTD		1,552,130	0.22
18	IOOF INVESTMENT SERVICES LIMITED	<IOOF IDPS A/C>	1,543,822	0.21
19	HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED		1,296,182	0.18
20	NORMAN CHAN PTY LTD	<BLUE ELEPHANT FAMILY A/C>	1,200,000	0.17
Total			**501,370,629**	**69.71**
Balance of register			**217,826,268**	**30.29**
Grand total			**719,196,897**	**100.00**

Contact details

Registry

To access information on your holding or update your details including name, address, tax file number, payment instructions and document requests, contact:

MUFG Corporate Markets - A division of MUFG Pension & Market Services
(formerly Link Market Services Limited)
Locked Bag A14
Sydney South NSW 1235

Phone +61 1300 303 063

Email charterhall.reits@cm.mpms.mufg.com.au
Web au.investorcentre.mpms.mufg.com

Management team

CLW benefits from the expertise and capability of Charter Hall's dedicated property, investment and funds management professionals.

Further information on the team is available at charterhall.com.au/clw

Investor Relations

All other enquiries related to the REIT can be directed to:

Charter Hall WALE Limited
GPO Box 2704
Sydney NSW 2001

Phone +61 1300 365 585
Email reits@charterhall.com.au
Web charterhall.com.au/clw

Corporate directory

Responsible Entity and Manager

Charter Hall WALE Limited
ABN 20 610 772 202
AFSL 486721

Registered Office
Level 20, No.1 Martin Place
Sydney NSW 2000

GPO Box 2704
Sydney NSW 2001

Phone +61 1300 365 585

Email reits@charterhall.com.au
Web charterhall.com.au/clw

ASX code CLW

Directors of the Responsible Entity

Glenn Fraser (Chair)
Ray Fazzolari
David Harrison
Carmel Hourigan
Ceinwen Kirk-Lennox

Fund Manager

Avi Anger

Company Secretary

Mark Bryant
Rebekah Hourigan

Auditor

Ernst & Young (EY)
200 George Street
Sydney NSW 2000

Important information: This report comprises Charter Hall Direct Industrial Fund and its controlled entities (together referred to as Charter Hall Long WALE REIT, the REIT or CLW). The REIT was formed upon the stapling of the units of the two Australian registered schemes listed below (collectively referred to as the Stapled Trusts): Charter Hall Direct Industrial Fund (DIF) and its controlled entities (ARSN 144 613 641); LWR Finance Trust (Finance Trust) and its controlled entities (ARSN 614 713 138); and Charter Hall WALE Limited ABN 20 610 772 202; AFSL 486721 (CHWALE) is the Responsible Entity of the Stapled Trusts and is a controlled entity of Charter Hall Limited ABN 57 113 531 150 (Charter Hall). This report is not intended to be and does not constitute an offer or a recommendation to acquire any securities in the REIT. This report does not take into account the personal objectives, financial situation or needs of any investor. Before investing in REIT securities, you should consider your own objectives, financial situation and needs and seek independent financial, legal and/or taxation advice. Historical performance is not a reliable indicator of future performance. Due care and attention has been exercised in the preparation of forward-looking statements. However, any forward-looking statements contained in this report are not guarantees or predictions of future performance and, by their very nature, are subject to uncertainties and contingencies, many of which are outside the control of CHWALE and its entities. Actual results may vary materially from any forward-looking statements contained in this report. Readers are cautioned not to place undue reliance on any forward-looking statements. Except as required by applicable law, CHWALE and its related entities do not undertake any obligation to publicly update or review any forward-looking statements, whether as a result of new information or future events. The receipt of this report by any person and any information contained herein or subsequently communicated to any person in connection with the REIT is not to be taken as constituting the giving of investment, legal or tax advice by the REIT nor any of its related bodies corporate, directors or employees to any such person. CHWALE does not receive fees in respect of the general financial product advice it may provide; however, it will receive fees for operating the REIT which, in accordance with the REIT's constitutions, are calculated by reference to the value of the assets. Controlled entities of Charter Hall may also receive fees for managing the assets of, and providing resources to, the REIT. Charter Hall and its related entities, together with their officers and directors, may hold securities in the REIT from time to time. All information herein is current as at 30 June 2026 unless otherwise stated. All references to dollars ($) or A$ are to Australian Dollars unless otherwise stated.

charterhall.com.au/clw