20Rule 3.19A.2

Appendix 3Y

Change of Director's Interest Notice

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

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

Name of entity
Charter Hall Group formed by stapling the shares of Charter Hall Limited and the units of Charter Hall Property Trust
ABN
Charter Hall Limited ABN 57 113 531 150 Charter Hall Property Trust ABN 72 051 224 311

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

Name of Director	David Harrison
Date of last notice	11 November 2025

Part 1 - Change of director's relevant interests in securities
In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

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

Direct or indirect interest	Direct and indirect
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	
Date of change	31 August 2026

No. of securities held prior to change	Direct – 1,165,916 securities Indirect – 841,773 stapled securities via an interest in Portmist Pty Ltd. David Harrison is a shareholder and Director of Portmist Pty Ltd. Indirect via relevant interest in the following: • 935,348 Performance Rights • 905,776 Performance Rights (ROP) • 155,675 Service Rights • 235,663 Service Rights (Rights vested yet to convert to securities) **Total - 4,240,151 securities and rights**
Class	(a) Stapled securities (b) Performance Rights (c) Service Rights
Number acquired	Acquisition of 724,621 stapled securities arising from the vesting of Performance Rights (ROP) subject to a 2-year holding lock. Acquisition of 129,099 stapled securities arising from the vesting of Performance Rights. Service Rights (FY26 Voluntarily Deferred STI now vested but yet to convert to securities) totalling 149,055. **Total– 1,002,775 securities and rights**

Number disposed	Lapsing component of Performance Rights (ROP) – 181,155 Lapsing component of Performance Rights – 129,099 **Total rights lapsed – 310,254**
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	Nil
No. of securities held after change	Direct - 1,295,015 securities - 724,621 (securities subject to 2 year holding lock) Indirect - 841,773 securities via an interest in Portmist Pty Ltd. David Harrison is a shareholder and Director of Portmist Pty Ltd. Indirect via relevant interest in the following: • 677,150 Performance Rights • 24,754 Service Rights • 515,639 Service Rights (Rights vested yet to convert to securities) **Total - 4,078,952 securities and rights**
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Issue and vesting of Performance and Service Rights

Part 2 – Change of director's interests in contracts

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

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

Part 3 – +Closed period

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

+ See chapter 19 for defined terms.