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Sydney NSW 2000 Australia
GPO Box 3698
Sydney NSW 2001
challenger.com.au
Telephone 02 9994 7000

13 October 2026

The Manager
Company Announcements Office
ASX Limited
Level 27
39 Martin Place
Sydney NSW 2000

By electronic lodgement

Dear Sir/Madam

Re: Notice of initial substantial holder – Charter Hall Group (CHC)

We attach a notice of initial substantial holder in Charter Hall Group. This notice is given by Challenger Limited and each of its associated entities named in Annexure 2 to this notice.

Yours faithfully



Linda Matthews
Company Secretary

Challenger Limited ABN 85 106 842 371 | Challenger Group Services Pty Limited ABN 91 085 657 307
Challenger Life Company Limited ABN 44 072 486 938 AFSL 234670 | Challenger Investment Partners Limited ABN 29 092 382 842 AFSL 234 678
Challenger Retirement and Investment Services Limited ABN 80 115 534 453 AFSL295642 RSE Licence No. L0001304
Challenger Mortgage Management Pty Ltd ABN 72 087 271 109 | Challenger Securitisation Management Pty Ltd ABN 56 100 346 898 AFSL 244593
Challenger Investment Solutions Management Pty Ltd ABN 63 130 035 353 AFSL 487354

Form 603

Corporations Act 2001
Section 671B

Notice of initial substantial holder

To CompanyName/Scheme: **CHARTER HALL GROUP**

ACN/ARSN: **113 531 150**

1. Details of substantial holder (1)

Name: **Challenger Limited (and its entities listed in Annexure 2)**

ACN/ARSN (if applicable): **106 842 371 (Challenger Limited)**

The holder became a substantial holder on: **09/10/2026**

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary Fully Paid	**Same as persons votes**	**24,742,483**	**5.23%**

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Challenger Limited (and its entities listed in Annexure 2)	**Ordinary Fully Paid securities purchased and sold on market and acquired and sold via off market transfer by Challenger Limited (and its entities listed in Annexure 2) and obtains a relevant interest by virtue of section 608(3) of the Corporations Act 2001 (Cth).**	**Ordinary Fully Paid 24,742,483**

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
Challenger Limited (and its entities listed in Annexure 2)	**J. P. Morgan Nominees Australia Pty Limited**	**J. P. Morgan Nominees Australia Pty Limited**	**4,944,545 (Ordinary Fully Paid)**
As above	**HSBC Custody Nominees (Australia) Limited**	**HSBC Custody Nominees (Australia) Limited**	**14,762,043 (Ordinary Fully Paid)**
As above	**BNP Paribas Nominees Pty Limited**	**BNP Paribas Nominees Pty Limited**	**1,090,924 (Ordinary Fully Paid)**
As above	**Citicorp Nominees Pty Limited**	**Citicorp Nominees Pty Limited**	**3,877,833 (Ordinary Fully Paid)**
As above	**UBS Nominees Pty Limited**	**UBS Nominees Pty Limited**	**67,138 (Ordinary Fully Paid)**

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
Refer Annexure 2	**Refer Annexure 1**	**Refer Annexure 1**		**Refer Annexure 1**

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6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	**N/A**

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Challenger Limited (and its entities listed in Annexure 2)	**Level 2, 5 Martin Place, Sydney NSW 2000**

Signature

print name **Linda Matthews** capacity **Company Secretary of Challenger Limited**



sign here date **13/10/2026**

DIRECTIONS

(1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.

(2) See the definition of "associate" in section 9 of the Corporations Act 2001.

(3) See the definition of "relevant interest" in section s608 and 671B(7) of the Corporations Act 2001.

(4) The voting shares of a company constitute one class unless divided into separate classes.

(5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.

(6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.

(7) Include details of:
(a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and

(b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.

(8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".

(9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

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Annexure 1 consists of 6 pages and is referred to in Form 603 signed by me and dated 13/10/2026



Linda Matthews
Company Secretary of Challenger Limited

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Transactions:
Company Name/Scheme: **CHARTER HALL GROUP (CHC)**
As at: **09/10/2026**
Class of security: **Ordinary Fully Paid**

Date of Change	Holder of relevant interest	Nature of Change	Consideration	Number of Securities	Person's Votes Affected
11/06/2026	Challenger Limited (and its entities listed in Annexure 2)	Opening Balance Adjustment	304,141,856	- 6,340,166	6,340,166
11/06/2026	As above	Sell - Transfer	1,542,627	- 69,897	69,897
11/06/2026	As above	Buy	246,677	11,148	11,148
11/06/2026	As above	Buy	5,567,521	251,611	251,611
11/06/2026	As above	Buy	1,704,747	77,042	77,042
11/06/2026	As above	Sell - Transfer	1,028,418	- 46,598	46,598
12/06/2026	As above	Buy	5,532,977	243,048	243,048
15/06/2026	As above	Buy	1,698,384	72,434	72,434
16/06/2026	As above	Buy - Transfer	4,955,235	209,701	209,701
18/06/2026	As above	Sell	68,754	- 2,961	2,961
19/06/2026	As above	Buy	171,686	7,378	7,378
23/06/2026	As above	Buy	1,722,174	76,135	76,135
24/06/2026	As above	Buy	71,055	3,068	3,068
24/06/2026	As above	Buy	2,789,389	120,529	120,529
24/06/2026	As above	Buy	4,344,005	187,565	187,565
25/06/2026	As above	Buy	1,261,024	53,936	53,936
25/06/2026	As above	Sell	289,351	- 12,376	12,376
25/06/2026	As above	Buy	2,463,083	105,333	105,333
26/06/2026	As above	Sell	210,610	- 9,044	9,044
29/06/2026	As above	Sell	212,600	- 9,132	9,132
30/06/2026	As above	Sell	1,383,510	- 60,521	60,521
01/07/2026	As above	Sell	302,468	- 13,479	13,479
01/07/2026	As above	Sell	13,573	- 610	610
01/07/2026	As above	Sell	321,492	- 14,438	14,438
02/07/2026	As above	Sell - Transfer	2,888,661	- 128,442	128,442
09/07/2026	As above	Sell	79,118	- 3,605	3,605
09/07/2026	As above	Sell	38,866	- 1,777	1,777
09/07/2026	As above	Sell	150,850	- 6,897	6,897
09/07/2026	As above	Sell	97,024	- 4,436	4,436
09/07/2026	As above	Sell	50,524	- 2,310	2,310
09/07/2026	As above	Sell	117,911	- 5,391	5,391
09/07/2026	As above	Sell	122,045	- 5,580	5,580
09/07/2026	As above	Sell	20,581	- 941	941
09/07/2026	As above	Sell	823,870	- 37,668	37,668
09/07/2026	As above	Sell	25,195	- 1,148	1,148
09/07/2026	As above	Sell	97,817	- 4,457	4,457
09/07/2026	As above	Sell	62,899	- 2,866	2,866
09/07/2026	As above	Sell	32,745	- 1,492	1,492
09/07/2026	As above	Sell	76,441	- 3,483	3,483
09/07/2026	As above	Sell	13,344	- 608	608
09/07/2026	As above	Sell	534,206	- 24,341	24,341
10/07/2026	As above	Sell	33,810	- 1,521	1,521
10/07/2026	As above	Sell	17,916	- 806	806
10/07/2026	As above	Sell	106,208	- 4,778	4,778
10/07/2026	As above	Buy	311,362	13,976	13,976
10/07/2026	As above	Sell	102,607	- 4,616	4,616
10/07/2026	As above	Sell	18,361	- 826	826
10/07/2026	As above	Sell	717,119	- 32,261	32,261
10/07/2026	As above	Sell	131,282	- 5,906	5,906
10/07/2026	As above	Sell	84,447	- 3,799	3,799
10/07/2026	As above	Sell	43,968	- 1,978	1,978
13/07/2026	As above	Buy	178,061	8,028	8,028
13/07/2026	As above	Buy	687,558	30,999	30,999
23/07/2026	As above	Buy	29,782	1,319	1,319
23/07/2026	As above	Buy	3,251	144	144
23/07/2026	As above	Buy	26,711	1,183	1,183
23/07/2026	As above	Buy	65,547	2,903	2,903
23/07/2026	As above	Buy	396,130	17,544	17,544
23/07/2026	As above	Buy	320,173	14,180	14,180
23/07/2026	As above	Buy	298,497	13,220	13,220
23/07/2026	As above	Buy	265,396	11,754	11,754
23/07/2026	As above	Buy	543,211	24,058	24,058
23/07/2026	As above	Buy	417,445	18,488	18,488
23/07/2026	As above	Buy	40,552	1,796	1,796

Date of Change	Holder of relevant interest	Nature of Change	Consideration	Number of Securities	Person's Votes Affected
23/07/2026	As above	Buy	235,795	10,443	10,443
23/07/2026	As above	Buy	35,630	1,578	1,578
23/07/2026	As above	Buy	53,581	2,373	2,373
23/07/2026	As above	Buy	34,840	1,543	1,543
23/07/2026	As above	Buy	160,516	7,109	7,109
23/07/2026	As above	Buy	382,650	16,947	16,947
23/07/2026	As above	Buy	114,680	5,079	5,079
23/07/2026	As above	Buy	313,964	13,905	13,905
23/07/2026	As above	Buy	10,477	464	464
23/07/2026	As above	Buy	83,001	3,676	3,676
23/07/2026	As above	Buy	65,909	2,919	2,919
23/07/2026	As above	Buy	20,276	898	898
23/07/2026	As above	Buy	13,254	587	587
23/07/2026	As above	Buy	235,795	10,443	10,443
23/07/2026	As above	Buy	25,086	1,111	1,111
24/07/2026	As above	Buy	502,932	22,716	22,716
24/07/2026	As above	Buy	183,718	8,298	8,298
24/07/2026	As above	Buy	612,990	27,687	27,687
24/07/2026	As above	Buy	257,156	11,615	11,615
24/07/2026	As above	Buy	55,793	2,520	2,520
24/07/2026	As above	Buy	85,837	3,877	3,877
24/07/2026	As above	Buy	57,099	2,579	2,579
24/07/2026	As above	Buy	377,731	17,061	17,061
24/07/2026	As above	Buy	16,760	757	757
24/07/2026	As above	Buy	132,951	6,005	6,005
24/07/2026	As above	Buy	105,608	4,770	4,770
24/07/2026	As above	Buy	32,479	1,467	1,467
24/07/2026	As above	Buy	21,210	958	958
24/07/2026	As above	Buy	377,753	17,062	17,062
24/07/2026	As above	Buy	40,206	1,816	1,816
24/07/2026	As above	Buy	47,690	2,154	2,154
24/07/2026	As above	Buy	5,181	234	234
24/07/2026	As above	Buy	42,797	1,933	1,933
24/07/2026	As above	Buy	105,010	4,743	4,743
24/07/2026	As above	Buy	634,577	28,662	28,662
24/07/2026	As above	Buy	512,873	23,165	23,165
24/07/2026	As above	Buy	478,180	21,598	21,598
24/07/2026	As above	Buy	425,132	19,202	19,202
24/07/2026	As above	Buy	870,213	39,305	39,305
24/07/2026	As above	Buy	668,694	30,203	30,203
24/07/2026	As above	Buy	64,959	2,934	2,934
27/07/2026	As above	Buy	45,830	2,009	2,009
28/07/2026	As above	Sell	47,560	- 2,050	2,050
29/07/2026	As above	Buy	1,114,198	46,483	46,483
31/07/2026	As above	Buy - Transfer	10,490,241	449,646	449,646
03/08/2026	As above	Sell - Transfer	817,010	- 35,110	35,110
05/08/2026	As above	Sell	163,648	- 6,861	6,861
05/08/2026	As above	Sell	3,207,575	- 134,479	134,479
05/08/2026	As above	Sell	1,765,443	- 74,017	74,017
05/08/2026	As above	Sell	958,797	- 40,198	40,198
05/08/2026	As above	Sell	206,820	- 8,671	8,671
05/08/2026	As above	Sell	474,080	- 19,876	19,876
05/08/2026	As above	Sell	186,665	- 7,826	7,826
05/08/2026	As above	Sell	2,133,525	- 89,449	89,449
06/08/2026	As above	Sell	158,030	- 6,601	6,601
06/08/2026	As above	Sell	41,139	- 1,722	1,722
06/08/2026	As above	Sell	241,006	- 10,088	10,088
06/08/2026	As above	Sell	290,994	- 12,155	12,155
06/08/2026	As above	Sell	34,091	- 1,424	1,424
06/08/2026	As above	Sell	443,788	- 18,576	18,576
06/08/2026	As above	Sell	51,985	- 2,176	2,176
06/08/2026	As above	Sell	119,165	- 4,988	4,988
06/08/2026	As above	Sell	46,921	- 1,964	1,964
06/08/2026	As above	Sell	536,315	- 22,449	22,449
06/08/2026	As above	Sell	78,141	- 3,264	3,264
06/08/2026	As above	Sell	30,763	- 1,285	1,285
06/08/2026	As above	Sell	351,683	- 14,690	14,690
06/08/2026	As above	Sell	528,745	- 22,086	22,086
06/08/2026	As above	Sell	26,981	- 1,127	1,127
06/08/2026	As above	Sell	806,276	- 33,749	33,749
07/08/2026	As above	Sell	205,339	- 8,607	8,607
07/08/2026	As above	Sell	35,046	- 1,469	1,469
07/08/2026	As above	Sell	686,897	- 28,792	28,792
07/08/2026	As above	Sell	456,913	- 19,152	19,152
07/08/2026	As above	Sell	39,985	- 1,676	1,676
07/08/2026	As above	Sell	101,536	- 4,256	4,256
07/08/2026	As above	Sell	44,303	- 1,857	1,857
07/08/2026	As above	Sell	378,065	- 15,847	15,847
07/08/2026	As above	Sell	125,539	- 5,270	5,270
07/08/2026	As above	Sell	21,439	- 900	900

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Date of Change	Holder of relevant interest	Nature of Change	Consideration	Number of Securities	Person's Votes Affected
07/08/2026	As above	Sell	419,972	- 17,630	17,630
07/08/2026	As above	Sell	279,354	- 11,727	11,727
07/08/2026	As above	Sell	24,441	- 1,026	1,026
07/08/2026	As above	Sell	62,079	- 2,606	2,606
07/08/2026	As above	Sell	27,085	- 1,137	1,137
07/08/2026	As above	Sell	231,163	- 9,704	9,704
10/08/2026	As above	Sell	231,133	- 9,704	9,704
10/08/2026	As above	Sell	21,413	- 899	899
10/08/2026	As above	Sell	419,942	- 17,631	17,631
10/08/2026	As above	Sell	279,318	- 11,727	11,727
10/08/2026	As above	Sell	24,438	- 1,026	1,026
10/08/2026	As above	Sell	62,071	- 2,606	2,606
10/08/2026	As above	Sell	125,523	- 5,270	5,270
10/08/2026	As above	Sell	27,081	- 1,137	1,137
13/08/2026	As above	Sell	621,950	- 26,631	26,631
20/08/2026	As above	Sell	35,597	- 1,619	1,619
25/08/2026	As above	Buy	2,125,936	103,482	103,482
25/08/2026	As above	Buy	918,021	44,848	44,848
25/08/2026	As above	Buy	139,408	6,837	6,837
25/08/2026	As above	Buy	14,334	703	703
25/08/2026	As above	Buy	21,879	1,073	1,073
25/08/2026	As above	Buy	9,828	482	482
25/08/2026	As above	Buy	156,108	7,656	7,656
25/08/2026	As above	Buy	252,126	12,365	12,365
25/08/2026	As above	Buy	45,307	2,222	2,222
26/08/2026	As above	Buy	1,776,887	85,585	85,585
26/08/2026	As above	Buy	182,661	8,798	8,798
26/08/2026	As above	Buy	278,829	13,430	13,430
26/08/2026	As above	Buy	125,255	6,033	6,033
26/08/2026	As above	Buy	577,486	27,815	27,815
26/08/2026	As above	Buy	3,375,730	162,200	162,200
26/08/2026	As above	Buy	2,281,011	109,600	109,600
26/08/2026	As above	Buy	2,228,981	107,100	107,100
26/08/2026	As above	Buy	1,560,911	75,000	75,000
26/08/2026	As above	Buy	2,364,259	113,600	113,600
26/08/2026	As above	Buy	1,596,291	76,700	76,700
26/08/2026	As above	Buy	5,970,021	287,930	287,930
26/08/2026	As above	Sell	4,596	- 223	223
27/08/2026	As above	Buy	525,417	26,300	26,300
27/08/2026	As above	Buy	341,621	17,100	17,100
27/08/2026	As above	Buy	467,482	23,400	23,400
27/08/2026	As above	Buy	337,626	16,900	16,900
27/08/2026	As above	Buy	535,406	26,800	26,800
27/08/2026	As above	Buy	117,869	5,900	5,900
27/08/2026	As above	Buy	1,234,631	61,800	61,800
27/08/2026	As above	Buy	57,936	2,900	2,900
27/08/2026	As above	Buy	687,238	34,400	34,400
27/08/2026	As above	Buy	83,907	4,200	4,200
27/08/2026	As above	Buy	525,417	26,300	26,300
27/08/2026	As above	Buy	302,421	15,243	15,243
27/08/2026	As above	Buy	1,370,480	68,600	68,600
27/08/2026	As above	Buy	1,865,931	93,400	93,400
27/08/2026	As above	Buy	1,302,555	65,200	65,200
27/08/2026	As above	Buy	2,073,700	103,800	103,800
27/08/2026	As above	Buy	457,493	22,900	22,900
27/08/2026	As above	Buy	5,012,441	250,900	250,900
27/08/2026	As above	Buy	239,734	12,000	12,000
27/08/2026	As above	Buy	2,784,911	139,400	139,400
27/08/2026	As above	Buy	343,619	17,200	17,200
27/08/2026	As above	Buy	2,027,751	101,500	101,500
27/08/2026	As above	Buy	341,621	17,100	17,100
27/08/2026	As above	Buy	467,482	23,400	23,400
27/08/2026	As above	Buy	337,626	16,900	16,900
27/08/2026	As above	Buy	535,406	26,800	26,800
27/08/2026	As above	Buy	117,869	5,900	5,900
27/08/2026	As above	Buy	1,234,631	61,800	61,800
27/08/2026	As above	Buy	57,936	2,900	2,900
27/08/2026	As above	Buy	687,238	34,400	34,400
27/08/2026	As above	Buy	83,907	4,200	4,200
28/08/2026	As above	Sell - Transfer	3,308,310	- 169,223	169,223
28/08/2026	As above	Buy	2,181,175	110,600	110,600
28/08/2026	As above	Buy	3,275,706	166,100	166,100
28/08/2026	As above	Buy	1,390,351	70,500	70,500
28/08/2026	As above	Buy	2,159,481	109,500	109,500
28/08/2026	As above	Buy	2,214,701	112,300	112,300
28/08/2026	As above	Buy	238,628	12,100	12,100
28/08/2026	As above	Buy	481,200	24,400	24,400
28/08/2026	As above	Buy	5,026,957	254,900	254,900
28/08/2026	As above	Buy	1,899,160	96,300	96,300
28/08/2026	As above	Buy	343,150	17,400	17,400

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Date of Change	Holder of relevant interest	Nature of Change	Consideration	Number of Securities	Person's Votes Affected
28/08/2026	As above	Buy	2,135,816	108,300	108,300
28/08/2026	As above	Buy	2,792,535	141,600	141,600
28/08/2026	As above	Buy	1,372,602	69,600	69,600
28/08/2026	As above	Buy	226,610	11,548	11,548
28/08/2026	As above	Buy	1,636,601	83,401	83,401
28/08/2026	As above	Buy	622,058	31,700	31,700
28/08/2026	As above	Buy	48,391	2,466	2,466
28/08/2026	As above	Buy	101,413	5,168	5,168
28/08/2026	As above	Buy	65,993	3,363	3,363
28/08/2026	As above	Buy	639,209	32,574	32,574
31/08/2026	As above	Buy	369,614	19,100	19,100
31/08/2026	As above	Buy	1,637,139	84,600	84,600
31/08/2026	As above	Buy	1,050,788	54,300	54,300
31/08/2026	As above	Buy	1,482,327	76,600	76,600
31/08/2026	As above	Buy	1,079,815	55,800	55,800
31/08/2026	As above	Buy	263,181	13,600	13,600
31/08/2026	As above	Buy	79,312	4,100	4,100
31/08/2026	As above	Buy	48,355	2,500	2,500
31/08/2026	As above	Buy	5,803	300	300
31/08/2026	As above	Buy	21,279	1,100	1,100
31/08/2026	As above	Buy	63,837	3,300	3,300
31/08/2026	As above	Buy	17,410	900	900
31/08/2026	As above	Buy	77,378	4,000	4,000
31/08/2026	As above	Buy	23,213	1,200	1,200
31/08/2026	As above	Buy	2,140,279	110,600	110,600
31/08/2026	As above	Buy	185,775	9,600	9,600
31/08/2026	As above	Buy	3,852,889	199,100	199,100
31/08/2026	As above	Buy	1,675,842	86,600	86,600
01/09/2026	As above	Buy	172,110	9,000	9,000
01/09/2026	As above	Buy	1,396,005	73,000	73,000
01/09/2026	As above	Buy	120,477	6,300	6,300
01/09/2026	As above	Buy	1,633,134	85,400	85,400
01/09/2026	As above	Sell - Transfer	435,956	- 22,813	22,813
01/09/2026	As above	Sell	275,069	- 14,394	14,394
01/09/2026	As above	Buy	694,178	36,300	36,300
01/09/2026	As above	Buy	2,512,808	131,400	131,400
01/09/2026	As above	Buy	948,518	49,600	49,600
01/09/2026	As above	Buy	684,616	35,800	35,800
01/09/2026	As above	Buy	1,067,083	55,800	55,800
01/09/2026	As above	Buy	1,103,417	57,700	57,700
01/09/2026	As above	Buy	240,954	12,600	12,600
01/09/2026	As above	Buy	1,072,820	56,100	56,100
01/09/2026	As above	Buy	1,090,031	57,000	57,000
02/09/2026	As above	Sell	106,938	- 5,597	5,597
02/09/2026	As above	Sell	574,777	- 30,083	30,083
02/09/2026	As above	Sell	287,532	- 15,049	15,049
02/09/2026	As above	Sell	173,715	- 9,092	9,092
02/09/2026	As above	Sell	473,074	- 24,760	24,760
02/09/2026	As above	Sell	373,893	- 19,569	19,569
02/09/2026	As above	Sell	21,686	- 1,135	1,135
02/09/2026	As above	Sell	178,492	- 9,342	9,342
02/09/2026	As above	Sell	1,652,282	- 86,478	86,478
02/09/2026	As above	Sell	1,060,462	- 55,503	55,503
02/09/2026	As above	Sell	451,216	- 23,616	23,616
02/09/2026	As above	Sell	457,827	- 23,962	23,962
02/09/2026	As above	Sell	485,837	- 25,428	25,428
02/09/2026	As above	Sell	1,399,848	- 73,266	73,266
02/09/2026	As above	Sell	264,662	- 13,852	13,852
02/09/2026	As above	Sell	178,473	- 9,341	9,341
02/09/2026	As above	Sell	287,570	- 15,051	15,051
02/09/2026	As above	Sell	173,576	- 9,098	9,098
02/09/2026	As above	Sell	1,469,846	- 77,042	77,042
02/09/2026	As above	Sell	104,927	- 5,500	5,500
02/09/2026	As above	Sell	36,398	- 1,905	1,905
02/09/2026	As above	Sell	126,962	- 6,645	6,645
02/09/2026	As above	Sell	794,080	- 41,561	41,561
02/09/2026	As above	Sell	646,445	- 33,834	33,834
02/09/2026	As above	Sell	187,090	- 9,792	9,792
02/09/2026	As above	Sell	924,023	- 48,362	48,362
02/09/2026	As above	Sell	234,741	- 12,286	12,286
02/09/2026	As above	Sell	124,898	- 6,537	6,537
02/09/2026	As above	Sell	426,263	- 22,310	22,310
02/09/2026	As above	Sell	291,353	- 15,249	15,249
02/09/2026	As above	Sell	198,611	- 10,395	10,395
03/09/2026	As above	Sell	596,328	- 31,643	31,643
03/09/2026	As above	Sell	364,849	- 19,360	19,360
03/09/2026	As above	Sell	280,760	- 14,898	14,898
03/09/2026	As above	Sell	80,301	- 4,261	4,261
03/09/2026	As above	Buy	2,493,415	132,400	132,400
03/09/2026	As above	Buy	1,201,510	63,800	63,800

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Date of Change	Holder of relevant interest	Nature of Change	Consideration	Number of Securities	Person's Votes Affected
03/09/2026	As above	Buy	118,644	6,300	6,300
03/09/2026	As above	Buy	1,386,068	73,600	73,600
03/09/2026	As above	Buy	169,492	9,000	9,000
03/09/2026	As above	Buy	1,058,383	56,200	56,200
03/09/2026	As above	Sell	134,048	- 7,113	7,113
03/09/2026	As above	Sell	338,842	- 17,980	17,980
03/09/2026	As above	Sell	16,301	- 865	865
03/09/2026	As above	Sell	93,794	- 4,977	4,977
03/09/2026	As above	Sell	140,512	- 7,456	7,456
03/09/2026	As above	Sell	343,817	- 18,244	18,244
03/09/2026	As above	Sell	1,051,239	- 55,782	55,782
03/09/2026	As above	Sell	198,745	- 10,546	10,546
03/09/2026	As above	Sell	485,460	- 25,760	25,760
03/09/2026	As above	Sell	215,950	- 11,459	11,459
03/09/2026	As above	Sell	176,281	- 9,354	9,354
03/09/2026	As above	Sell	215,913	- 11,457	11,457
03/09/2026	As above	Sell	693,891	- 36,820	36,820
03/09/2026	As above	Sell	149,143	- 7,914	7,914
03/09/2026	As above	Sell	95,358	- 5,060	5,060
03/09/2026	As above	Sell	27,345	- 1,451	1,451
03/09/2026	As above	Sell	796,373	- 42,258	42,258
03/09/2026	As above	Sell	431,618	- 22,903	22,903
03/09/2026	As above	Sell	130,448	- 6,922	6,922
03/09/2026	As above	Sell	1,240,749	- 65,838	65,838
03/09/2026	As above	Sell	355,256	- 18,851	18,851
03/09/2026	As above	Sell	134,029	- 7,112	7,112
03/09/2026	As above	Buy	1,154,429	61,300	61,300
03/09/2026	As above	Buy	685,501	36,400	36,400
03/09/2026	As above	Buy	941,622	50,000	50,000
03/09/2026	As above	Buy	679,851	36,100	36,100
03/09/2026	As above	Buy	1,082,865	57,500	57,500
03/09/2026	As above	Buy	239,172	12,700	12,700
03/09/2026	As above	Buy	1,779,666	94,500	94,500
03/09/2026	As above	Sell	218,777	- 11,609	11,609
03/09/2026	As above	Sell	320,091	- 16,985	16,985
04/09/2026	As above	Buy	233,322	12,271	12,271
08/09/2026	As above	Buy	390,240	20,902	20,902
09/09/2026	As above	Buy	1,036,766	56,300	56,300
09/09/2026	As above	Buy	2,710,692	147,200	147,200
09/09/2026	As above	Buy	1,143,573	62,100	62,100
09/09/2026	As above	Buy	1,692,341	91,900	91,900
09/09/2026	As above	Buy	685,039	37,200	37,200
09/09/2026	As above	Buy	1,027,559	55,800	55,800
09/09/2026	As above	Buy	712,662	38,700	38,700
09/09/2026	As above	Buy	1,128,841	61,300	61,300
09/09/2026	As above	Buy	248,603	13,500	13,500
09/09/2026	As above	Buy	130,747	7,100	7,100
09/09/2026	As above	Buy	1,519,240	82,500	82,500
09/09/2026	As above	Buy	139,954	7,600	7,600
09/09/2026	As above	Buy	1,103,060	59,900	59,900
11/09/2026	As above	Buy	85,046	4,721	4,721
11/09/2026	As above	Buy	55,737	3,094	3,094
11/09/2026	As above	Buy	628,468	34,887	34,887
11/09/2026	As above	Buy	1,124,351	62,414	62,414
11/09/2026	As above	Buy	146,673	8,142	8,142
11/09/2026	As above	Buy	372,474	20,679	20,679
11/09/2026	As above	Buy	38,294	2,126	2,126
11/09/2026	As above	Buy	58,414	3,243	3,243
11/09/2026	As above	Buy	27,162	1,508	1,508
11/09/2026	As above	Buy	431,734	23,969	23,969
11/09/2026	As above	Buy	772,381	42,881	42,881
11/09/2026	As above	Buy	100,760	5,594	5,594
11/09/2026	As above	Buy	542,197	30,098	30,098
11/09/2026	As above	Buy	39,542	2,195	2,195
16/09/2026	As above	Buy	44,211	2,400	2,400
16/09/2026	As above	Buy	116,054	6,300	6,300
16/09/2026	As above	Buy	25,790	1,400	1,400
16/09/2026	As above	Buy	117,896	6,400	6,400
16/09/2026	As above	Buy	3,684	200	200
16/09/2026	As above	Sell	51,797	- 2,816	2,816
16/09/2026	As above	Buy	7,369	400	400
16/09/2026	As above	Buy	77,369	4,200	4,200
16/09/2026	As above	Buy	119,738	6,500	6,500
16/09/2026	As above	Buy	70,001	3,800	3,800
17/09/2026	As above	Buy	1,007,650	54,800	54,800
17/09/2026	As above	Buy	1,033,393	56,200	56,200
17/09/2026	As above	Buy	2,432,703	132,300	132,300
17/09/2026	As above	Buy	663,799	36,100	36,100
17/09/2026	As above	Buy	1,070,169	58,200	58,200
17/09/2026	As above	Buy	115,843	6,300	6,300

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Date of Change	Holder of relevant interest	Nature of Change	Consideration	Number of Securities	Person's Votes Affected
17/09/2026	As above	Buy	1,351,501	73,500	73,500
17/09/2026	As above	Buy	233,525	12,700	12,700
17/09/2026	As above	Buy	654,605	35,600	35,600
17/09/2026	As above	Buy	1,583,187	86,100	86,100
17/09/2026	As above	Buy	1,055,458	57,400	57,400
17/09/2026	As above	Buy	161,812	8,800	8,800
17/09/2026	As above	Buy	919,389	50,000	50,000
18/09/2026	As above	Sell	396,939	- 21,667	21,667
18/09/2026	As above	Buy	84,272	4,600	4,600
18/09/2026	As above	Sell	60,456	- 3,300	3,300
18/09/2026	As above	Buy	150,224	8,200	8,200
18/09/2026	As above	Buy	9,160	500	500
18/09/2026	As above	Buy	95,264	5,200	5,200
18/09/2026	As above	Buy	7,328	400	400
18/09/2026	As above	Buy	157,552	8,600	8,600
18/09/2026	As above	Buy	32,976	1,800	1,800
18/09/2026	As above	Buy	148,392	8,100	8,100
18/09/2026	As above	Buy	58,624	3,200	3,200
18/09/2026	As above	Sell	195,548	- 10,674	10,674
21/09/2026	As above	Sell	114,605	- 6,287	6,287
22/09/2026	As above	Buy - Transfer	6,519,076	357,014	357,014
22/09/2026	As above	Sell	2,719,033	- 149,020	149,020
23/09/2026	As above	Buy - Transfer	881,507	47,649	47,649
23/09/2026	As above	Sell	2,784,243	- 150,455	150,455
24/09/2026	As above	Sell - Transfer	13,797,743	- 772,550	772,550
25/09/2026	As above	Sell	392,927	- 22,301	22,301
25/09/2026	As above	Sell	8,703,349	- 493,480	493,480
28/09/2026	As above	Sell	101,802	- 5,700	5,700
28/09/2026	As above	Sell	40,417	- 2,263	2,263
06/10/2026	As above	Sell	31,095	- 1,679	1,679
06/10/2026	As above	Buy	67,857	3,664	3,664
09/10/2026	As above	Buy	537,273	28,490	28,490
09/10/2026	As above	Buy	363,173	19,258	19,258
09/10/2026	As above	Buy	213,419	11,317	11,317
09/10/2026	As above	Buy	44,298	2,349	2,349
09/10/2026	As above	Buy	341,957	18,133	18,133
09/10/2026	As above	Buy	343,824	18,232	18,232
09/10/2026	As above	Buy	331,981	17,604	17,604
09/10/2026	As above	Buy	60,535	3,210	3,210
09/10/2026	As above	Buy	505,459	26,803	26,803
09/10/2026	As above	Buy - Transfer	16,829,417	891,861	891,861
09/10/2026	As above	Buy	909,196	48,212	48,212
09/10/2026	As above	Buy	251,475	13,335	13,335
09/10/2026	As above	Buy	75,509	4,004	4,004
09/10/2026	As above	Buy	156,637	8,306	8,306

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Annexure 2

This is page 1 of 2 of Annexure 2 referred to in ASIC Form 603 - becoming a substantial holder



Linda Matthews - Company Secretary of Challenger Limited
13/10/2026

Company Name	ACN / Company Number	Country of Incorporation
Challenger Limited	106842371	Australia
255 Finance Group Pty Ltd	628853056	Australia
255 Finance Investments Pty Ltd	164516401	Australia
255 Finance Pty Ltd	168112507	Australia
255 Finance Services Pty Ltd	168107355	Australia
Alphinity Investment Management Pty Ltd	140833709	Australia
Ardea Investment Management Pty Ltd	132902722	Australia
Ardea Investment Management (UK) Limited	13043903	United Kingdom
Artega Investment Administration Pty Limited	661042093	Australia
Bentham Asset Management Pty Ltd	140833674	Australia
Calix Re Holdings Limited	202504686	Bermuda
Calix Re Holdings US Limited	10548639	United States
Calix Re Limited	202504726	Bermuda
Calix Re MidCo US Limited	10548643	United States
Calix Re Services Limited	202505098	Bermuda
CDPG Australia Pty Limited	124498095	Australia
Challenger Financial Services Pty Limited	087464131	Australia
Challenger Funds Management Holdings Pty Limited	107728030	Australia
Challenger Group Holdings Limited	002993302	Australia
Challenger Group Pty Limited	003374196	Australia
Challenger Group Services Pty. Ltd.	085657307	Australia
Challenger Holdco2 Holdings Pty Ltd	646761275	Australia
Challenger Holdco3 Holdings Pty Ltd	657425744	Australia
Challenger Home Loan Corporation Pty Ltd	058891302	Australia
Challenger IM Capital FinCo Pty Ltd	695836527	Australia
Challenger IM Capital Limited	687738263	Australia
Challenger Investment Partners Limited	092382842	Australia
Challenger Investment Solutions Management Pty Ltd	130035353	Australia
Challenger Japan Holdings Kabushiki Kaisha	0100-01-182399	Japan
Challenger Japan Holdings Pty Limited	617208205	Australia
Challenger Kabushiki Kaisha	0100-01-182872	Unknown
Challenger Life CDI Nominees Pty Ltd	055293644	Australia
Challenger Life Company Holdings Pty Ltd	006381193	Australia
Challenger Life Company Limited	072486938	Australia
Challenger Life Debt Investments (Europe) Limited	7626067	United Kingdom
Challenger Life Fund Property Investments Pty Ltd	161212693	Australia
Challenger Life Nominees No.2 Pty Ltd	078627013	Australia
Challenger Life Nominees No.3 Pty Limited	151482147	Australia
Challenger Life Nominees Pty Ltd	091336793	Australia
Challenger Life Subsidiary Holdings Pty Limited	099742122	Australia
Challenger Management Services (UK) Limited	6393787	United Kingdom
Challenger Mortgage Management Pty Ltd	087271109	Australia
Challenger NZ Holdco1 Limited	9279773	New Zealand
Challenger Non-conforming Finance Pty Ltd	107725486	Australia
Challenger Retirement and Investment Services Limited	115534453	Australia
Challenger Securitisation Management Pty Ltd	100346898	Australia
Challenger Special Servicing Pty Ltd	107707415	Australia
Challenger Treasury Limited	093307996	Australia
Challenger Wholesale Finance Holdings Pty Limited	087284240	Australia
Challenger Wind Holdings Pty Limited	151496061	Australia
CLS US Holdings, LLC	5302598	United States
CPHIC Investments Pty Ltd	093340526	Australia
Eiger Capital Pty Limited	631838607	Australia
Fidante Group Services Pty Limited	701357422	Australia
Fidante Partners AAM Holdings Pty Limited	636490189	Australia

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Annexure 2

This is page 2 of 2 of Annexure 2 referred to in ASIC Form 603 - becoming a substantial holder



Linda Matthews - Company Secretary of Challenger Limited
13/10/2026

Company Name	ACN / Company Number	Country of Incorporation
Fidante Partners AB	559327-5497	Sweden
Fidante Partners Alphinity Holdings Pty Ltd	140716016	Australia
Fidante Partners Ardea Holdings Pty Ltd	133865853	Australia
Fidante Partners Bentham Holdings Pty Ltd	140715573	Australia
Fidante Partners Cultiv8 Holdings Pty Ltd	659373109	Australia
Fidante Partners Eiger Holdings Pty Limited	631837360	Australia
Fidante Partners Europe Limited	4040660	United Kingdom
Fidante Partners FME Holdings Limited	11410594	United Kingdom
Fidante Partners Holdco1 Pty Limited	666942196	Australia
Fidante Partners Holdings (Guernsey) Limited	43315	Guernsey
Fidante Partners Holdings Europe Limited	6172534	United Kingdom
Fidante Partners Holdings Pty Limited	123318650	Australia
Fidante Partners Lennox Holdings Pty Limited	616975565	Australia
Fidante Partners Limited	002835592	Australia
Fidante Partners Liquid Strategies ICAV	C139635	Ireland
Fidante Partners Merlon Holdings Pty Ltd	140715662	Australia
Fidante Partners Novaport Holdings Pty Ltd	140715797	Australia
Fidante Partners Ox Holdings Pty Ltd	649174087	Australia
Fidante Partners Services Limited	119605373	Australia
Fidante Partners System Holdings Pty Ltd	678592928	Australia
Fidante Partners Wavestone Holdings Pty Limited	133626276	Australia
Fidante Partners Whitehelm Holdings Pty Ltd	169043903	Australia
FME Asset Management Limited	11064883	United Kingdom
Fulcrum Asset Management LLP	OC306401	United Kingdom
Fulcrum Asset Management Holdings Limited	16777662	United Kingdom
FAM Services Limited	05000601	United Kingdom
Greencape Capital Pty Ltd	120328529	Australia
Kabushiki Kaisha C & K	0104-01-067168	Japan
Kudu Investment Partners I, Lp	47-2497501	United States
Lease Collateral No.2 Pty Ltd	168112481	Australia
Lease Collateral Pty Ltd	168112472	Australia
Lease Funding Management Pty Ltd	168112490	Australia
Lennox Capital Partners Pty Limited	617001966	Australia
Novaport Capital Pty Ltd	140833656	Australia
Oaklands Hill Pty Ltd	149814559	Australia
Oaklands Hill Wind Farm Pty Ltd	126595935	Australia
Offshore Reinsurer (Bermuda) Company Limited	51746	Bermuda
Ox Capital Management Pty Ltd	648887914	Australia
Ox Capital Management HK Pty. Limited	76656681	Hong Kong
Resonance Asset Management Limited	9028327	United Kingdom
System Capital Pty Ltd	657739323	Australia
System Holdings Pty Ltd	657737276	Australia
US LLC Holdings Pty Ltd	130888292	Australia
US LLC Investments LLC	36-4811214	United States
Water Ventures Limited	9592184	United Kingdom
Wavestone Capital Pty Limited	120179419	Australia

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