Form 603
Corporations Act 2001
Section 671B

Notice of Initial Substantial Holder

To: **CHARTER HALL RETAIL REIT**
ACN/ARSN:

1. Details of substantial holder (1)

Name: FMR LLC and its entities listed in Annexure A ("FMR")
ACN/ARSN (if applicable)

The holder became a substantial holder on 04 November 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)
COMMON STOCK	29,109,556	29,109,556	5.01%

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:

Refer to Annexure A

4. Details of present registered holders

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

Refer to Annexure A

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:

Date of Acquisition	Holder of Relevant Interest	Consideration (9)	Class and Number of Securities
		AUD$	COMMON STOCK
07/06/2026	FMR	3.8812	15,000
07/06/2026	FMR	3.8812	3,000
07/06/2026	FMR	3.9093	24,800
07/06/2026	FMR	3.9093	14,575
07/07/2026	FMR	3.8458	32,878
07/07/2026	FMR	3.8458	19,300
07/07/2026	FMR	3.8929	100,386
07/08/2026	FMR	3.8799	11,373
07/08/2026	FMR	3.8799	6,600

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07/09/2026	FMR	3.8668	13,089
07/09/2026	FMR	3.9036	5,883
07/09/2026	FMR	3.8668	7,900
07/10/2026	FMR	3.8893	10,700
07/10/2026	FMR	3.8893	6,505
07/13/2026	FMR	3.9000	820
07/15/2026	FMR	3.8594	6,460
07/15/2026	FMR	3.8594	22,887
07/16/2026	FMR	3.8555	6,835
07/20/2026	FMR	3.9055	16,642
07/20/2026	FMR	3.9055	10,300
07/21/2026	FMR	3.9422	1,999
07/21/2026	FMR	3.9468	28,440
07/21/2026	FMR	3.9468	40,493
07/21/2026	FMR	3.9422	1,900
07/22/2026	FMR	3.9000	215
07/22/2026	FMR	3.8726	8,500
07/22/2026	FMR	3.8650	108,100
07/22/2026	FMR	3.8726	5,234
07/22/2026	FMR	3.8650	66,900
07/23/2026	FMR	3.9248	25,000
07/23/2026	FMR	3.8966	10,000
07/23/2026	FMR	3.8966	6,176
07/24/2026	FMR	3.8887	10,000
07/24/2026	FMR	3.8887	6,187
07/27/2026	FMR	3.9288	2,884
07/28/2026	FMR	3.9627	1,596
07/28/2026	FMR	3.9565	5,066
07/28/2026	FMR	3.9565	14,894
07/29/2026	FMR	4.0698	1,053
07/29/2026	FMR	4.0650	183,200
07/29/2026	FMR	4.0650	116,800
07/30/2026	FMR	4.0361	40,000
07/30/2026	FMR	4.0361	25,425
07/31/2026	FMR	4.0323	15,200
07/31/2026	FMR	4.0323	9,698
08/03/2026	FMR	4.0156	7,667
08/03/2026	FMR	4.0156	10,000
08/03/2026	FMR	4.0156	3,000
08/03/2026	FMR	4.0109	14,981
08/03/2026	FMR	4.0109	9,500
08/04/2026	FMR	4.0678	7,300
08/04/2026	FMR	4.0571	33,623
08/04/2026	FMR	4.0678	4,700
08/05/2026	FMR	4.0541	3,500
08/05/2026	FMR	4.0352	20,856
08/05/2026	FMR	4.0541	2,200
08/06/2026	FMR	4.0641	49,896
08/06/2026	FMR	4.0641	32,900
08/07/2026	FMR	4.2089	1,700
08/07/2026	FMR	4.2089	4,600

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08/07/2026	FMR	4.2089	1,700
08/07/2026	FMR	4.2089	3,088
08/10/2026	FMR	4.2245	1,300
08/10/2026	FMR	4.2150	82,567
08/10/2026	FMR	4.2245	111,800
08/10/2026	FMR	4.2150	10,500
08/10/2026	FMR	4.2245	14,200
08/10/2026	FMR	4.2150	54,500
08/10/2026	FMR	4.2245	73,770
08/11/2026	FMR	4.2209	145,300
08/11/2026	FMR	4.2209	2,149
08/11/2026	FMR	4.2209	18,400
08/11/2026	FMR	4.2209	95,713
08/12/2026	FMR	4.1873	2,000
08/12/2026	FMR	4.2250	15,900
08/12/2026	FMR	4.1873	83,000
08/12/2026	FMR	4.2250	2,000
08/12/2026	FMR	4.1873	10,401
08/12/2026	FMR	4.2250	10,410
08/12/2026	FMR	4.1873	54,700
08/13/2026	FMR	4.1450	13,700
08/13/2026	FMR	4.1550	51,200
08/13/2026	FMR	4.1583	136,798
08/13/2026	FMR	4.1450	1,800
08/13/2026	FMR	4.1550	6,400
08/13/2026	FMR	4.1583	17,100
08/13/2026	FMR	4.1450	9,000
08/13/2026	FMR	4.1550	33,752
08/13/2026	FMR	4.1583	90,100
08/14/2026	FMR	4.1650	31,447
08/14/2026	FMR	4.1638	95,200
08/14/2026	FMR	4.1650	10,900
08/14/2026	FMR	4.1638	11,900
08/14/2026	FMR	4.1650	57,653
08/14/2026	FMR	4.1638	62,900
08/17/2026	FMR	4.1194	419
08/17/2026	FMR	4.1194	44,809
08/17/2026	FMR	4.1194	237,600
08/18/2026	FMR	4.0734	706
08/18/2026	FMR	4.0734	117,176
08/18/2026	FMR	4.0950	667,729
08/18/2026	FMR	4.0734	149,848
08/19/2026	FMR	4.0700	425
08/21/2026	FMR	3.9921	5,012
08/21/2026	FMR	3.9921	12,355
08/26/2026	FMR	3.9859	4,000
08/26/2026	FMR	3.9859	2,827
08/31/2026	FMR	3.9240	58,300
08/31/2026	FMR	3.9221	363,833
08/31/2026	FMR	3.9240	2,508
08/31/2026	FMR	3.9221	98,271

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09/01/2026	FMR	3.9130	13,927
09/01/2026	FMR	3.9130	34,037
09/01/2026	FMR	3.9130	20,628
09/01/2026	FMR	3.9130	10,115
09/10/2026	FMR	3.7416	3,213
09/10/2026	FMR	3.7416	129
09/10/2026	FMR	3.7581	10,038
09/10/2026	FMR	3.7581	20,703
09/14/2026	FMR	3.6966	4,455
09/14/2026	FMR	3.7282	11,545
09/14/2026	FMR	3.6966	9,700
09/14/2026	FMR	3.7282	25,300
09/14/2026	FMR	3.7450	25,779
09/14/2026	FMR	3.7282	283,700
09/14/2026	FMR	3.7450	9,366
09/14/2026	FMR	3.7282	102,625
09/14/2026	FMR	3.7450	6,613
09/14/2026	FMR	3.7282	72,500
09/15/2026	FMR	3.7250	309,034
09/15/2026	FMR	3.7250	111,830
09/15/2026	FMR	3.7250	78,999
09/17/2026	FMR	3.7978	30,000
09/17/2026	FMR	3.7978	328
09/17/2026	FMR	3.7978	290,463
09/18/2026	FMR	3.7294	15,000
09/18/2026	FMR	3.7294	180,636
09/18/2026	FMR	3.7294	65,410
09/18/2026	FMR	3.7294	46,274
09/21/2026	FMR	3.7157	25,000
09/21/2026	FMR	3.7157	3,166
09/22/2026	FMR	3.7244	17,898
09/23/2026	FMR	3.6912	30,000
09/24/2026	FMR	3.6373	1,023
09/24/2026	FMR	3.6373	5,532
09/24/2026	FMR	3.6300	20
09/24/2026	FMR	3.6373	9,594
09/25/2026	FMR	3.5710	35,038
09/28/2026	FMR	3.5463	35,000
09/28/2026	FMR	3.5463	300
09/30/2026	FMR	3.5356	25,000
09/30/2026	FMR	3.5356	35,383
10/01/2026	FMR	3.4926	2,323
10/01/2026	FMR	3.4926	73,374
10/01/2026	FMR	3.4926	11,891
10/02/2026	FMR	3.4977	6,538
10/05/2026	FMR	3.3959	161,903
10/05/2026	FMR	3.3959	67,190

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10/05/2026	FMR	3.3959	43,449
10/05/2026	FMR	3.3959	22,548
10/05/2026	FMR	3.3959	8,856
10/05/2026	FMR	3.3959	16,062
10/05/2026	FMR	3.3959	101,217
10/06/2026	FMR	3.4273	54,011
10/07/2026	FMR	3.4600	21,827
10/07/2026	FMR	3.4600	35,881
10/08/2026	FMR	3.4850	182,263
10/14/2026	FMR	3.4472	32,448
10/14/2026	FMR	3.4472	45,844
10/14/2026	FMR	3.4472	10,311
10/14/2026	FMR	3.4472	18,560
10/14/2026	FMR	3.4472	68,918
10/16/2026	FMR	3.5171	3,301
10/16/2026	FMR	3.5171	100
10/20/2026	FMR	3.4594	2,100
10/20/2026	FMR	3.4650	155,646
10/20/2026	FMR	3.4594	2,100
10/20/2026	FMR	3.4650	63,992
10/20/2026	FMR	3.4594	2,835
10/20/2026	FMR	3.4650	32,611
10/20/2026	FMR	3.4594	2,100
10/20/2026	FMR	3.4650	40,528
10/26/2026	FMR	3.6355	149,524
10/26/2026	FMR	3.6355	63,021
10/26/2026	FMR	3.6355	39,931
10/27/2026	FMR	3.6221	14,051
10/27/2026	FMR	3.6221	9,503
10/29/2026	FMR	3.6295	25,000
10/30/2026	FMR	3.6944	10,000
10/30/2026	FMR	3.6944	25,000
10/30/2026	FMR	3.6944	33,350
11/04/2026	FMR	3.8246	6,353
11/04/2026	FMR	3.8246	14,657
11/04/2026	FMR	3.8246	39,112
11/04/2026	FMR	3.8246	5,717

6. Associates

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

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

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7. Addresses

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

The address of FMR LLC is The Corporation Trust Center, 1209 Orange Street, Wilmington, New Castle County, Delaware 19801 and please refer to Annexure A for its entity with relevant interest



Sign Here _____

Dated: 06 November 2026
Alina Yu
Regulatory Reporting Manager
Duly authorized under Powers of Attorney by and on behalf of FMR LLC

Annexure A

Investment Manager	Address	Custodian	Nature of Relevant Interest	Sum of Numerator Shares
FIAM LLC	900 Salem Street, Smithfield, RI 02917 United States	JPMORGAN CHASE BANK NA LDN	Investment Discretion / Voting Power	2,466,415
		NORTHERN TRUST CO (C)		564,960
		STATE STREET BANK AND TR CO		20,700
FMR Investment Management (UK) Limited	1 St. Martin's Le Grand, London, EC1A 4AS	CITIBANK NA		1,169,721
		NORTHERN TRUST CO (C)		12,285,917
		STATE STREET BANK AND TR CO		1,178,292
Fidelity Institutional Asset Management Trust Company	900 Salem Street, Smithfield, RI 02917 United States	JPMORGAN CHASE BANK		156,015
		NORTHERN TRUST CO (C)		1,268,322
		STATE STREET BANK AND TR CO		2,330,514
Fidelity Management & Research Company LLC	Corporation Trust Center, 1200 Orange Street, Wilmington, New Castle County, Delaware 19801, United States	CIBC MELLON TRUST (C)		330,394
		NORTHERN TRUST CO (C)		554,267
		STATE STREET BANK AND TR CO		6,784,039
Grand Total				**29,109,556**

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