

ASX Release

Sale of Brickworks Marketplace

10 July 2023

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Responsible entity of
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Charter Hall Retail REIT (ASX: CQR) is pleased to announce the sale and settlement of Brickworks Marketplace, SA for \$85 million¹. Brickworks Marketplace was held in RP1, which CQR has a 50% interest in alongside Telstra Super. The sale price represents a \$4.9 million or 6.1% premium to the December 2022 book valuation.

Charter Hall Retail CEO Ben Ellis stated: "This sale is a strong outcome for CQR and its wholesale partner Telstra Super. Our partnership with Telstra Super has been long and successful with RP1 delivering a 12% equity IRR since inception of the partnership in 2011. The sale was the result of an unsolicited offer and demonstrates the underlying quality and the strong demand for CQR's Convenience Plus retail assets. It also demonstrates Charter Hall's on-going focus on curating our portfolios to recycle capital and invest for the benefit of unitholders."

CQR will report FY23 results on Tuesday 15th August.

Announcement authorised by the Managing Director and Group CEO

Charter Hall Retail REIT (ASX: CQR)

Charter Hall Retail REIT is the leading owner of property for convenience retailers.

Charter Hall Retail REIT is managed by Charter Hall Group (ASX:CHC). Charter Hall is one of Australia's leading fully integrated property investment and funds management groups. We use our expertise to access, deploy, manage and invest equity to create value and generate superior returns for our investor customers. We've curated a diverse portfolio of high-quality properties across our core sectors – Office, Industrial & Logistics, Retail and Social Infrastructure. With partnerships and financial discipline at the heart of our approach, we create and invest in places that support our customers, people and communities grow.

For further enquiries, please contact

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¹ CQR share 50% or \$42.5 million.