

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 | GDI Property Group Limited GDI Property Trust |
| ACN | 166 479 189 |
| ARSN | 166 598 161 |

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 | Mr Steven Neville Gillard |
| Date of last notice | 30 November 2018 |

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. | <p>HSBC Nominees Australia</p> <p>Flanard Investments Pty Ltd (Mr Gillard is the sole director of Flanard Investments Pty Ltd)</p> <p>Gillard Superannuation Pty Ltd as trustee for Gillard Superannuation Fund (Mr Gillard is a director of Gillard Superannuation Pty Ltd and a beneficiary of Gillard Superannuation Fund)</p> <p>Lobster Beach Pty Limited (Mr Gillard is the sole director of Lobster Beach Pty Limited)</p> |
| Date of change | 27 August 2019 |

+ See chapter 19 for defined terms.

Appendix 3Y
Change of Director's Interest Notice

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|---|---|
| No. of securities held prior to change | 29,192,922 securities held as follows: HSBC Nominees Australia – 28,003,848 Flanard Investments Pty Ltd – 86,216 Gillard Superannuation Pty Ltd – 1,046,152 Lobster Beach Pty Ltd – 56,563 Steven Gillard – 143 3,049,560 Performance Rights held as follows: Steven Gillard – 3,049,560 |
| Class | Stapled securities |
| Number acquired | 1,168,594 |
| Number disposed | Nil |
| Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation | Nil |
| No. of securities held after change | 30,361,516 securities held as follows: HSBC Nominees Australia – 28,003,848 Flanard Investments Pty Ltd – 86,216 Gillard Superannuation Pty Ltd – 1,046,152 Lobster Beach Pty Ltd – 56,563 Steven Gillard – 1,168,737 1,880,966 Performance Rights held as follows: Steven Gillard – 1,880,966 |
| Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back | Satisfaction of vesting of FY16 Performance 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.

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| Detail of contract | |
| Nature of interest | |
| Name of registered holder (if issued securities) | |

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Appendix 3Y
Change of Director's Interest Notice

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|--|--|
| 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

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|--|-----|
| 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? | N/A |
| If prior written clearance was provided, on what date was this provided? | N/A |

+ See chapter 19 for defined terms.