

Periodic Statement Information as at 30 June 2019

Periodic Statements provide information including the opening and closing balances of your investment, changes to your investment, management costs (including fees charged), the return on investment, as well as changes in circumstances that may affect your investment. As a listed entity, this information relating to GDI¹ is readily available to investors through GDI's ASX releases and its Annual Report, all of which is available on GDI's website (www.gdi.com.au). However, additional information relating to management costs and GDI's price performance is provided below.

Management costs

Management costs are not charged directly to GDI securityholders, however they represent the total indirect cost incurred by GDI securityholders recognised by GDI as an expense in its Income Statement for the period. They include costs such as employee remuneration, registry, custody, accounting and other administrative costs. They do not include costs that would be incurred if an investor invested directly into GDI's assets (e.g. property management fees).

A summary of management costs incurred per security in FY19 is provided below:

| | 30 June 2019 12 months |
|---|---------------------------|
| Weighted average securities on issue | 539,172,751 |
| Total management costs (\$m) | 8,111,150 |
| Management costs per security (\$) | 0.015 |
| Total management costs for 1,000 units (\$) | 15.04 |

GDI's security price performance

Set out below is a summary of GDI's security price performance over the prior 12 months, based on ASX closing prices.

| Date | Closing price Cents per security | Total securityholder return ² % over 12 months |
|-------------|-------------------------------------|--|
| FY19 | | |
| 30/06/2019 | 138.5 | 13.37 |
| 31/05/2019 | 132.5 | 6.65 |
| 30/04/2019 | 139.0 | 17.40 |
| 31/03/2019 | 139.0 | 19.31 |
| 28/02/2019 | 140.5 | 18.60 |
| 31/01/2019 | 136.0 | 16.40 |
| 31/12/2018 | 135.0 | 14.20 |
| 30/11/2018 | 126.5 | 3.27 |
| 31/10/2018 | 129.0 | 14.44 |
| 30/09/2018 | 132.0 | 23.67 |
| 31/08/2018 | 127.0 | 22.50 |
| 31/07/2018 | 127.0 | 32.76 |



Additional information regarding GDI's financial and operational performance (including in relation to applicable investment objectives) is available in GDI's financial statements for the period ended 30 June 2019 and the 2019 Annual Reporting Suite.

Attribution Managed Investment Trust member annual statements (tax statements) are mailed each year in August. If you have not received your tax statement, please contact Link Market Services on 1300 554 474.

Resolving complaints

Any securityholder wishing to register a complaint should direct it to the Investor Relations Department of GDI Property Group in the first instance.

Investor Relations Department
GDI Property Group
PO Box R1845
Royal Exchange NSW 1225

Phone: 02 9223 4222 (within Australia)
or +61 2 9223 4222 (Outside Australia)
Email: info@gdi.com.au

GDI Funds Management Limited is a member of an independent dispute resolution scheme, the Australian Financial Complaints Authority (AFCA). If a securityholder believes that a complaint remains unresolved or wishes to be further investigated, AFCA can be contacted as below:

Website: www.afca.org.au
Email: info@afca.org.au
Telephone: 1800 931 678 (free call) [1]
In writing to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

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1. The stapled group comprising GDI Property Group Limited (ACN 166 479 189) and GDI Property Trust (ARSN 166 598 161) and their controlled entities.
 2. Returns are based on end of month closing prices and any distributions that went ex over the prior 12 month period. They do not take into account any brokerage or other costs that an investor may incur, nor do they take into account any potential tax implications.

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

Specialist Income and Value
Add Property Fund Managers
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