

ASX ANNOUNCEMENT

20 February 2023

GDI – DISTRIBUTION FOR THE PERIOD ENDED 31 DECEMBER 2022

This announcement is relevant to custodians and other intermediary investors in respect of non-resident securityholders. Australian resident securityholders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year tax components of distributions paid will be provided in the annual tax statement which will be sent to securityholders in August 2023.

We confirm that GDI's¹ distribution for the six-month period ended 31 December 2022 will be dispatched to securityholders on Tuesday, 28 February 2023. The distribution amount is 2.5 cents per security.

In accordance with Section 12A-B of Schedule 1 of the Taxation Administration Act 1953, the distribution for the six-month period ended 31 December 2022 includes a 'fund payment' amount of 0.000858 cents per security and a distribution of interest income. Detailed below are the tax components for the six-month period ended 31 December 2022.

31 December 2022	Fund Payment / Interest Income
Components	Cents per security
Other Income	0.000858
Total Fund Payment	0.000858
Interest Income – Australian Sourced	0.026516
Tax deferred amount	2.472626
Total Cash Distribution	2.500000

The cash distribution does not equal the Fund Payment attributed to unitholders under Section 12A-B of Schedule 1 of the Tax Administration Act 1953.

Media Enquiries:

Steve Gillard
 Managing Director
 +61 2 9223 4222

steve@gdi.com.au

David Williams
 Chief Financial Officer
 +61 2 9223 4222

david@gdi.com.au

1. GDI comprises the stapled entities GDI Property Group Limited (ACN 166 479 189) and GDI Property Trust (ARSN 166 598 161).