

ASX ANNOUNCEMENT

19 February 2024

GDI – DISTRIBUTION FOR THE PERIOD ENDED 31 DECEMBER 2023

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 2024.

We confirm that GDI's¹ distribution for the six-month period ended 31 December 2023 will be dispatched to securityholders on Thursday 29 February. 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 2023 includes a 'fund payment' amount of 0.000000 cents per security and a distribution of interest income of 0.000000 cents. Detailed below are the tax components for the six-month period ended 31 December 2023.

| 31 December 2023 | Fund Payment / Interest Income |
|--------------------------------------|--------------------------------|
| Components | Cents per security |
| Other Income | 0.000000 |
| | |
| Total Fund Payment | 0.000000 |
| | |
| Interest Income – Australian Sourced | 0.000000 |
| | |
| Tax deferred amount | 2.500000 |
| | |
| 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:

Stephen Burns
 Managing Director
 +61 2 9223 4222

stephen@gdi.com.au

David Williams
 Chief Financial Officer
 +61 2 9223 4222

david@gdi.com.au

Authorised for release by David Williams, Company Secretary

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