

GDI - DISTRIBUTION FOR THE PERIOD ENDED 31 DECEMBER 2025

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 2026.

We confirm that GDI's¹ distribution for the six-month period ended 31 December 2025 will be dispatched to securityholders on Friday 27 February 2026. 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 2025 includes a 'fund payment' amount of 0.000000 cents per security and a distribution of interest income of 0.000000 cents per security. Detailed below are the tax components for the six-month period ended 31 December 2025.

31 December 2025	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 & Chief Executive Officer
+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).