

GDI NO. 38 DIVERSIFIED PROPERTY TRUST - DISTRIBUTION FOR THE PERIOD ENDED 30 SEPTEMBER 2026

Notice for the purpose of Subdivision 12A-B of Schedule 1 of the Tax Administration Act 1953

GDI No. 38 Diversified Property Trust is an attribution managed investment trust (AMIT) under Division 276 of the Income Tax Assessment Act 1997 and a withholding MIT under section 12-383 of Schedule 1 to the Taxation Administration Act 1953 for the income year ending 30 June 2027.

This notice is relevant to custodians and other intermediary investors in respect of non-resident unitholders. Australian resident unitholders 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 unitholders in September 2027.

GDI No. 38 Diversified Property Trust confirms a distribution of 1.30 cents per unit for the quarter ended 30 September 2026.

Distribution details

Record date	30 September 2026
Payment date	30 September 2026
Cash distribution	1.30 cents per unit
Income year to which the payment relates	Year ending 30 June 2027
Distribution period	1 July 2026 to 30 September 2026

In accordance with Section 12A-B of Schedule 1 of the Taxation Administration Act 1953, the distribution for the quarter ended 30 September 2026 includes a 'fund payment' amount of 1.509212 cents per unit and a distribution of interest income. Detailed below are the tax components for the quarter ended 30 September 2026.

Components of distribution

30 September 2026	Fund Payment / Interest Income
Components	Cents per unit
Other Income	1.509212
Capital gains – taxable Australian property (grossed up)	0.000000
Total Fund Payment	1.509212
Interest Income - Australian Sourced	0.014815
Total Cash Distribution	1.300000

Note: Interest income (0.014815c per unit) is subject to AMIT interest payment (DIR) withholding under s12A-35 and is excluded from the fund payment column.

The fund payment amount is worked out on the trustee's reasonable expectation of the determined member components for the income year ending 30 June 2027, taking into account distributions made and expected to be made for that year. They may be more or less than the cash distribution. The amount for a unitholder is the cents per unit above multiplied by the number of units held at the record date.

This notice is provided for custodians, nominees, other managed investment trusts and non-resident unitholders. Australian resident unitholders should not rely on it to complete their income tax returns. The components of distributions for the income year will be set out in the AMIT member annual (AMMA) statement.

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.