

Periodic Statement Information as at 30 June 2026

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 are 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 FY26 is provided below:

	30 June 2025 12 months
Weighted average securities on issue	539,425,275
Total management costs (\$)	10,080,139
Management costs per security (\$)	0.01869
Total management costs for 1,000 units (\$)	18.69

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. The total return includes distributions

Date	Closing price Cents per security	Total securityholder return ² % over 12 months
30/06/2026	60.0	0.78%
31/05/2026	61.0	(4.35%)
30/04/2026	60.5	(1.50%)
31/03/2026	59.5	0.00%
28/02/2026	63.0	6.25%
31/01/2026	61.0	11.86%
31/12/2025	63.5	19.13%
30/11/2025	65.5	16.53%
31/10/2025	66.0	12.70%
30/09/2025	68.0	7.35%
31/08/2025	68.5	9.70%
31/07/2025	67.5	19.83%

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 2026.

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 MUFG Corporate Markets (AU) Limited at <https://au.investorcentre.mpms.mufg.com>.

Resolving complaints

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

Investor Relations Department GDI

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)

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 consider any brokerage or other costs that an investor may incur, nor do they take into account any potential tax implications.