
ASX ANNOUNCEMENT

31 January 2019

Settlement of the sale of 223 – 237 Liverpool Road, Ashfield

GDI Property Group¹ is pleased to announce that GDI No. 42 Pty Limited atf GDI No. 42 Office Trust has settled the sale of 223 – 237 Liverpool Road, Ashfield (“the Ashfield Property”), for \$46.0 million, a \$11.0 million premium over its December 2015 purchase price of \$35.0 million.

With the settlement proceeds, GDI Property Group intends to make a \$0.33 per unit capital return to investors in GDI No. 42 Office Trust within the next two weeks. The Loan to Value ratio of GDI No. 42 Office Trust has also been reduced to below 20%, giving it the financial capacity to address the 2020 lease expiries at 235 Stanley Street, Townsville, now GDI No. 42 Office Trust’s only asset.

GDI Property Group owns 43.68% of the 65.5 million units on issue of GDI No. 42 Office Trust.

Advance Notice: Results for the period ended 31 December 2018

GDI Property Group’s results for the period ended 31 December 2018 will be released to the ASX prior to its market opening on Monday, 18 February 2019.

An investor/analyst briefing teleconference call, with a question and answer session, will be held on Monday, 18 February 2019 at 2.30pm (AEDT).

Investors and analysts wishing to participate should dial 02 8373 3507 from within Australia and international participants should dial toll free number 1800 175 864 and ask to join the GDI Property Group Half Year Results Investor Briefing (**conference ID number: 4064524**).

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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.