

ASX ANNOUNCEMENT

21 February 2022

GDI PROPERTY GROUP – DISTRIBUTION FOR THE PERIOD ENDED 31 DECEMBER 2021

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 2022.

We confirm that GDI Property Group's¹ distribution for the six month period ended 31 December 2021 will be dispatched to securityholders on Monday, 28 February 2022. The distribution amount is 3.875 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 2021 includes a 'fund payment' amount of 6.522429 cents per security and a distribution of interest income. Detailed below are the tax components for the six month period ended 31 December 2021.

31 December 2021	Fund Payment / Interest Income
Components	Cents per security
Other Income	1.077565
Capital Gains 50% Discount – TARP	2.722432
Capital Gains Concession Amount - TARP	2.722432
Total Fund Payment	6.522429
Interest Income – Australian Sourced	0.010792
Tax deferred amount	0.000000
Total Cash Distribution	3.875000

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.

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