Rule 3.8A

Appendix 3E

Daily share buy-back notice (except minimum holding buy-back and selective buy-back)

Information and documents given to ASX become ASX's property and may be made public. Introduced 1/9/99. Origin: rule 3.6, Appendix 7C. Amended 30/9/2001, 11/01/10

| Name of Entity | ACN/ARSN |
|----------------------------|-------------|
| GDI Property Group Limited | 166 479 189 |
| GDI Property Trust | 166 598 161 |

We (the entity) give ASX the following information.

Information about buy-back

| 1 | Type of buy-back | On-market |
|---|----------------------------|--|
| | | |
| 2 | Date Appendix 3C was given | 19-Mar-20 |
| | to ASX | Associated Appendix 3D dated 17-Mar-21 |

Total of all shares/units bought back, or in relation to which acceptances have been received, before, and on, previous day

| | | Before previous day | Previous day |
|---|--|---------------------|--------------|
| 3 | Number of shares/units bought back or if buy-back is an equal access scheme, in relation to which acceptances have been received | 9,052,859 | 150,000 |
| 4 | Total consideration paid or payable for the shares/units | \$9,841,437 | \$142,620 |

11/01/2010 Appendix 3E Page 1

⁺ See chapter 19 for defined terms.

| | | Before previous day | | Previous day | |
|---|--------------------------------------|------------------------------|-----------------------|--|----------|
| 5 | If buy-back is an on-market buy-back | highest price paid: date: | \$1.2050 31-Aug-21 | highest price paid: | \$0.9550 |
| | | lowest price paid: | \$0.9250 15-Jun-22 | lowest price paid: | \$0.9500 |
| | | | | highest price allowed under rule 7.33: | \$1.0224 |

Participation by directors

| 6 Deleted 30/9/2001 | | | |
|---------------------|--|--|--|

How many shares/units may still be bought back?

7 If the company/trust has disclosed an intention to buy back a maximum number of shares/units - the remaining number of shares/units to be bought back

Compliance statement

- 1. The company is in compliance with all Corporations Act requirements relevant to this buy-back.
- 2. There is no information that the listing rules require to be disclosed that has not already been disclosed, or is not contained in, or attached to, this form.

Sign here: Date: 17/1/22 (Company Secretary)

Print name: David Williams

Appendix 3E Page 2 11/01/2010

⁺ See chapter 19 for defined terms.