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## ASX ANNOUNCEMENT

20 October 2023

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### EXTENSION OF AND INCREASE TO THE PRINCIPAL FACILITY

GDI<sup>1</sup> is pleased to announce that it has received credit approved terms to extend its Principal Facility<sup>2</sup> by two years to at least July 2026, and increase the limit by \$25.0 million to \$376.5 million<sup>3</sup>. As part of this increase and extension, GDI welcomes a second tier 1 bank as a new funding partner<sup>4</sup>.

The extension and increase of the Principal Facility, and the introduction of a second tier 1 bank, delivers on GDI's stated strategic objectives of both diversifying its funding sources and putting in place through cycle funding. The \$25.0 million increase in the Principal Facility provides GDI with additional capacity to capitalise on the leasing momentum in the Perth market in general, and GDI's portfolio specifically.

GDI remains relentlessly focused on its leasing efforts in Perth to maximise the value of its current assets in both the Property and Funds Management Business.

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*Authorised for release by David Williams, Company Secretary*

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1. GDI comprises the stapled entities GDI Property Group Limited (ACN 166 479 189) and GDI Property Trust (ARSN 166 598 161).
  2. The Principal Facility is secured by first registered mortgages over the wholly owned investment properties held by GDI and a registered General Security Agreement over the assets of GDI.
  3. Includes a \$5.0 million bank guarantee supporting the financial requirements of GDI Funds management Limited's AFS Licence. This is undrawn and cannot be used for general working capital purposes.
  4. The credit approved terms are subject to formal documentation and usual due diligence undertakings.