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## ASX ANNOUNCEMENT

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22 AUGUST 2025

### Sale of six assets from the Autoleague Portfolio

GDI<sup>1</sup> is pleased to announce contracts have been exchanged for the sale of six assets from the Autoleague Portfolio owned by GDI No. 46 Property Trust<sup>2</sup> ("the Trust") for \$74.0 million, with settlement scheduled for 20 February 2026.

The sale price of the six assets represents a 3.4% increase on the previous 31 December 2023 independent valuations and an over 50% increase from their original acquisition price.

GDI originally acquired the 17 asset Autoleague portfolio in February 2020 and began a sell down strategy at the beginning of FY25. Four assets were sold in FY25 for a combined value of \$21.0 million and a fifth asset that was classified as a non-current asset held for sale was sold in August 2025 for \$2.2 million. Proceeds from these sales have been used to reduce the debt of the Trust by \$6.5 million to \$23.5 million and return 18.8 cents per unit to unitholders. It is anticipated that a further approximately 75.0 cents per unit will be distributed to unitholders on settlement.

On settlement, the Trust will hold six assets. GDI retains a 47.19% interest in the Trust.

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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. Each of the six assets are held in separate wholly owned sub trusts of the Trust.