



# Half year results

/ 20 February 2023



# Table of contents

01

Operational  
highlights

02

Financial  
snapshot

03

Debt and  
capital  
management

04

The Perth  
market

05

The portfolio

06

Guidance

07

Appendix

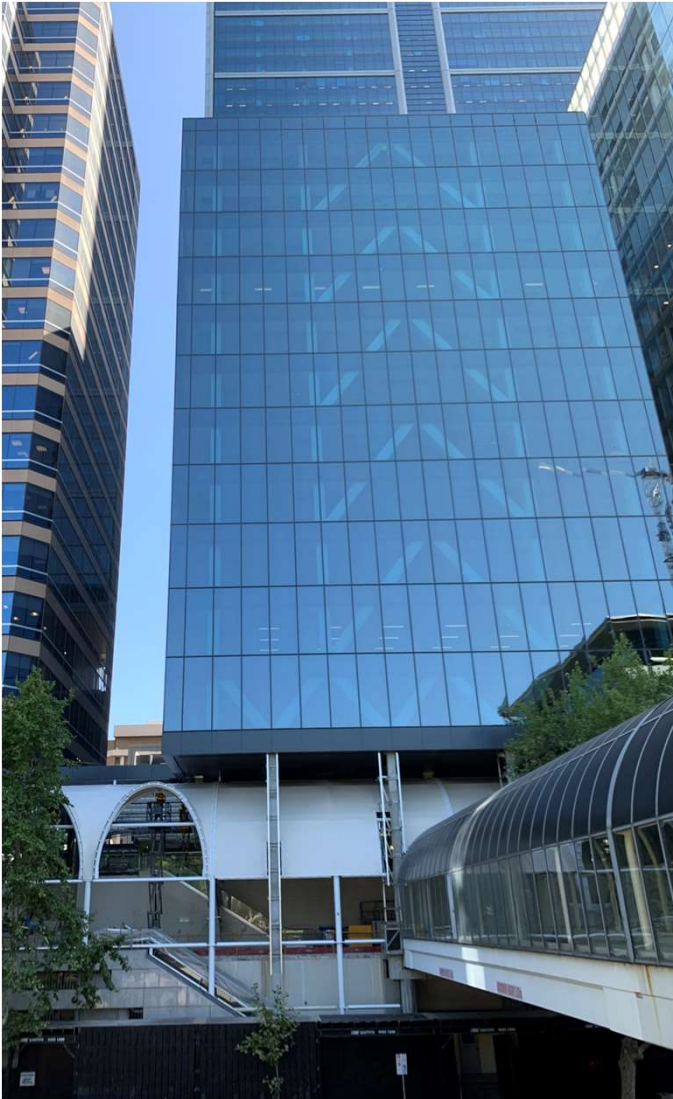
## Acknowledgement of Country

GDI acknowledges and pays respect to the past, present and future Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.





# Operational highlights – WS2



Lightweight steel and timber development of approximately 9,500sqm of NLA on Westralia Square carpark

Utilises existing concrete structure for foundation support

80% reduction in embodied carbon

Occupation Certificate imminent:

- > Delays due to inclement weather, supply constraints and COVID-19
- > Minimal variations (<\$500,000)
- > Technical practical completion expected Q1 2023

Signed two Heads of Agreement for five of the 11 floors:

- > Significant interest in remaining floors

Once operational, WS2 is also expected to generate significantly less emissions than a standalone building due to its high-performance thermal enclosure and sharing some of the services with the adjoining Westralia Square

Actively discussing carbon neutral strategies with existing anchor tenants:

- > Base build and tenant green power
- > Carbon offset credits for Scope 1 & 3 emissions

# Operational highlights – Leasing

Levels of enquiry post re-opening and inevitable COVID-19 wave necessitated employing a second leasing person in August 2022

- > Nevertheless, levels of enquiry did not immediately translate to leasing transactions
- > Notwithstanding, since 30 June 2022 have now signed leases, lease renewals or Heads of Agreement for over 20,000sqm of NLA across the Perth portfolio
  - > Over 10,000sqm of this has occurred from mid-December
  - > Examples include level 4 at 5 Mill Street which had been vacant for two years with little to no interest, then had three tenants inspecting in December
- > Anticipate continued high levels of enquiry and transactional activity given Perth's sound economic outlook

Level 4, 5 Mill Street



Level 11, 197 St Georges Terrace



Level 15, Westralia Square





# Operational highlights – Co-living joint venture

## Co-living sector set to expand

- > Record levels of mineral exploration will lead to an ever-increasing need for co-living accommodation
- > Currently fragmented sector offering opportunities to grow through acquisitions

## Best in class partner

- > Intend to Joint Venture<sup>1</sup> with the Tulla Group, the private investment vehicle of the Maloney Family
- > Deep knowledge from creation, ownership, then listing of the MAC Services Group

## Attractive seed opportunities

- > Two seed assets<sup>1,2</sup> creating immediate diversity by geography, earnings profile and end user
- > Identified other near term acquisition opportunities

## Product for Funds Business

- > Once sufficient diversity and scale, intend to syndicate the assets to our HNW investors<sup>3</sup>
- > Unique product that will offer attractive returns to investors<sup>3</sup>

## Small capital investment with high potential return

- > GDI intends to only commit \$35.0 million to the Joint Venture
- > The seed assets alone forecast to return in excess of 20%p.a ROCE<sup>4</sup>

1. The Joint Venture is subject to formal documentation. Tulla Group currently own and operate a village at Norseman WA.

2. GDI has entered into a call option to acquire the South Hedland Motel (SHM) and the accompanying Lodge Motel (Lodge), for a combined purchased price of \$27.0 million.

3. Any investment opportunity will be detailed in an Information Memorandum only available to wholesale investors. Any investment will involve risks, including loss of capital. Returns will not be guaranteed.

4. Based on forecast full year FY23 budgets.

GDI has always focused on acquiring assets below replacement cost and executing strategies to extract additional value from those assets. The joint venture provides access to true experts in remote accommodation, complimenting GDI's funds management capital.

## South Hedland Motel



## Norseman



# Financial snapshot



NTA

---

\$1.25 per security



NTA upside from WS2<sup>1</sup>

---

4.00–5.00 cents per security



Gearing

---

27%



FFO

---

2.64 cents per security



Distribution

---

2.50 cents per security

1. Based on indicative valuation of WS2 on practical completion



# Debt and capital management



Principal Facility drawn to \$260.3 million with undrawn debt of \$52.7 million

- > On practical completion of WS2, Tranche E terminates, with the limit transferring to Tranche C
- > In discussions with bank to increase the existing Facility to finance our participation in the Tulla Joint Venture

30 June 2022

Principal Facility	Secured	Maturity Date	Facility \$'000	Utilised \$'000	Unutilised \$'000
Tranche C (working capital)	Yes	June 2024	159,437	133,419	26,018
Tranche E (WS2)	Yes	June 2024	85,000	58,351	26,649
Tranche F (Carparks)	Yes	June 2024	68,500	68,500	-
Tranche D (BGs)	Yes	June 2024	5,563	-	-
<b>Total Principal Facility</b>			<b>318,500</b>	<b>260,270</b>	<b>52,667</b>

## Consolidated unlisted funds

GDI No. 42 Office Trust	Yes	July 2023	11,500	10,000	1,500
GDI No. 46 Property Trust	Yes	February 2025	30,000	30,000	-
<b>Total consolidated unlisted funds</b>			<b>41,500</b>	<b>40,000</b>	<b>1,500</b>
<b>TOTAL DEBT</b>			<b>360,000</b>	<b>300,270</b>	<b>54,167</b>

Interest rate caps protect from rising rates

**\$100m**

\$100.0 million of BBSY protection at a 3.0% cap to 31 December 2023

**\$50m**

\$50.0 million of BBSY protection at a 3.0% cap to 31 December 2024

## On market buy-back

Bought back and cancelled another 3.3 million securities during the period

- > Securities bought back and cancelled under the programme total 13.2 million at an average cost of \$1.02 per security
- > Intend to extend programme for another 12 months

# The Perth market



Economy is projected to be **25%** larger by 2031



Total population to increase by **13.0%** to **3.1 million** people through 2031



Exports from WA represent over half of all Australian merchandise exports



Infrastructure spending of **\$186 billion** or **70%** of GDP over the next 4 years

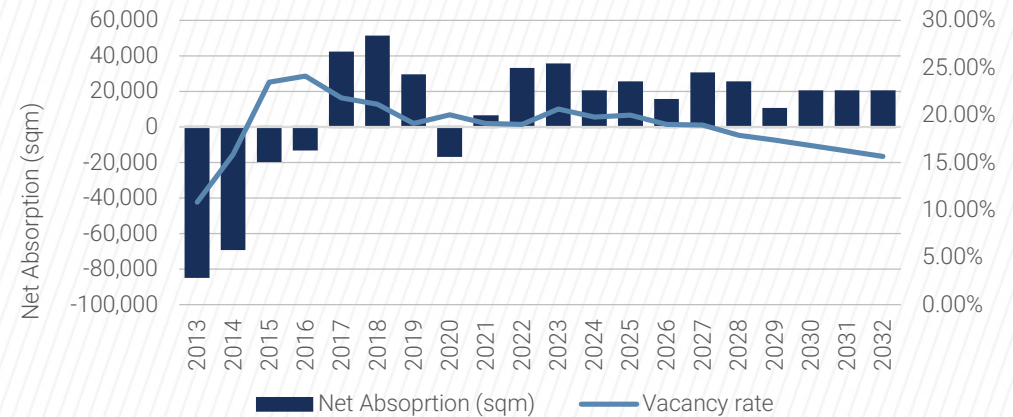


The number of people in paid employment will increase by **270,000** people



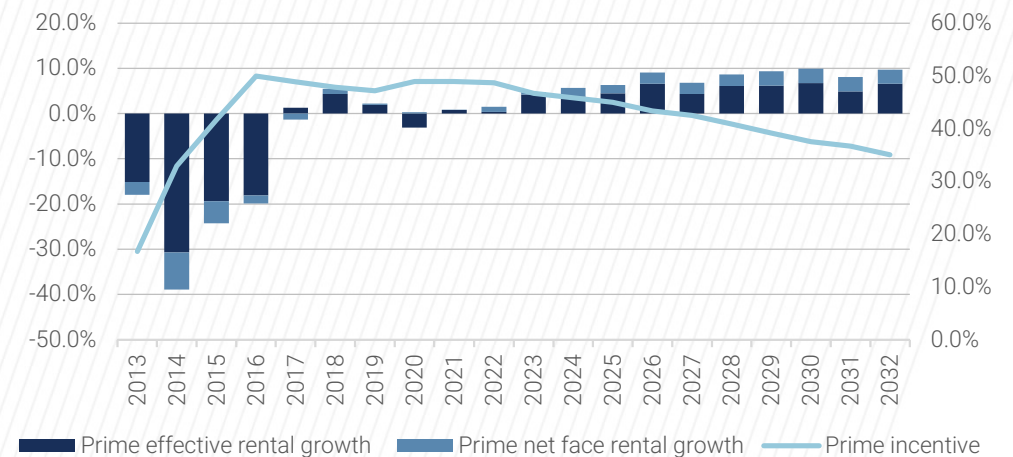
WA has the strongest state budget surplus nationally while global ratings agency cited WA as having the best economy globally

## Perth CBD Net Absorption



Source: JLL Research

## Perth CBD - Net Face and Effective Rental Growth



Source: JLL Research



# The portfolio – Westralia Square, Perth



Have now completed most major capital works items, including upgrading the foyer and all the base build works

Signed a Heads of Agreement for a new 8-year lease over 3,100sqm commencing November 2023, leaving only 4 floors vacant

- > Now only levels 16 (fitted out) and 19, and part level 18 remain to be leased



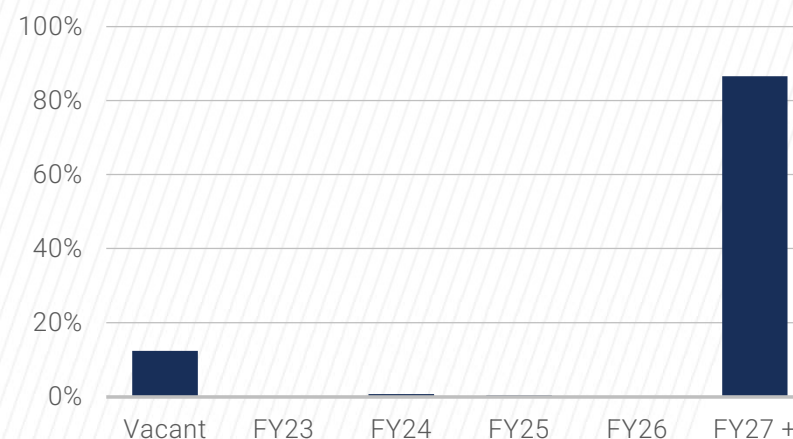
Valuation in December 2022 increased to \$382.0 million

- > No value for excess land or WS2 included in new valuation
- > No change in capitalisation rates

1. The 31 December 2021 valuation included approximately \$9.25 million of additional value for the land on which WS2 sits
2. As at 31 January 2023, and including signed Heads of Agreement
3. On an occupied NLA / total NLA basis

	31 December 2022	30 June 2022
Valuation date	31 December 2022	31 December 2021
Valuation <sup>1</sup>	\$382.0 million	\$372.5 million
Carrying value <sup>1</sup>	\$382.0 million	\$376.9 million
Capitalisation rate	6.00%	6.00%
Discount rate	6.50%	6.50%
NLA (sqm)	32,598	32,598
Occupancy <sup>2</sup> (of NLA)	88%	78%
WALE (years) <sup>3</sup>	6.2 / 5.4	6.3 / 5.0

## Weighted Average Lease Expiry<sup>2</sup>



# The portfolio – 197 St Georges Terrace, Perth



197 St Georges Terrace has become a releasing story following the departures of Jacobs (Worley) from 4 upper floors in November 2021 and AMEC from 7,341sqm in the second half of 2022

- > Most of the vacancies either have existing or new fitouts, or fitouts that can be repurposed
- > Since 30 June 2022, have either leased, renewed or signed Heads of Agreement for over 7,000sqm of NLA
- > In advanced negotiations with two more whole floor tenants

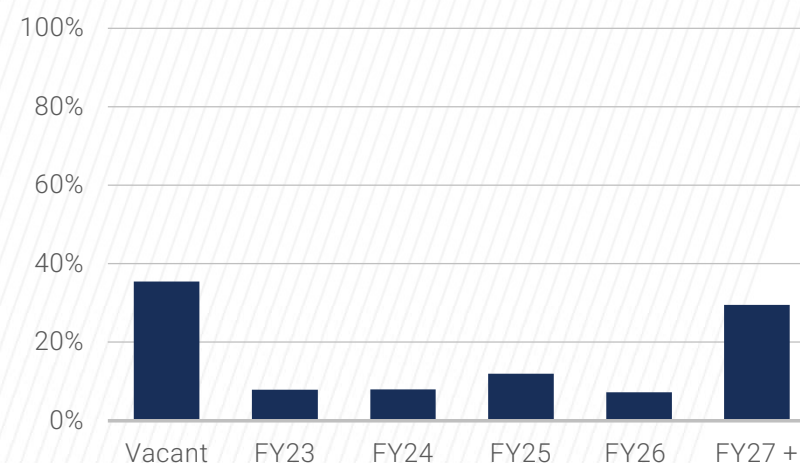
Valuation received in December 2022 resulted in a \$10.5 million decline due to the existing vacancies and a 25 basis point increase in the capitalisation rate

1. As at 31 January 2023, and including signed Heads of Agreement
2. On an occupied NLA / total NLA basis



	31 December 2022	30 June 2022
Valuation date	31 December 2022	30 June 2022
Valuation	\$207.5 million	\$218.0 million
Carrying value	\$207.5 million	\$218.0 million
Capitalisation rate	7.00%	6.75%
Discount rate	7.25%	7.00%
NLA (sqm)	26,089	26,216
Occupancy <sup>1</sup> (of NLA)	65%	61%
WALE (years) <sup>2</sup>	3.2 / 2.1	2.5 / 2.0

## Weighted Average Lease Expiry<sup>1</sup>





# The portfolio – 5 Mill Street, Perth



5 Mill Street has always been an asset that has high appeal to the occupier market – its well located, has excellent services and good natural light and sub-divides well

Occupancy, including Heads of Agreement, increased to 92%

> Only three suites remaining vacant

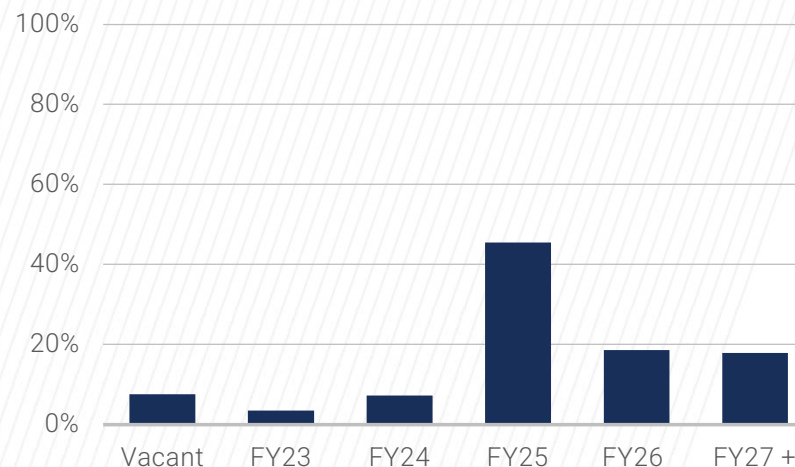


Valuation received in December 2022 resulted in no change in value

1. As at 31 January 2023, and including signed Heads of Agreement
2. On an occupied NLA / total NLA basis

	31 December 2022	30 June 2022
Valuation date	31 December 2022	30 June 2022
Valuation	\$58.0 million	\$58.0 million
Carrying value	\$58.0 million	\$58.0 million
Capitalisation rate	7.00%	7.00%
Discount rate	7.00%	7.00%
NLA (sqm)	7,148	7,148
Occupancy <sup>1</sup> (of NLA)	92%	83%
WALE (years) <sup>2</sup>	2.7 / 2.5	2.5 / 2.0

## Weighted Average Lease Expiry<sup>1</sup>



# The portfolio – 1 Mill Street, Perth



Following the positive occupier feedback on the embodied carbon strategy at WS2, we have now designed a new scheme for an approximately 33,500sqm property at 1 Mill Street, incorporating the existing 6,600sqm and adding a further approximately 26,500sqm constructed from steel and timber, similar to WS2

DA received in February 2023

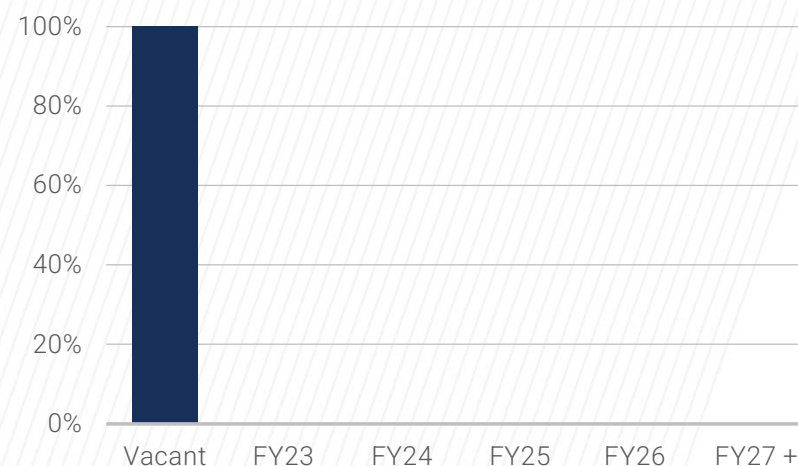


Valuation received in December 2022 resulted in no change in value

Architectural drawings

	31 December 2022	30 June 2022
Valuation date	31 December 2022	30 June 2022
Valuation	\$36.0 million	\$36.0 million
Carrying value	\$36.0 million	\$36.0 million
Capitalisation rate	8.00%	8.00%
Discount rate	9.25%	8.75%
NLA (sqm)	6,648	6,648
Occupancy (of NLA)	-	-
WALE (years)	-	-

## Weighted Average Lease Expiry





# The portfolio – Perth CBD carpark



Purchased in December 2021 on an approximately 5% passing cash yield, well below the previous 4 year average

Little to no ongoing capex or incentive requirements



Wellington & Murray Street carpark

Both assets now performing well in terms of both occupancy and revenues, with first half FFO of \$2.1 million

Both assets revalued in December 2021, and notwithstanding a 25 basis point increase in the capitalisation rate, the combined value increase by +\$5.75 million to \$74.5 million

Lodged a development application for a new 28,000sqm office building on top of the Wellington Street carpark

Utilising the same lightweight steel and timber methodology at WS2

- > Quicker and cheaper to build
- > Significant embodied carbon benefits
- > Interest from a number of potential whole of building occupiers

	31 December 2022	30 June 2022
Valuation date	31 December 2022	1 December 2021
Valuation	\$74.50 million	\$68.75 million
Carrying value	\$74.50 million	\$68.75 million
Capitalisation rate	5.25%	5.00%
Discount rate	6.25%	5.50%



Architectural drawings

# The portfolio – 180 Hay Street, Perth



Purchased vacant possession in July 2020 for \$12.6 million

Have subsequently spent \$5.1 million on capital expenditure, with little more to do

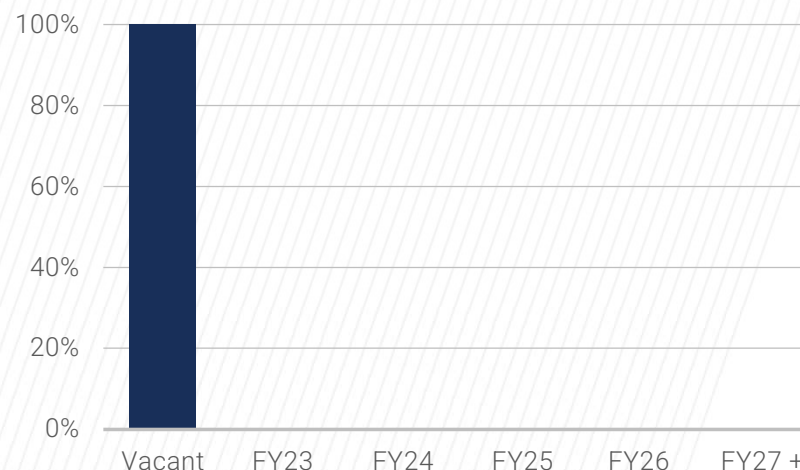
Building is presenting 'as new', but at an all-in cost of significantly less than replacement value



Valued in December 2022 for \$20.5 million, up from \$18.4 million in December 2021

	31 December 2022	30 June 2022
Valuation date	31 December 2022	31 December 2021
Valuation	\$20.50 million	\$18.40 million
Carrying value	\$20.50 million	\$18.40 million
Capitalisation rate	8.00%	8.00%
Discount rate	9.25%	8.75%
NLA (sqm)	4,925	4,925
Occupancy (of NLA)	-	-
WALE (years)	-	-

## Weighted Average Lease Expiry





# The portfolio – IDOM dealerships



IDOM Automotive Group has now sold its entire Australian business to a consortium led by management and several dealer principals

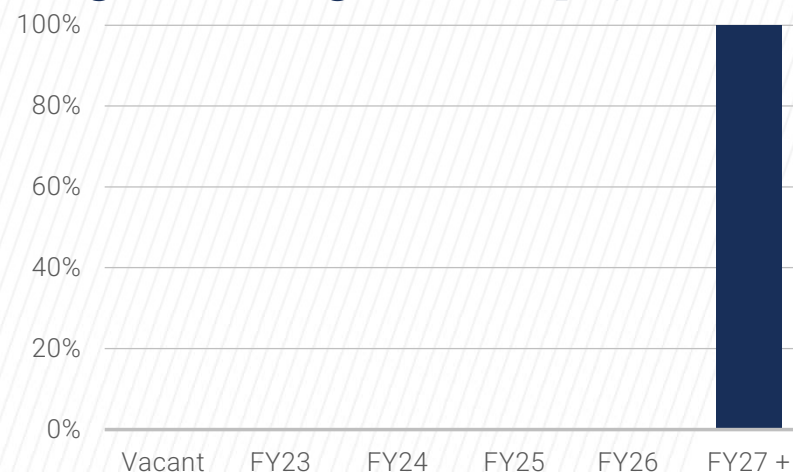
With an annual rent review of CPI +1%, rent was increased by 7% in December 2022<sup>1</sup>



1. Portfolio weighted average
2. On an occupied NLA / total NLA basis

	31 December 2022	30 June 2022
Valuation date	30 June 2022	30 June 2022
Valuation	\$136.5 million	\$136.5 million
Carrying value	\$136.5 million	\$136.5 million
Capitalisation rate <sup>1</sup>	6.01%	6.01%
Discount rate <sup>1</sup>	7.00%	7.00%
NLA (sqm)	N/A	N/A
Occupancy (of NLA)	100%	100%
WALE (years) <sup>2</sup>	7.9 / 7.9	8.4 / 8.4

## Weighted Average Lease Expiry<sup>1</sup>





# The portfolio – 235 Stanley Street, Townsville



After two years of leasing inactivity, there has been a noticeable increase in activity since 30 June

- > A tenant has signed a Heads of Agreement to lease 3,021 sqm commencing August 2023
- > Two State Government departments/agencies leased two smaller suites totaling over 1,000sqm

Including the signed Heads of Agreement, occupancy has increased to 89%

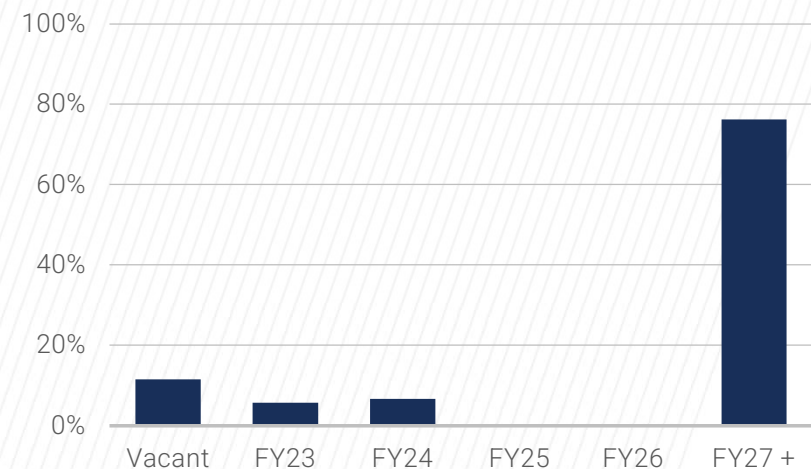
- > Only one full floor and one part floor remain vacant



1. As at 10 February 2023
2. On an occupied NLA / total NLA basis

	31 December 2022	30 June 2022
Valuation date	31 December 2022	31 December 2020
Valuation	\$51.0 million	\$51.5 million
Carrying value	\$51.0 million	\$51.8 million
Capitalisation rate	7.75%	8.00%
Discount rate	8.00%	8.00%
NLA (sqm)	12,835	12,835
Occupancy (of NLA) <sup>1</sup>	88%	59%
WALE (years) <sup>2</sup>	3.3 / 2.9	3.6 / 2.2

## Weighted Average Lease Expiry<sup>1</sup>





# Guidance

## 10%

GDI's financial objective is to achieve 10%+p.a. total return<sup>1</sup>, measured both annually and on a three-year cycle

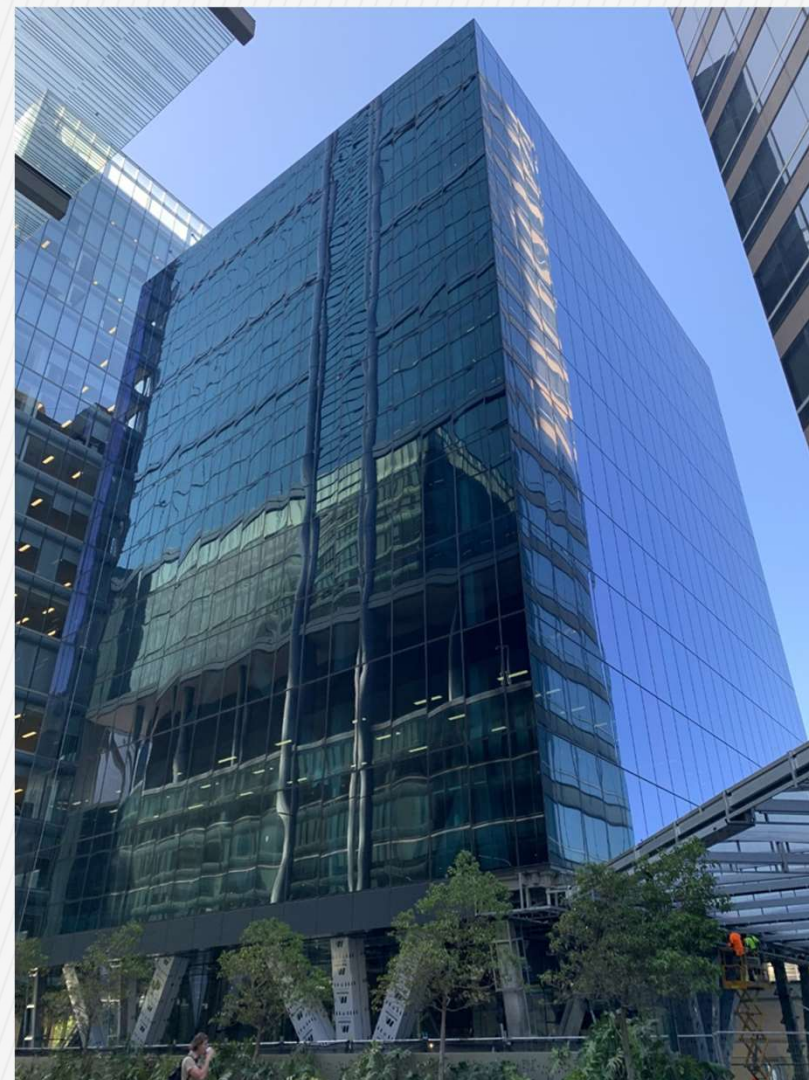
The total return could be skewed to distributions per security, or in the alternative, NTA growth per security



GDI's unique business model results in inconsistent earnings, FFO and AFFO

We confirm our intent to pay a cash distribution of not less than 5.00 cents per security for FY23, regardless of our level of FFO

- > Subject to no material change in circumstances or unforeseen events
- > Cash distribution for the first half of 2.50 cents per security



1. Total return is measured as growth in NTA per security plus distribution per security, divided by the opening NTA per security

# Appendix – Profit or loss

	GDI		Trust	
	Dec-22	Dec-21	Dec-22	Dec-21
	\$'000	\$'000	\$'000	\$'000
<b>Revenue from ordinary activities</b>				
Property revenue	30,776	27,444	29,579	27,547
Funds management income	1,193	1,416	-	-
Interest revenue	155	59	151	58
<b>Total revenue from ordinary activities</b>	<b>32,125</b>	<b>28,919</b>	<b>29,729</b>	<b>27,605</b>
Net fair value gain/(loss) on interest rate swaps	(772)	666	(772)	666
Net fair value gain/(loss) on investment property	(9,442)	22,263	(9,442)	22,263
Profit on sale of non-current asset held for sale	-	7,834	-	7,834
<b>Total income</b>	<b>21,911</b>	<b>59,683</b>	<b>19,515</b>	<b>58,368</b>
<b>Expenses</b>				
Property expenses	10,764	9,234	10,345	9,234
Finance costs	4,996	2,335	5,011	2,347
Corporate and administration expenses	4,486	4,602	2,745	2,524
Acquisition expenses	10	3,598	10	3,597
Loss on sale of non-current asset	122	-	122	-
<b>Total expenses</b>	<b>20,379</b>	<b>19,770</b>	<b>18,234</b>	<b>17,703</b>
<b>Profit before tax</b>	<b>1,532</b>	<b>39,913</b>	<b>1,281</b>	<b>40,666</b>
Income tax benefit/(expense)	(64)	188	-	-
<b>Net profit from continuing operations</b>	<b>1,468</b>	<b>40,101</b>	<b>1,281</b>	<b>40,666</b>
Other comprehensive income	(18)	14	(18)	14
<b>Total comprehensive income for the year</b>	<b>1,450</b>	<b>40,115</b>	<b>1,262</b>	<b>40,680</b>
<b>Profit and total comprehensive income attributable to:</b>				
Company shareholders	187	(564)	-	-
Trust unitholders	(293)	38,438	(293)	38,438
Profit and total comprehensive income attributable to stapled securityholders	(106)	37,874	(293)	38,438
External non-controlling interests	1,556	2,241	1,556	2,241
<b>Profit after tax from continuing operations</b>	<b>1,450</b>	<b>40,115</b>	<b>1,262</b>	<b>40,680</b>



# Appendix – Net profit after tax to FFO

	GDI	
	Dec-22	Dec-21
	\$'000	\$'000
Total comprehensive income for the period	1,450	40,115
Acquisition expenses	10	3,598
Contribution resulting from consolidated trusts	(4,515)	(4,894)
Distributions / funds management fees received from consolidated trusts	2,157	2,087
Straight lining adjustments	518	503
Amortisation and depreciation	4,138	4,731
Net fair value gain on investment property	9,442	(22,263)
Net fair value (gain) / loss on interest rate swaps	772	(666)
(Profit) / loss on sale of non-current asset held for sale	122	(7,834)
<b>Funds From Operations</b>	<b>14,094</b>	<b>15,376</b>

# Appendix – Contributors to AFFO

## Property Division FFO higher than previous corresponding period:

- > FFO from Westralia Square of \$8.6 million, up from \$5.6 million from the prior corresponding period
- > FFO from Westralia Square is anticipated to continue to increase with occupancy, which is now at 88% following the post balance date signing of a Heads of Agreement 3,100sqm for eight years commencing November 2023
- > After dipping as the WA borders reopened and Perth suffered its inevitable COVID wave, occupancy and revenues at the carparks recovered strongly with an FFO contribution of \$2.1 million, well in excess of the first half of CY2022 contribution of \$1.3 million
- > At Mill Green, FFO was lower at \$8.6 million (vs \$11.2 million in the prior corresponding period), largely due to the lower occupancy at 197 St Georges Terrace



Funds Management FFO of \$3.4 million (Prior corresponding period: \$3.5 million) includes:

- > Distributions from GDI No. 42 Office Trust (\$0.2 million)
- > Distributions from GDI No. 46 Property Trust (\$1.5 million)

Net interest expense significantly higher at \$4.7 million

- > Interest on the debt drawn to fund the construction of WS2 is currently capitalised

Corporate and administration expenses decreased due to some one-off items in the prior corresponding period

- > Includes a \$500,000 accrual for FY23 bonuses

	Dec-22	Dec-21
	\$'000	\$'000
Property Division FFO	19,019	17,734
Funds Management FFO	3,351	3,503
Other	92	17
<b>Total</b>	<b>22,462</b>	<b>21,254</b>
Less:		
Net interest expense	(3,795)	(1,478)
Corporate and administration expenses	(4,491)	(4,602)
Other	(82)	202
<b>Total FFO</b>	<b>14,094</b>	<b>15,376</b>
Maintenance capex	(3,229)	(891)
Incentives and leasing fees paid	(3,547)	(2,837)
Income tax expense / (benefit)	64	(188)
<b>Total AFFO</b>	<b>7,382</b>	<b>11,460</b>



# Appendix – Balance sheet

Pro forma for post balance sheet events	Dec-22	Jun-22
	\$'000	\$'000
<b>Current assets</b>		
Cash and cash equivalents	13,354	12,570
Non-current assets held for sale	30	1,240
Derivative financial instruments	-	528
Other assets	14,719	11,115
<b>Total current assets</b>	<b>28,103</b>	<b>25,452</b>
<b>Non-current assets</b>		
Investment properties	1,028,074	1,008,376
Derivative financial instruments	1,822	1,943
Other non-current assets	5,356	5,502
Intangible assets	18,110	18,110
<b>Total non-current assets</b>	<b>1,053,363</b>	<b>1,033,932</b>
<b>Total assets</b>	<b>1,081,466</b>	<b>1,059,384</b>
<b>Current liabilities</b>		
Borrowings	10,000	29,965
Trade and other payables	18,268	34,147
Other current liabilities	916	906
<b>Total current liabilities</b>	<b>29,184</b>	<b>65,018</b>
<b>Non-current liabilities</b>		
Borrowings	289,828	216,245
Other non-current liabilities	405	621
<b>Total non-current liabilities</b>	<b>290,233</b>	<b>216,764</b>
<b>Total liabilities</b>	<b>319,417</b>	<b>281,782</b>
<b>Net assets</b>	<b>762,049</b>	<b>777,603</b>
<b>Equity</b>		
Equity attributed to holders of stapled securities	682,168	697,264
Equity attributable to external non-controlling interest	79,881	80,339
<b>Total equity</b>	<b>762,049</b>	<b>777,603</b>

- > GDI No. 42 Office Trust (Stanley Place)  
\$51.00 million
- > GDI No. 46 Property Trust (IDOM Portfolio)  
\$136.55 million

- > GDI No. 42 Office Trust \$10.00 million

- > GDI No. 46 Office Trust \$30.00 million

- > GDI No. 42 Office Trust and GDI No. 46  
Property Trust
- > External Investors

# Appendix – Funds business



## GDI No. 29 Office Trust

### Fund Summary:

- > Established  
– June 2008
- > Capitalisation rate  
– N/A
- > Gearing ratio  
– N/A
- > Unit value  
– Withdrawn
- > Major tenants  
– Vacant

- > Originally a two-asset fund, now only holding 5 strata suites in 251 Adelaide Terrace
- > Completion of capital expenditure works on level 1 resulting in the sale of 3 strata suites during the first half
- > Sold 1 suite in August 2022 and another 2 suites in September 2022
- > 107 of the 112 strata suites sold with investors receiving \$1.30 in capital back in addition to income distributions



## GDI No. 33 Brisbane CBD Office Trust

### Fund Summary:

- > Established  
– 30 June 2010
- > Capitalisation rate  
– N/A
- > Gearing ratio  
– 5.4%
- > Unit value  
– \$0.70 per unit
- > Major tenants  
– Coughlins Accountants,  
Burger Digital

- > Bought 10 Market Street, Brisbane in 2010 and decided to strata it in 2012
- > Approximately 62% of NLA sold or in process of being sold
- > Settled the sale of lot 505 in August 2022, lot 503 & 504 in November 2022 and lot 1101 in January 2023
- > Momentum in sales with exchanged contracts for 4 suites on level 13 and 1 car park with unconditional settlement anticipated in March 2023
- > Terms agreed for another 3 suites on level 13 and 2 suites on level 10
- > Reduced debt to \$1.18m or 5.4% LVR following the recent sales



# Appendix – Funds business



## GDI No. 36 Perth CBD Office Trust

### Fund Summary:

- > Established  
– 30 September 2012
- > Capitalisation rate  
– 7.00%
- > Gearing ratio  
– 47.70%
- > Unit value  
– \$1.09 per unit
- > Major tenants  
– Lycopodium  
Minerals, Minister  
for Works

- > Owns the iconic 1 Adelaide Terrace, Perth
- > Agreed terms with Lycopodium to extend lease on the level 4 tenancy for a 2-year term until 30 June 2024. Lycopodium continues to occupy 37% of the building.
- > In discussion with new and existing tenants for new leasing and lease extensions



## GDI No. 38 Diversified Property Trust

### Fund Summary:

- > Established  
– 30 June 2014
- > Capitalisation rate  
– 7.00%\*\*
- > Gearing ratio  
– 31.25%
- > Unit value  
– \$0.765 per unit
- > Major tenant  
– UGL

\*\* both properties

- > Originally a seven-asset portfolio purchased from UGL on a sale and leaseback basis with five of those assets now sold
- > Investors have received \$0.63 of their initial capital and are currently receiving +16% p.a. distribution yield on their remaining \$0.37 of initial capital (valued at \$0.765)
- > UGL early exercised the first of its two 5-year options, extending its lease at Broadmeadow to April 2029
- > In continuous discussions with UGL about its future occupation requirements at Bassendean, including expansion potential
- > Significant upside in Broadmeadow site on an alternative use basis.

# Appendix – Funds business



## GDI No. 42 Office Trust

### Fund Summary:

- > Established  
– 16 June 2016
- > Capitalisation rate  
– 7.75%
- > Gearing ratio  
– 19.60%
- > Unit value  
– \$0.63 per unit
- > Major tenants  
– Commonwealth of Australia,  
National Disability Insurance Scheme

- > Originally a two-asset fund with similar asset management plans
- > Now only holding 235 Stanley Street, Townsville
- > Revalued property to \$51.0 million in December 2022 (from \$51.5 million previously)
- > Post balance date, executed Heads of Agreement to occupy 3,021sqm over 3 levels, increasing occupancy to 88%
- > GDI holds an ownership interest of 43.68%



## GDI No. 43 Property Trust

### Fund Summary:

- > Established  
– 10 January 2018
- > Capitalisation rate  
– 6.00%
- > Gearing ratio  
– 38.00%
- > Unit value  
– \$1.01 per unit
- > Major tenants  
– IKEA, Kathmandu

- > Owns 6 Sunray Drive, Innaloo, home to Perth's only IKEA store
- > IKEA exercised the first of its three 5-year options extending its lease to February 2028
- > Leased the only vacant tenancy to a national fast-food operator
- > Strategically located site between Stirling Station and Westfield Innaloo
- > Potentially significant upside on an alternate use basis



# Appendix – Funds business



## GDI No. 46 Property Trust

### Fund Summary:

- > Established
    - 01 February 2020
  - > Capitalisation rate
    - 5.75% - 6.75%
  - > Gearing ratio
    - 22.00%
  - > Unit value
    - \$1.41 per unit
  - > Major tenant
    - Buick Holdings
- > Owns 17 Perth metropolitan properties occupied by high profile car dealerships and service centres
  - > Debt facility extended for another two years to February 2025
  - > Change in ownership as IDOM Automotive Group sold its entire Australian business to management and several dealer principals. There is no change to the lease or lease guarantors
  - > With an annual rent review of CPI+1%, rent was reviewed by 7% in December 2022
  - > Long WALE of over 7.92 years, with the opportunity to add value through land amalgamations, capex and alternate uses (STCA)
  - > GDI holds an ownership interest of 47.19%

# Appendix – Property information

Property	December 22		December 21		December 22		
	IFRS NPI <sup>1</sup>	FFO	IFRS NPI <sup>1</sup>	FFO	Capex Spent	Maintenance capex spent	Incentives & lease costs
	\$m	\$m	\$m	\$m	\$m	\$m	\$m
1 Mill Street					-	-	-
5 Mill Street					-	0.1	0.6
197 St Georges Terrace					-	2.9	0.6
Mill Green, Perth	6.3	8.6	8.1	11.2	-	3.1	1.3
Westralia Square, Perth	6.4	8.6	4.1	5.6	5.1	1.1	1.6
50 Cavill Avenue, Surfers Paradise	0.1	0.1	0.9	1.2	-	-	-
180 Hay Street, Perth	(0.2)	(0.2)	(0.2)	(0.2)	0.9	-	-
Perth CBD carparks	2.1	2.1	-	-	0.5	-	-
Distributions from consolidated funds	-	0.9	-	1.7	-	-	-
Funds Management fees	1.1	1.9	1.4	1.8	-	-	-

1. IFRS NPI is the net property income of each asset prior to any revaluation adjustments



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