

## ASX ANNOUNCEMENT

29 August 2014

### GDI PROPERTY GROUP – DISPATCH OF DISTRIBUTION FOR THE PERIOD ENDED 30 JUNE 2014

We confirm that GDI Property Group's distribution for the period ended 30 June 2014 will be dispatched to securityholders today, together with the Annual Tax Statement 2014 and Explanatory Notes for the period ended 30 June 2014.

Detailed below are the tax components for the distribution of 3.5 cents per security for the period ended 30 June 2014.

	June period Cents per security
Fund payment amount	0.557418
Interest	0.031523
Tax deferred amount	2.911059
<b>Total distribution</b>	<b>3.500000</b>

In accordance with Section 12-H of Schedule 1 of the Taxation Administration Act 1953, this distribution includes a 'fund payment' amount of 0.557418 cents per unit in respect of the income year for the period ended 30 June 2014.

Australian resident unitholders 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 unitholders on 29 August 2014.

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## **EXPLANATORY NOTES FOR STAPLED SECURITY HOLDERS OF GDI PROPERTY GROUP FOR YOUR ANNUAL TAXATION STATEMENT**

The following notes have been prepared as general information only for investors of GDI Property Group and relate to the Income Tax Return for Individuals. If your investment is held in the name of a company, trust, partnership or other associate or a superannuation fund, you may need to make adjustments to the information provided.

This information applies only if you are an Australian resident individual investor in GDI Property Group and you hold your stapled securities for the purpose of investment, rather than for resale at a profit, and the capital gains tax (**CGT**) provisions apply to you.

Your investment in GDI Property Group consists of shares in GDI Property Group Limited and units in GDI Property Trust (referred to as **stapled securities**).

GDI Property Trust is not subject to taxation provided it distributes to its unit holders all of its taxable income. Accordingly, for Australian taxation residents, part of your distribution entitlement received from GDI Property Trust is a taxable receipt in your hands and taxable in the 2014 financial year. During the year ended 30 June 2014 no dividends have been paid on shares in GDI Property Group Limited.

### **WITHHOLDING TAX**

For those investors of GDI Property Group who reside overseas, GDI Property Group is required to deduct withholding tax on the distribution being paid to you.

The rate of tax for overseas investors depends on whether the country you reside in has effective exchange of information on tax matters with Australia. For countries such as the UK and USA who qualify under these arrangements, withholding is required at 15%. For all other countries, withholding is required at 30%.

### **DISPOSAL OF YOUR STAPLED SECURITIES**

The following notes do not include the capital gain/loss on disposal of the stapled securities. If your stapled securities were disposed of during the year you would have realised a capital gain or loss which will need to be calculated and included in your income tax return for the 2014 year.

For tax purposes, the sale of a stapled security is treated as a disposal of a share in GDI Property Trust and GDI Property Group Ltd. Upon disposal of a stapled security, you will realise a capital gain if the portion of the consideration reasonably attributable to the shares in GDI Property Group Limited exceeds its CGT cost base, and the portion of the consideration reasonably attributable to the units in GDI Property Trust exceeds its CGT cost base.

The cost base of your shares and units is the amount you paid for them including incidental costs of acquisition and disposal. You should calculate the capital gain or loss on disposal based upon the consideration received against the cost base or reduced cost base of the stapled securities held.

### ***FORMER UNITHOLDERS OF GDI NO. 35 PERTH PRIME CBD OFFICE TRUST, GDI NO. 34 SYDNEY CBD OFFICE TRUSTS, GDI PREMIUM OFFICE TRUST (THE SEED TRUSTS)***

During the year, the ownership of the Seed Trusts were restructured such that GDI Property Trust acquired all the units in the Seed Trust. Former unitholders of the Seed Trusts (**Seed Investors**) should refer to the "Prospectus and Product Disclosure Statement" issued by the GDI Property Group Limited in November 2013 to determine the taxation implication of disposal of their units in the Seed Trusts to GDI Property Trust.

## Australian Income

This represents income received from Australian sources including interest income, dividend income, property trust income and franking credits.

### ABOUT PART A

#### Tax Return Information

Your Annual Tax Statement has been designed so that the amounts in Part A correspond to the amounts you are required to enter on your Income Tax Return for Individuals (Supplementary Section) 2014.

Part A is a summary of the distribution components from your investments that are relevant for the completion of your tax return.

### ABOUT PART B

#### Capital Gains Tax Information

Notes

The total current year capital gains amount in Part B is based on the 50% CGT discount, which is available to Australian individuals and trusts. Accordingly, a company or complying superannuation entity should use the additional information contained in the 'Capital Gains Tax Information' in Part B as a basis to determine their correct adjusted capital gains position for tax purposes.

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### ABOUT PART C

#### Components of Distribution

Interest relates to amounts earned on cash or fixed interest securities held in Australia.

2

Other income is any other income from Australian sources, (excluding capital gains, interest and dividends) that is taxable. This includes rental income from direct or indirect property investments.

3

Discounted capital gains are gains on the disposal of investments that have been held for at least 12 months. The gain has been reduced by 50 percent as a result of the CGT concession.

4

CGT concession amount comprises the non-assessable CGT discount amount paid during the year.

5

Capital gains other method are gains on the disposal of investments disposed of within 12 months of acquisition. No adjustment is available for inflation or the 50 percent discount.

6

Tax exempted amounts will not adjust either the cost base or reduced cost base of your units.

7

Tax deferred amounts will reduce the cost base of your units when determining any capital gain or loss on the subsequent disposal of your units.

8

Tax amounts withheld is the amount that has been deducted from your distribution because you have not provided us with your Tax File Number or you are a non-resident beneficiary.

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