

Two tall, modern glass skyscrapers, likely the Shard and the Gherkin in London, are shown from a low angle, reaching towards the top of the frame. The buildings have a blue-tinted glass facade.

GDI PROPERTY GROUP

Annual results presentation

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INTRODUCTION

Overview



NTA – \$1.01 per security



FFO of 9.11 cents per security



Distribution of 7.75 cents per security



FFO CAGR of 12.14% p.a. since IPO



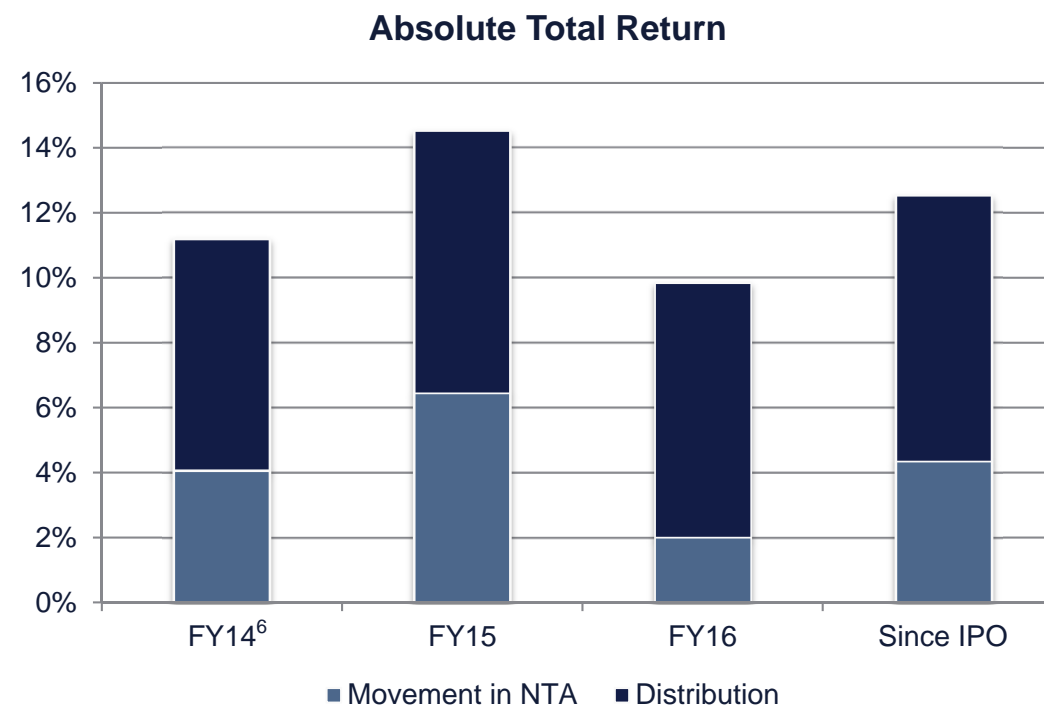
Absolute Total Return in FY16 of 9.85%



Absolute Total Return since IPO – 12.54% p.a.

Continue to deliver on strategy

- FFO^{1,2} of 9.11 cents per security
 - ↑ of 10.83%, or 0.89 cents per security, on FY15
 - CAGR of 12.14% p.a. since IPO
 - Does not include profit on sale of 233 Castlereagh Street, Sydney
- NTA³ of \$1.01 per security
 - ↑ of 2.00 cents per security from 30 June 2015
 - Total increase of 10.00 cents per security since IPO
- Distribution of 7.75 cents per stapled security
 - Payout ratio of 85.0% of FFO and 104.5% of AFFO
- Absolute total return⁴ of 9.85% for the year
 - Absolute total return since listing of 12.54% p.a.
 - Total securityholder return⁵ of 10.0% for the year
 - Security price performance continues to be a major disappointment



1. FFO is a Property Council of Australia definition which adjusts AIFRS net profit for non-cash changes in investment properties, non-cash impairment of goodwill, non-cash fair value adjustments to financial instruments, amortisation of incentives, straight-line adjustments and other unrealised one-off items. GDI Property Group also adjusts funds management performance fees charged that remain unpaid from its calculation of FFO.

2. Calculated using weighted average securities on issue.

3. Net tangible asset.

4. Defined as (movement in NTA + distributions)/opening NTA.

5. Based on 30 June 2015 and 30 June 2016 closing prices of \$0.875 and \$0.885 respectively, and paid and declared distributions for the year of \$0.0775.

6. Annualised.

Highlights

- Completed the sale of 233 Castlereagh Street, Sydney, for \$156.0 million
 - Cash profit of \$32.3 million not included in either FFO or AFFO
- Acquired 50 Cavill Avenue, Surfers Paradise, for \$48.8 million and immediately commenced a refurbishment program
 - Valuation increased to \$55.0 million at 30 June 2016
- Excellent progress with leasing
 - 9,700sqm of the 14,300sqm FY17 expiries at 66 Goulburn Street, Sydney now either renewed (3,900sqm), or subject to new or agreed leases (5,800sqm)
 - Occupancy at 307 Queen Street, Brisbane at 30 June 2016 of 80% (up from 73% at 30 June 2016) and now at 86%, including signed heads of agreement
 - Occupancy at 50 Cavill Avenue, Surfers Paradise, continues to improve with it now at 66%, up from 54% at the time of exchange
- Valuation increases for the year of \$37.8m
 - Majority (\$30.5 million) at 66 Goulburn Street, Sydney
 - Partly offset by valuation loss at Mill Green, Perth (\$8.0 million)
 - Fair value adjustment of \$16.5 million across the portfolio

Cash profit from sale of 233 Castlereagh Street, Sydney

| | \$'000 |
|-----------------------------|---------|
| Acquisition price | 121,000 |
| Acquisition costs | 664 |
| Capitalised costs | 719 |
| Total costs | 122,383 |
| Disposal price net of costs | 154,682 |
| Net cash profit | 32,299 |

- Established GDI No. 42 Office Trust
 - Owns 223 – 237 Liverpool Road, Ashfield and 235 Stanley Street, Townsville, collectively valued at \$88.5 million
 - Co-invested taking 43.68% of the units on issue



FINANCIAL RESULTS

Contributors to FFO and AFFO

| | FY16 \$'000 | FY15 \$'000 |
|---------------------------------------|----------------|----------------|
| Property Division FFO | 60,309 | 62,750 |
| Funds Management FFO | 4,280 | 2,930 |
| Other | 52 | - |
| | 64,641 | 65,680 |
| Less: | | |
| Net interest expense | (8,892) | (14,005) |
| Corporate and administration expenses | (6,354) | (5,895) |
| Other | (248) | 643 |
| | (15,494) | (19,257) |
| Total FFO | 49,147 | 46,425 |
| Maintenance capex | (459) | (541) |
| Incentives paid | (8,458) | (8,503) |
| Income tax expense / (benefit) | 248 | (643) |
| Other FFO adjustments | (520) | 1,299 |
| Total AFFO | 39,958 | 38,036 |

- Property Division FFO ↓ due to sale of 233 Castlereagh Street, Sydney
 - All other assets like for like increased FFO contribution by 3.62%
- Funds management Division FFO ↑ due to increased transactional fees, primarily
 - Establishment of GDI No. 42 Office Trust
 - Disposal fees from GDI No. 38 Diversified Office Trust
- Net interest expense ↓, primarily due to higher interest income
 - Delayed settlement of 233 Castlereagh Street, Sydney (+\$0.8) million and recognition of funding arrangements of 223 – 237 Liverpool Road, Ashfield, whilst it was held as an asset for sale / syndication (+\$1.5 million)
- Corporate and administration expenses ↑ due to performance rights being expensed over four years, with all other expenses largely in line with previous year
 - Performance rights expense begins flat-lining once previous issues vest or lapse (beginning FY18)
- 45% of incentives paid were at 66 Goulburn Street, Sydney
 - 30% were incurred at 307 Queen Street, Brisbane

Balance sheet in a strong position

| | 2016 \$'000 | |
|--|----------------|---|
| Current assets | | |
| Cash and cash equivalents | 28,394 | |
| Other assets | 4,849 | |
| Total current assets | 33,243 | GDI No. 42 Office Trust \$88.5 million |
| Non-current assets | | |
| Investment properties | 900,478 | |
| Other non-current assets | 1,034 | |
| Intangible assets | 18,110 | |
| Total non-current assets | 919,622 | |
| Total assets | 952,865 | |
| Current liabilities | | |
| Trade and other payables | 30,699 | |
| Other current liabilities | 569 | |
| Total current liabilities | 31,268 | GDI No. 42 Office Trust \$30.7 million |
| Non-current liabilities | | |
| Borrowings | 320,116 | |
| Other non-current liabilities | 4,163 | |
| Total non-current liabilities | 324,279 | |
| Total liabilities | 355,547 | |
| Net assets | 597,318 | |
| Equity | | |
| Equity attributed to holders of stapled securities | 564,450 | |
| Equity attributable to external non-controlling interest | 32,868 | GDI No. 42 Office Trust External Investors |
| Total equity | 597,318 | |

- GDI Property Group's balance sheet is in a sound position, with a loan to value ratio (LVR) on its primary facility of 36.43% vs a bank covenant LVR of 50.00%
- Similarly, GDI Property Group's ICR on its primary facility is 4.6X vs a bank covenant of 2.0X
- GDI Property Group has undrawn debt capacity of \$35.1 million
- During the year, GDI Property Group's NTA/security increased \$0.02 to \$1.01
 - Increase was primarily due to the revaluation of 66 Goulburn Street, Sydney, partially offset by the revaluation loss at Mill Green, Perth
- GDI Property Group completed its on-market buy-back, cancelling a further 6.2 million securities
 - During the buyback (commenced March 2015) bought back in total 28.8 million securities at an average price of \$0.916
 - Total securities on issue of 538.8 million

Debt profile

- Drawn debt on the primary facility of \$289.9 million
 - Undrawn debt of \$35.1 million to fund working capital requirements
- Debt provided to GDI No. 42 Office Trust, secured only by the assets in GDI No. 42 Office Trust, included in consolidated accounts

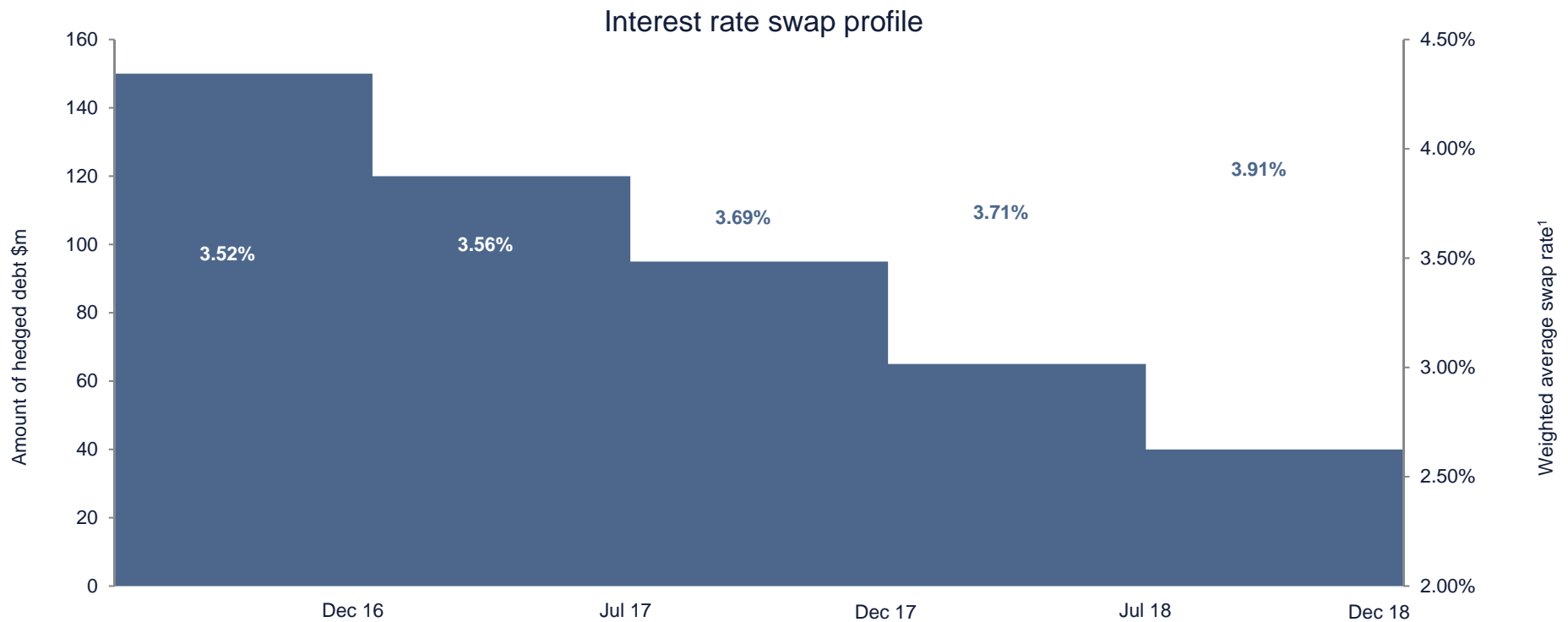
| Primary facility | Facility size \$'000 | Drawn \$'000 | Undrawn \$'000 | Expiry |
|----------------------------------|--|-----------------|-------------------|---------|
| Tranche B | 270,000 | 251,379 | 18,621 | Oct 18 |
| Tranche C | 55,000 | 38,500 | 16,500 | Oct 18 |
| TOTAL | 325,000 | 289,879 | 35,121 | |
| Tranche D (BG) | 5,000 | - | - | Oct 18 |
| Key covenants | Maximum Covenant LVR ¹ of 50% vs actual 36.43% | | | |
| | Covenant ICR ² 2.0X vs actual of 4.6X | | | |
| GDI No. 42 Office Trust facility | | | | |
| Term Loan | 30,975 | 30,975 | - | June 19 |
| Commercial Equity Facility | 4,425 | - | 4,425 | June 19 |
| TOTAL | 35,400 | 30,975 | 4,425 | |
| Key covenants | Maximum LVR of 45% vs actual of 35% | | | |
| | ICR of 1.25X, including an interest rate buffer of 1.5%, or 7%, whichever is the greater | | | |

1. Covenant LVR is calculated as total debt including net derivative exposures divided by the value of the properties.

2. Covenant ICR is calculated as EBIT for the previous 12 month period divided by interest expense for the previous 12 month period. Acquisition and IPO expenses have been excluded from EBIT in calculating the Covenant ICR.

Interest rate hedging

- Board hedging policy of at least 50% of drawn debt hedged
 - Have not terminated or restructured any hedges
 - Currently 52% hedged (primary facility)
 - Drawn debt of GDI No. 42 Office Trust unhedged
- All in cost of drawn debt for the period of 4.18% (inclusive of line fees on undrawn facilities, but excluding amortisation of establishment fees)

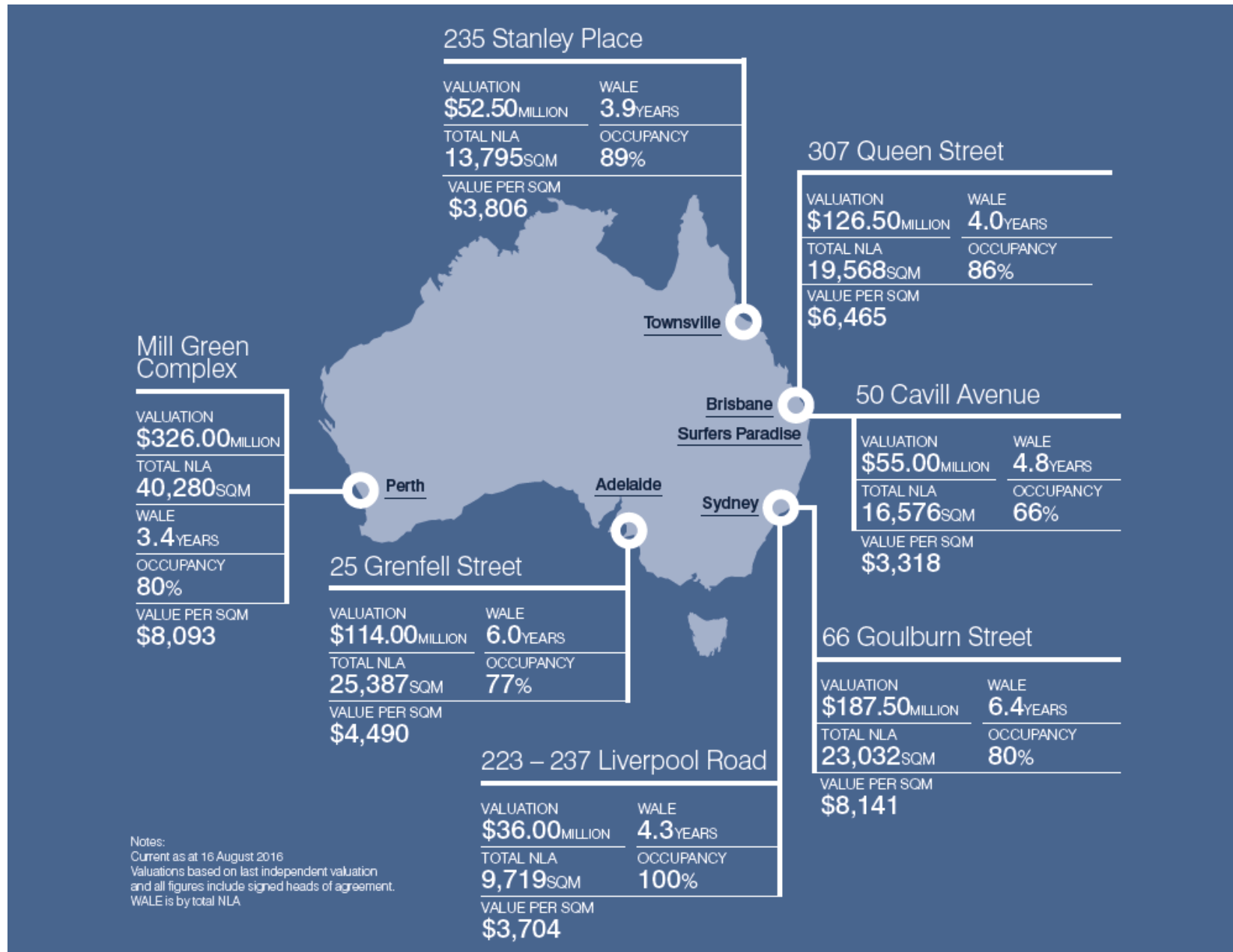


1. Excluding margin and line fees.



THE PROPERTY PORTFOLIO

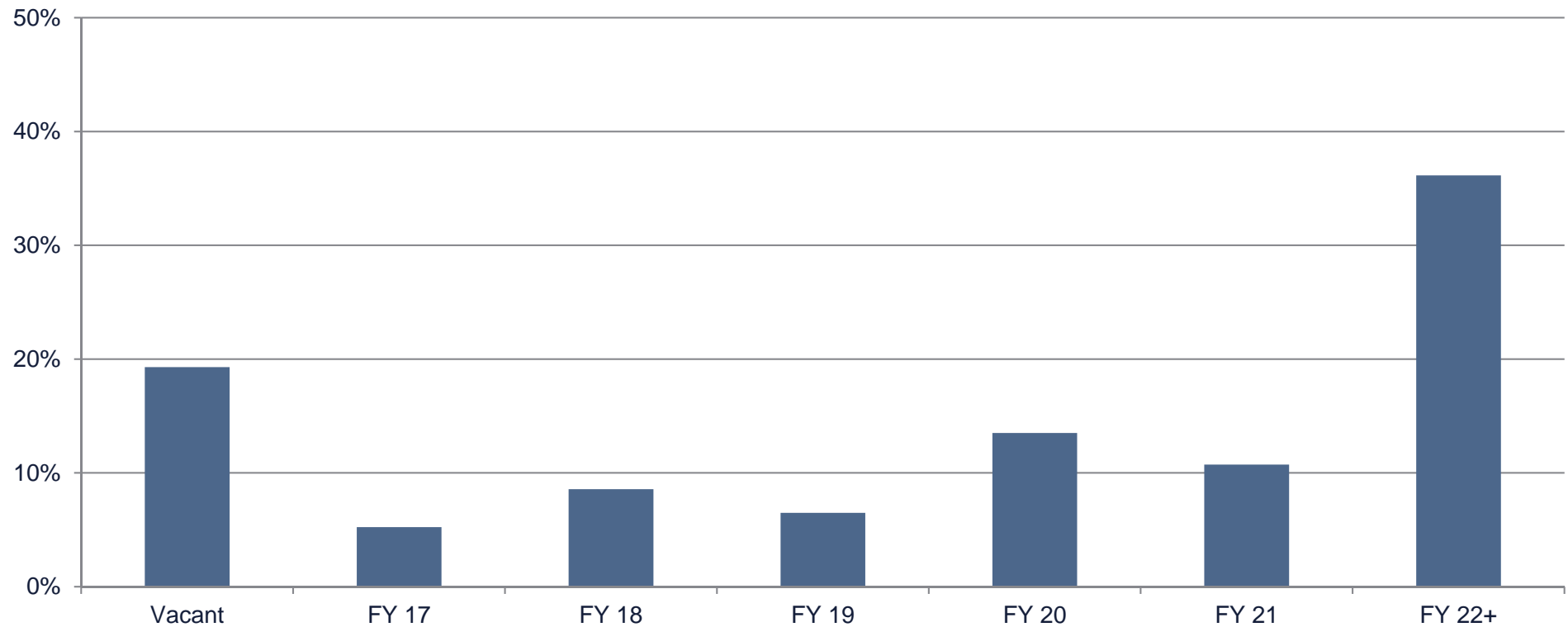
Portfolio overview



Portfolio overview

| | Total NLA ¹ | Portfolio occupancy ^{1,2} | WALE (by NLA) ^{1,2} | WACR ¹ |
|----------------|------------------------|------------------------------------|------------------------------|-------------------|
| 16 August 2016 | 148,357 | 81% | 4.7 years | 7.6% |
| 30 June 2015 | 108,374 | 89% | 3.8 years | 7.7% |

Portfolio lease expiry profile as at 16 August 2016



1. Including the assets held by GDI No. 42 Office Trust.

2. Including signed heads of agreement.

Mill Green Complex



Perth Market overview

What we said August 2015

- Current market vacancy rate of 16.6%, up from 14.8% in January 2015
 - Expect vacancy to peak at +/- 20% in late 2015, early 2016 as new supply completed
 - With little new supply post this cycle, expect vacancy to stabilise and during the second half of CY16 predict positive net absorption
 - Expect effective rents to follow trend
- As the vacancy rates stabilise and effective rents trend upwards, anticipate the capitalisation rate spread to the eastern states will decrease
 - The current (June 2015) mid-point (7.38%) of the Perth prime grade yield range is 138 basis points higher than the Sydney CBD prime midpoint yield (6.00%)¹
 - Over the past 10 years, prime grade yields in Perth CBD have been an average 114 basis points higher than prime grade Sydney CBD yields¹
 - Transactional evidence suggests the Sydney CBD prime midpoint yield has tightened further since June 2015

What we are saying now

- Current market vacancy rate of 21.8%, up from 16.6% twelve months ago
 - With little new supply post this cycle, expect vacancy to stabilise and during the second half of CY16 predict positive net absorption, particularly in to better quality and better located properties
 - Demand from tenants upgrading both their location and building
 - Expect effective rents to follow trend – as early as the first quarter CY17
- As the vacancy rates stabilise and effective rents trend upwards, anticipate the capitalisation rate spread to the eastern states will decrease
 - The current (June 2016) mid-point (7.13%) of the Perth prime grade yield range is 163 basis points higher than the Sydney CBD prime midpoint yield (5.50%)¹
 - Over the past 10 years, prime grade yields in Perth CBD have been an average 117 basis points higher than prime grade Sydney CBD yields¹
 - Transactional activity in the last 6 months indicates renewed interest in Perth

1. Source: JLL Research

Mill Green Complex

- 197 St Georges Terrace near full occupancy
 - A small 360sqm vacancy, created from an existing tenant reducing its NLA as part of a lease extension, leased within a month of its creation
 - One fitted out suite of 295sqm on the terrace side remains vacant
 - First expiry is two lower level floors (1,670sqm) in May 2017
 - Anticipate tenant will not renew
 - Chevron lease expiry (4,643sqm) in September 2017 (FY18)
- Leasing momentum in 5 Mill Street
 - Occupancy increased marginally to 87%^{1,2}, up from 85%
 - Only remaining space is Level 6 and a small suite on Level 8
 - Achieving good results from small (<200sqm) fitted out suites
 - Now sub-dividing Level 6
- 1 Mill Street submitted proposals on a number of briefs in the market
 - Outcomes unknown
 - Number of opportunities significantly higher than a year ago
- Revalued ↓ to \$326.0 million, from \$334.0 at 30 June 2015
 - 1 Mill Street ↓ \$9.0 million

1. As at 16 August 2016.

2. Includes signed heads of agreement.

| Key metrics as at: | Aug 2016 | Jun 2016 | Jun 2015 |
|--------------------------------|----------|-----------|-----------|
| Independent valuation date | | 31 Dec 15 | 31 Dec 14 |
| Independent valuation (\$M) | | 326.00 | 334.00 |
| Independent valuation/NLA (\$) | | 8,093 | 8,270 |
| Carrying value (\$M) | | 327.06 | 339.73 |
| Capitalisation rate | | 7.72% | 8.25% |
| Discount rate | | 8.75% | 8.75% |
| NLA (sqm) | | 40,280 | 40,387 |
| Car parks | | 281 | 281 |
| Occupancy ² | 80.21% ← | 77.24% | 80.02% |
| WALE ² (years) | 3.4 | 3.3 | 4.0 |
| Net income (\$M) | | 24.9 | 23.49 |
| FFO (\$M) | | 24.4 | 22.88 |

197 St Georges Terrace, Perth



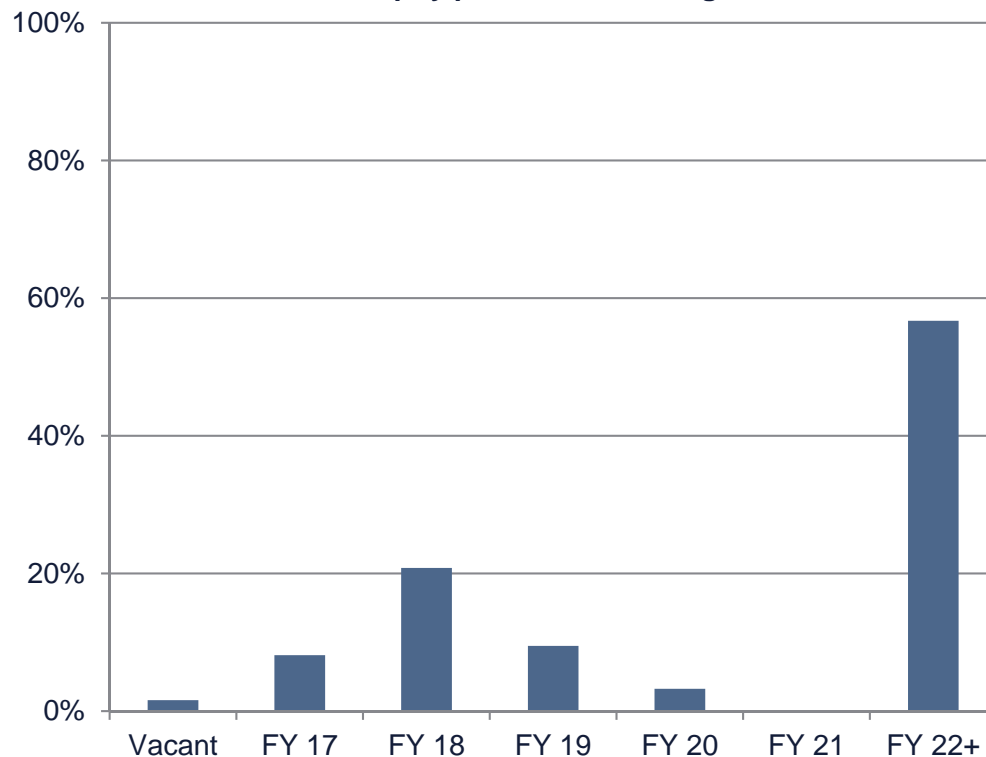
Actual view from Level 10



Refurbished foyer

197 St Georges Terrace, Perth

Lease expiry profile as at 16 August 2016



| Key metrics as at: | Aug 2016 | Jun 2016 | Jun 2015 |
|---------------------------------|----------|-----------|-----------|
| Independent valuation date | | 31 Dec 15 | 31 Dec 14 |
| Independent valuation (\$M) | | 241.00 | 239.00 |
| Independent valuation /NLA (\$) | | 9,076 | 9,001 |
| Carrying value (\$M) | | 241.76 | 243.57 |
| Capitalisation rate | | 7.50% | 8.00% |
| Discount rate | | 8.75% | 8.75% |
| NLA (sqm) | | 26,447 | 26,554 |
| Typical floor plate (sqm) | | 855 | 855 |
| Car parks | | 181 | 181 |
| Occupancy | 98.39% ← | 96.90% | 98.70% |
| WALE (years) | 4.4 | 4.4 | 5.3 |

| Tenant name | NLA | | Rent review | | Lease expiry |
|---------------------------|-------|---------|-------------|--------|--------------|
| | sqm | % total | Type | % p.a. | |
| Amec Minproc Limited | 7,341 | 28% | Fixed | 4.00% | FY23 |
| Chevron Australia Pty Ltd | 4,643 | 18% | Fixed | 4.50% | FY18 |
| CBI Construction Pty Ltd | 2,505 | 9% | Fixed | 4.00% | FY19 |
| Clough Projects Pty Ltd | 1,670 | 6% | Fixed | 4.50% | FY17 |

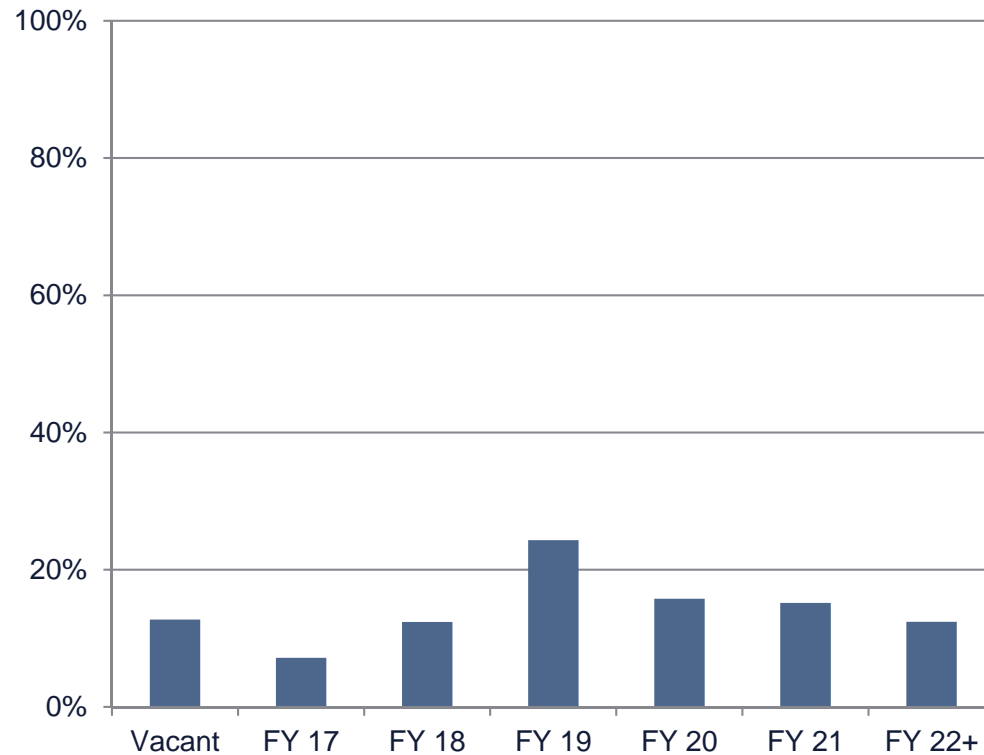
5 Mill Street, Perth



Mill Green

5 Mill Street, Perth

Lease expiry profile as at 16 August 2016¹



| Key metrics as at: | Aug 2016 | Jun 2016 | Jun 2015 |
|---------------------------------|----------|-----------|-----------|
| Independent valuation date | | 31 Dec 15 | 31 Dec 14 |
| Independent valuation (\$M) | | 53.00 | 54.00 |
| Independent valuation /NLA (\$) | | 7,376 | 7,515 |
| Carrying value (\$M) | | 53.24 | 54.65 |
| Capitalisation rate | | 8.00% | 8.25% |
| Discount rate | | 8.50% | 8.75% |
| NLA (sqm) | | 7,185 | 7,185 |
| Typical floor plate (sqm) | | 735 | 735 |
| Car parks | | 56 | 56 |
| Occupancy ¹ | 87.26% ← | 82.03% | 85.36% |
| WALE ¹ (years) | 3.0 | 2.2 | 3.1 |

| Tenant name | NLA | | Rent review | | |
|--|-----|---------|-------------|--------|--------------|
| | sqm | % total | Type | % p.a. | Lease expiry |
| Wesfarmers General Insurance Ltd | 741 | 10% | Fixed | 4.00% | FY19 |
| Environmental Resources Management Australia Ltd | 761 | 10% | Fixed | 3.50% | FY21 |
| Accenture Australia Pty Ltd | 603 | 8% | Fixed | 3.50% | FY20 |
| Marubeni Itochu Tubulars Ocean ¹ | 441 | 6% | Fixed | 3.25% | FY22 |

1. Includes signed heads of agreement for lease renewal.

1 Mill Street, Perth



| Key metrics as at: | Aug 2016 | Jun 2016 | Jun 2015 |
|----------------------------------|----------|-----------|----------|
| Independent valuation date | | 31 Dec 15 | 31 Dec14 |
| Independent valuation (\$M) | | 32.00 | 41.00 |
| Independent valuation / NLA (\$) | | 4,813 | 6,167 |
| Carrying value (\$M) | | 32.06 | 41.51 |
| Capitalisation rate | | 8.25% | 8.25% |
| Discount rate | | 9.50% | 8.75% |
| NLA (sqm) | | 6,648 | 6,648 |
| Typical floor plate (sqm) | | 1,900 | 1,900 |
| Car parks | | 44 | 44 |
| Occupancy | 0.00% | 0.00% | 0.00% |
| WALE (years) | - | - | - |

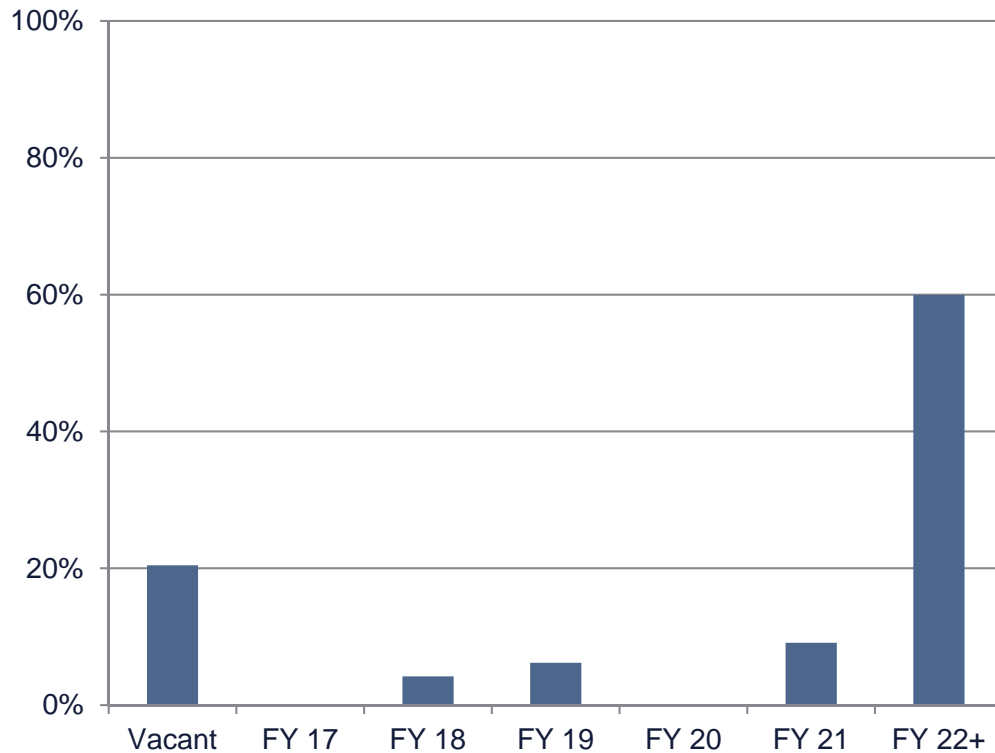
66 Goulburn Street, Sydney



- Successfully extended three tenants over four floors with FY17 expiries (3,900sqm)
- Consolidated Media Holdings Limited (CMHL) vacating 10,432sqm (11 floors) in August 2016, with some floors surrendered early to facilitate new leasing activity
 - Five full floors (4,750sqm) now subject to executed leases with two tenants with December lease commencement dates
 - Two part floor tenants also subject to signed leases and / or heads of agreement (1,050sqm in total)
 - Total CMHL space committed of 5,800 with significant interest in the balance
 - Expect occupancy to be near 100% by end of CY16
- Renewed café lease with +100% rent increase
- WALE extended to 6.4 years (from 2.9 years at 30 June 2015)
- \$2.5 million of the guarantee remains to be drawn
- Significant (19.4%) increase in the valuation during the year to \$187.5 million

66 Goulburn Street, Sydney

Lease expiry profile as at 16 August 2016¹



| Key metrics as at: | Aug 2016 | Jun 2016 | Jun 2015 |
|---------------------------------|----------|---------------------|-----------|
| Independent valuation date | | 30 Jun 16 | 30 Jun 15 |
| Independent valuation (\$M) | | 187.50 | 157.00 |
| Independent valuation /NLA (\$) | | 8,141 | 6,817 |
| Carrying value (\$M) | | 187.50 | 157.00 |
| Capitalisation rate | | 6.38% | 7.00% |
| Discount rate | | 7.50% | 8.65% |
| NLA (sqm) | | 23,032 | 23,032 |
| Typical floor plate (sqm) | | 950 | 950 |
| Car parks | | 54 | 54 |
| Occupancy ¹ | 79.54% ← | 54.72% ² | 100.00% |
| WALE ¹ (years) | 6.4 | 2.6 | 2.9 |
| Net income (\$M) | | 10.2 | 8.60 |
| FFO (\$M) | | 12.0 | 11.31 |

| Tenant name | NLA | | Rent review | | Lease expiry |
|--|-------|---------|-------------|--------|--------------|
| | sqm | % total | Type | % p.a. | |
| Government Property NSW | 3,793 | 16% | Fixed | 4.00% | FY24 |
| Prudential Investment Company of Australia Pty Limited | 2,475 | 11% | Fixed | 4.00% | FY23 |
| William Buck Services (NSW) Pty Limited ³ | 1,950 | 8% | Fixed | 4.00% | FY27 |
| Copyright Agency Limited Pty Ltd | 1,491 | 6% | Fixed | 3.75% | FY23 |

1. Includes signed heads of agreement.

2. Consolidated Media Holdings Limited shown as having vacated at 30 June 2016.

3. Signed heads of agreement for a lease renewal.

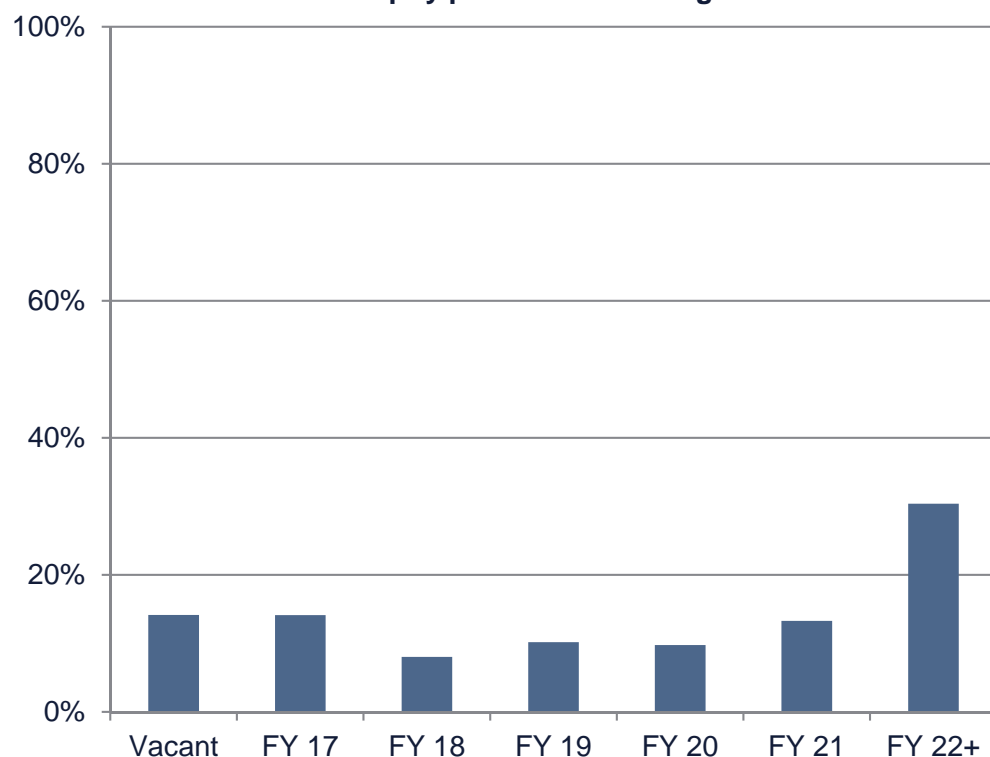
307 Queen Street, Brisbane



- Momentum in leasing leading to results
 - Significant increase in occupancy to 80% at 30 June 2016, up from 73% at 30 June 2015
 - Including signed leases and heads of agreement executed post 30 June 2016, occupancy has increased to 87%
 - WALE of 4.0 years with subsequent to year end leasing deals
- Major capex works now completed with most floors refurbished, end of trip facilities completed
- NABERS tracking to 5 stars (up from 4 stars)
- Included in / (excluded from) FFO is:
 - \$0.8 million of FFO from a previous year's surrender payment – payment is being recognised in accordance with the original lease with a further \$0.5 million to be recognised in FY17
 - \$1.5 million from the guarantee
 - \$1.7 million of the guarantee that related to rebates at the time of acquisition (not vacancy) still to be drawn
 - Cash received on these leases is therefore face rent, not effective rent
 - (\$0.2 million) in relation to a release deed with Stefrewen Pty Limited, with that amount being recognised in FY17

307 Queen Street, Brisbane

Lease expiry profile as at 16 August 2016¹



| Key metrics as at: | Aug 2016 | Jun 2016 | Jun 2015 |
|---------------------------------|----------|-----------|-----------|
| Independent valuation date | | 31 Dec 15 | 30 Jun 15 |
| Independent valuation (\$M) | | 126.50 | 122.50 |
| Independent valuation /NLA (\$) | | 6,465 | 6,260 |
| Carrying value (\$M) | | 127.57 | 122.50 |
| Capitalisation rate (%) | | 7.50% | 7.50% |
| Discount rate (%) | | 8.25% | 8.25% |
| NLA (sqm) | | 19,568 | 19,568 |
| Typical floor plate (sqm) | | 800 | 800 |
| Car parks | | 95 | 95 |
| Occupancy ¹ (%) | 85.84% ← | 80.32% | 73.34% |
| WALE ¹ (years) | 4.0 | 3.2 | 2.5 |
| Net income (\$M) | | 6.5 | 9.10 |
| FFO (\$M) | | 9.5 | 10.27 |

| Tenant name | NLA | | Rent review | | |
|---|-------|---------|-------------|--------|--------------|
| | sqm | % total | Type | % p.a. | Lease expiry |
| Hanrick Curran Administration Pty Ltd | 1,592 | 8% | Fixed | 3.75% | FY24 |
| Corporate Travel Management Group Pty Ltd | 1,463 | 8% | Fixed | 3.75% | FY24 |
| Chandler MacLeod Group Pty Ltd | 1,028 | 5% | Fixed | 4.50% | FY17 |
| William Buck (Qld) | 822 | 4% | Fixed | 3.00% | FY22 |

1. Includes signed heads of agreement.

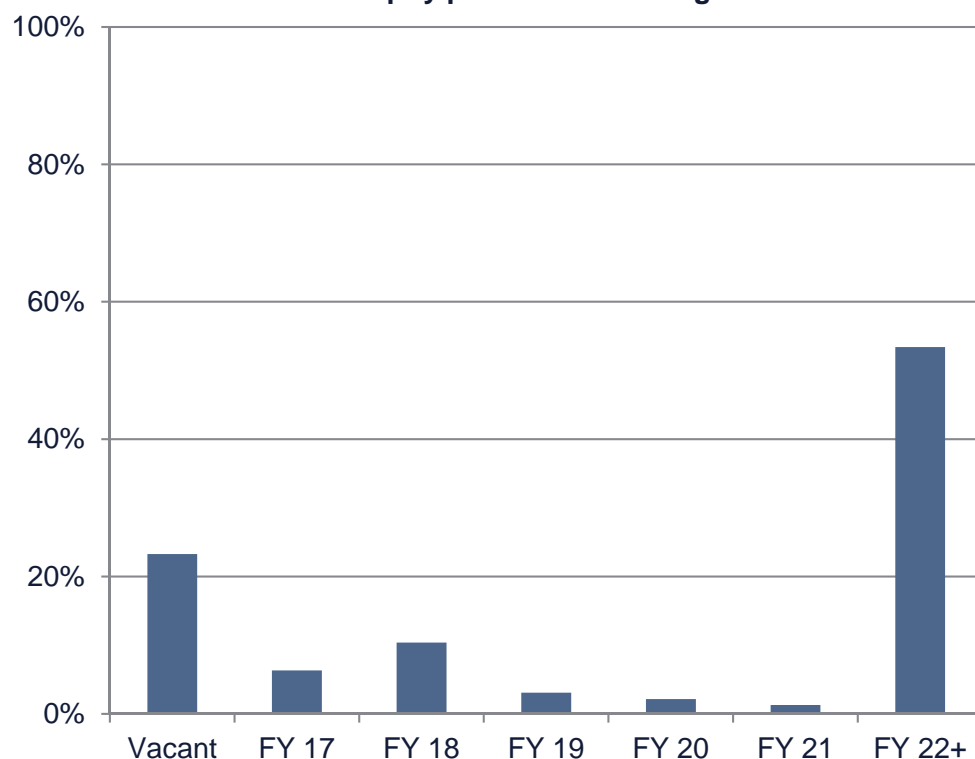
25 Grenfell Street, Adelaide



- Vacancy increased to 23% as a result of
 - Department of Water vacating 4,176sqm in April 2016; and
 - Minter Ellison exercising a right to break over 408sqm
- Completed the refurbishment of the vacated Department of Water floors
 - Pursuing several opportunities to fully lease the vacated space, however unlikely any lease commencement will occur in FY17
- Agreement with a number of existing tenants to expand and relocate into pending vacant areas
- End of trip upgrade completed, only ongoing capex requirements will be tenant driven
- Notwithstanding the vacancy, over 50% of the property's NLA is subject to leases expiring in FY23 or beyond

25 Grenfell Street, Adelaide

Lease expiry profile as at 16 August 2016¹



| Key metrics as at: | Aug 2016 | Jun 2016 | Jun 2015 |
|---------------------------------|----------|-----------|-----------|
| Independent valuation date | | 31 Dec 15 | 31 Dec 14 |
| Independent valuation (\$M) | | 114.00 | 109.00 |
| Independent valuation /NLA (\$) | | 4,490 | 4,294 |
| Carrying value (\$M) | | 114.85 | 111.14 |
| Capitalisation rate (%) | | 7.50% | 8.25% |
| Discount rate (%) | | 8.50% | 9.00% |
| NLA (sqm) | | 25,387 | 25,387 |
| Typical floor plate (sqm) | | 1,040 | 1,040 |
| Car parks | | 30 | 30 |
| Occupancy ¹ (%) | 76.73% | 76.73% | 94.64% |
| WALE ¹ (years) | 6.0 | ← 5.3 | 5.3 |
| Net income (\$M) | | 8.4 | 8.83 |
| FFO (\$M) | | 9.2 | 8.84 |

| Tenant name | NLA | | Rent review | | |
|---|-------|---------|-------------|--------|--------------|
| | sqm | % total | Type | % p.a. | Lease expiry |
| Minister for Transport and Infrastructure (PIRSA) | 5,834 | 23% | Fixed | 3.50% | FY24 |
| Minter Ellison | 4,821 | 19% | Fixed | 3.75% | FY23 |
| Lipman Karas Pty Ltd ¹ | 2,156 | 8% | CPI | +1.00% | FY26 |
| Regus Serviced Offices | 1,078 | 4% | Fixed | 3.50% | FY25 |

1. Lipman Karas Pty Limited has signed a heads of agreement to renew (1,078sqm) and expand in to impending vacant areas (1,078sqm).

50 Cavill Avenue, Surfers Paradise

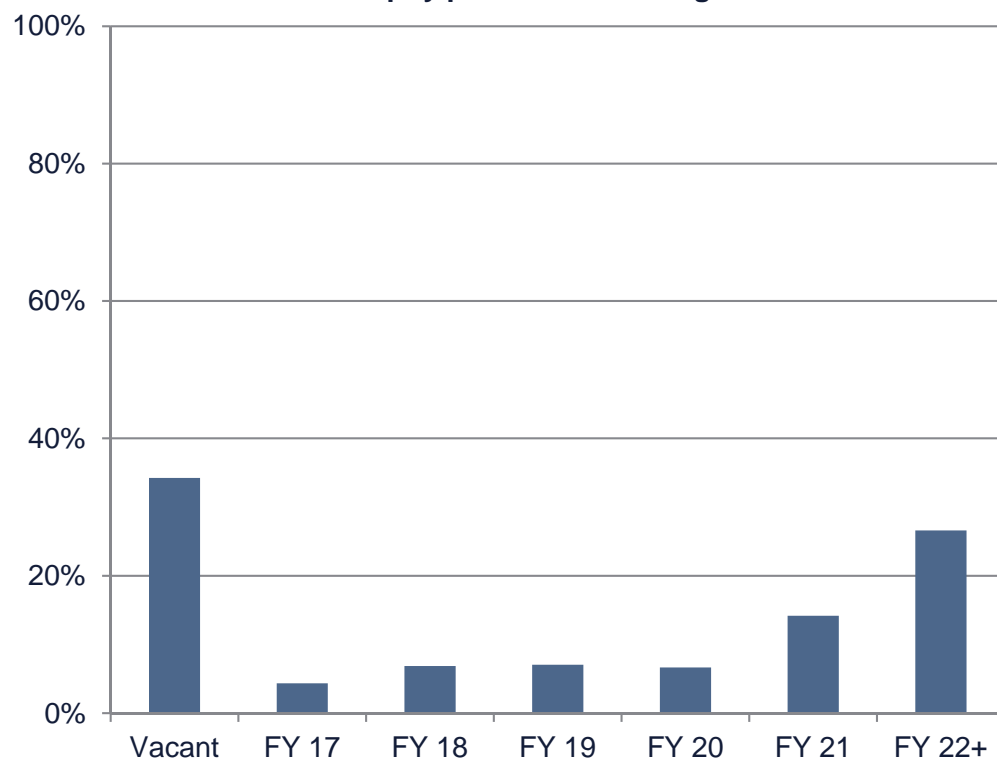


- Settled the acquisition of 50 Cavill Avenue, Surfers Paradise on 1 February 2016
- Immediately commenced a refurbishment program
 - Ground floor foyer upgrade completed
 - Upgrade of the lifts and replacement of the chillers
 - Full refurbishment of vacant floors
 - Landscaping the exterior
 - End of trip facility to be built
 - Capex budget of \$9.5 million
- Strong leasing momentum
 - Including signed Heads of Agreement (+’ve) and known departures (-’ve), occupancy now sits at 66%¹
 - Based on current enquiry, expect occupancy to be well over 70% by end of CY16
- Valuation increase of \$6.25 million (+12.8%) to \$55 million achieved during the five months of ownership
 - No change in core market capitalisation rate of 9.25%

1. Includes signed heads of agreement.

50 Cavill Avenue, Surfers Paradise

Lease expiry profile as at 16 August 2016¹



| Key metrics as at: | Aug 2016 | Jun 2016 | Feb 2016 |
|---------------------------------|----------|-----------|----------|
| Independent valuation date | | 30 Jun 16 | 8 Dec15 |
| Independent valuation (\$M) | | 55.00 | 48.75 |
| Independent valuation /NLA (\$) | | 3,318 | 2,943 |
| Carrying value (\$M) | | 55.00 | 48.75 |
| Capitalisation rate | | 9.25% | 9.25% |
| Discount rate | | 9.00% | 8.75% |
| NLA (sqm) | | 16,576 | 16,566 |
| Typical floor plate (sqm) | | 709 | 709 |
| Car parks | | 447 | 447 |
| Occupancy ¹ (%) | 65.75% ← | 61.22% | 58.26% |
| WALE ¹ (years) | 4.8 | 4.6 | 2.6 |
| Net income (\$M) | | 0.8 | |
| FFO (\$M) | | 1.3 | |

| Tenant name | NLA | | Rent review | | Lease expiry |
|--------------------------|-------|---------|-------------|--------|--------------|
| | sqm | % total | Type | % p.a. | |
| Mantra Group | 2,439 | 15% | Fixed | 3.50% | FY24 |
| Ray White | 834 | 5% | Fixed | 3.50% | FY22 |
| Dental Partners | 709 | 4% | Fixed | 3.00% | FY20 |
| Regus Gold Coast Pty Ltd | 709 | 4% | Fixed | 3.00% | FY20 |

1. Includes signed heads of agreement.

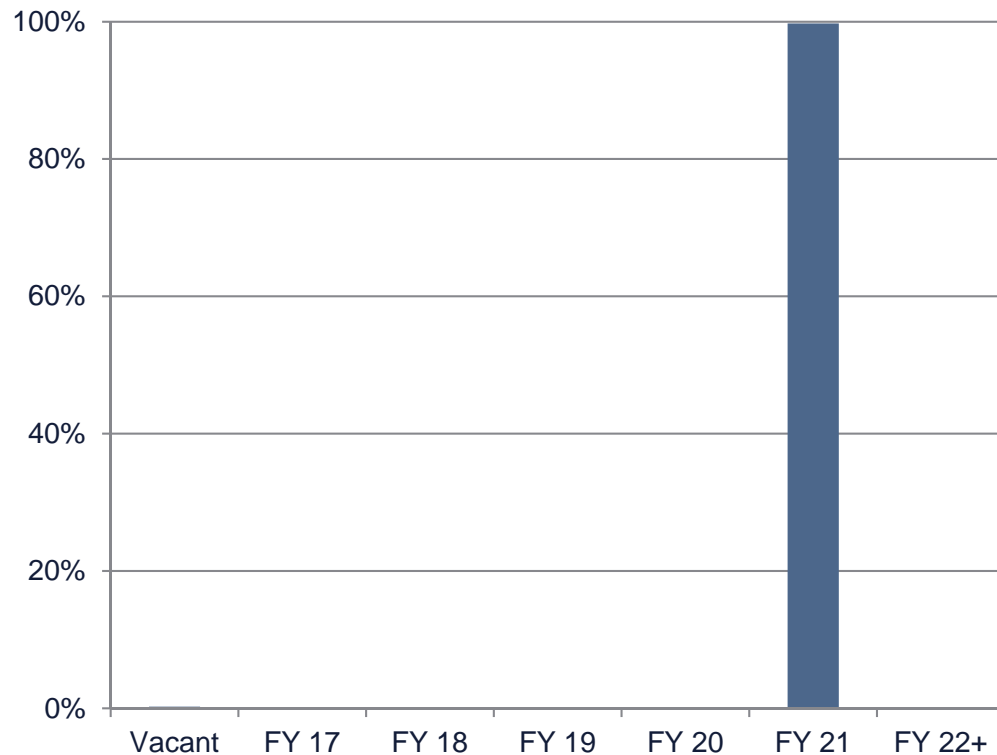
223 – 237 Liverpool Road, Ashfield



- Settled the acquisition on 17 December 2015
 - Completed the establishment of GDI No. 42 Office Trust on 16 June 2016
 - Income generated during this holding period recognised as interest income in both the consolidated accounts and GDI Property Trust's
- 100% leased to NSW Government Property (Department of Family and Community Services) until 31 December 2020
- Significant rent reversion potential, or STCA, redevelopment upside

223 – 237 Liverpool Road, Ashfield

Lease expiry profile as at 16 August 2016



| Key metrics as at: | Aug 2016 | Jun 2016 |
|---------------------------------|----------|-----------|
| Independent valuation date | | 11 Feb 16 |
| Independent valuation (\$M) | | 36.00 |
| Independent valuation /NLA (\$) | | 3,704 |
| Carrying value (\$M) | | 36.00 |
| Capitalisation rate | | 8.40% |
| Discount rate | | 8.75% |
| NLA (sqm) | | 9,719 |
| Typical floor plate (sqm) | | 1,440 |
| Car parks | | - |
| Occupancy | 100.00% | 100.00% |
| WALE (years) | 4.3 | 4.5 |

| Tenant name | sqm | NLA | | Rent review | | Lease expiry |
|-------------------------|-------|---------|--|-------------|--------|--------------|
| | | % total | | Type | % p.a. | |
| Government Property NSW | 9,694 | 100% | | Fixed | 3.0% | FY21 |

235 Stanley Street, Townsville

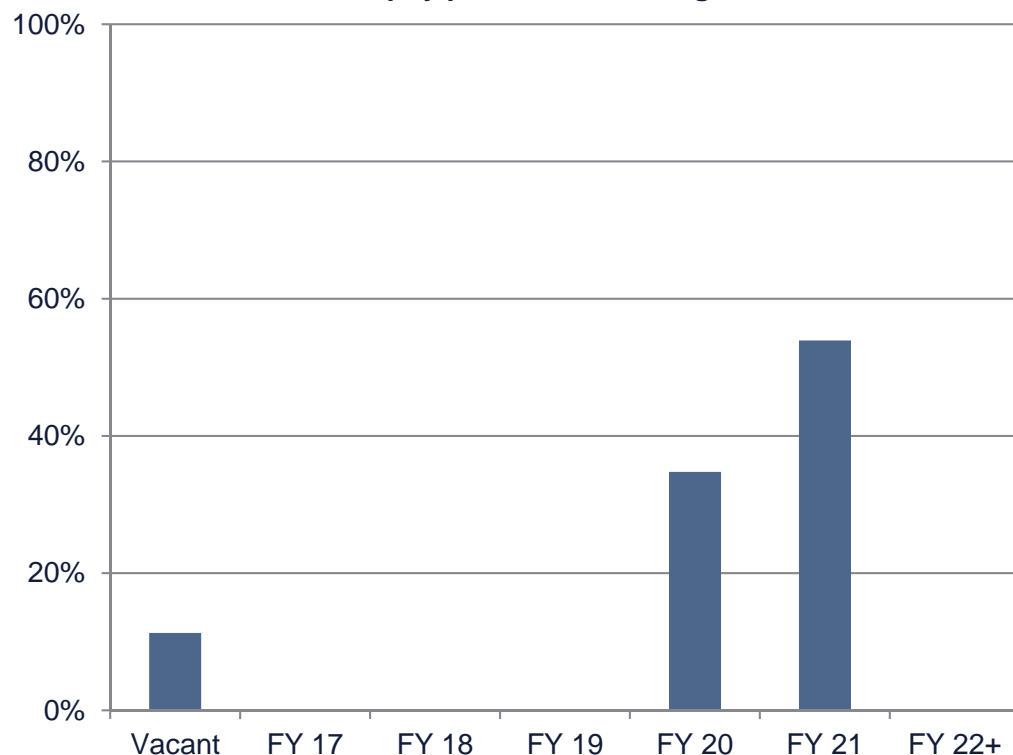


- Exchanged to acquire the property on 19 February 2016 with occupancy of 74% and one lease (729sqm) expiring May 2016
 - May expiry now extended for five years until May 2021
 - Signed heads of agreement for another 1,745sqm (net increase of 1,320sqm) on a 4 year term
 - Including the signed heads of agreement, occupancy now at 88.7%¹ with a WALE of 3.91 years¹
- Discussing lease extensions with existing tenants
- Plan to broaden the property's appeal to the private as well as the public sector
 - A number of private sector tenants interested in the property
- Vacancy supported by a two year rental guarantee from settlement
- Only minor capex requirements, namely a cosmetic upgrade of the lobby

1. Includes signed leases yet to commence and signed heads of agreement.

235 Stanley Place, Townsville

Lease expiry profile as at 16 August 2016¹



| Key metrics as at: | Aug 2016 | Jun 2016 |
|---------------------------------|----------|----------|
| Independent valuation date | | 1 Mar 16 |
| Independent valuation (\$M) | | 52.50 |
| Independent valuation /NLA (\$) | | 3,806 |
| Carrying value (\$M) | | 52.50 |
| Capitalisation rate | | 9.00% |
| Discount rate | | 8.50% |
| NLA (sqm) | | 13,795 |
| Typical floor plate (sqm) | | 1,161 |
| Car parks | | 88 |
| Occupancy ^{1,2} | 88.70% ← | 76.05% |
| WALE (years) | 3.9 | 3.7 |

| Tenant name | NLA | | Rent review | | Lease expiry |
|-----------------------------------|-------|---------|-------------|--------|--------------|
| | sqm | % total | Type | % p.a. | |
| Australian Taxation Office | 7,440 | 54% | Fixed | 3.50% | FY21 |
| Department of Human Services | 2,322 | 17% | Fixed | 4.00% | FY21 |
| Department of Social Services | 729 | 5% | Fixed | 4.00% | FY21 |
| Heads of Agreement (confidential) | 1,745 | 13% | Fixed | 3.50% | FY21 |

1. Includes signed leases yet to commence and signed heads of agreement.

2. Does not include two year rental guarantee.

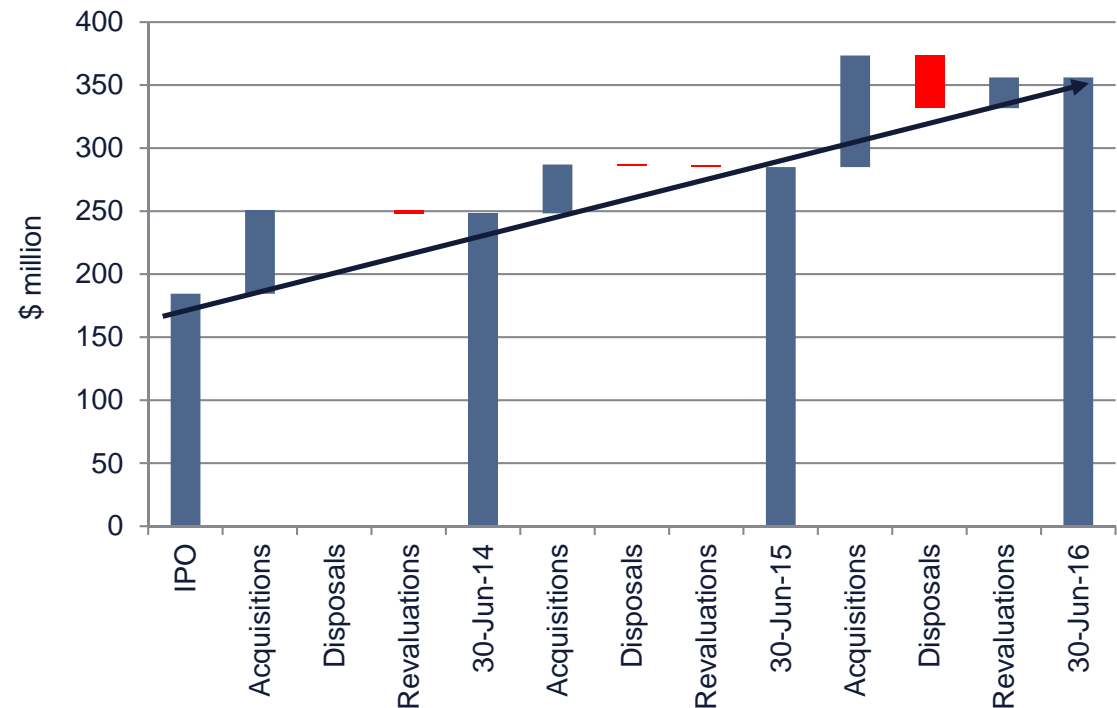


FUNDS BUSINESS

Funds Management division

- Continue to steadily grow assets under management (AUM)
 - \$184.4 million at IPO now \$356.1 million
- Established GDI No. 42 Office Trust with AUM of \$88.5 million
 - GDI Property Group holds 43.68% of the units on issue (28.6 million units)
 - Consolidated for AIFRS
 - For FFO, only recognise fees on 56.32% and distributions on 43.68%
 - Forecast FY17 distribution of 8.5%p.a.
- Total FFO of \$4.28 million, up from \$2.93 million the previous year
- Includes:
 - transactional fees of \$2.1 million; and
 - a provision of \$321,200 against fees charged to but unpaid by GDI No. 27 Total Return Fund
- Core focus is to grow the AUM in the Funds Management division, with the potential to recycle capital from direct assets to further co-investment stakes

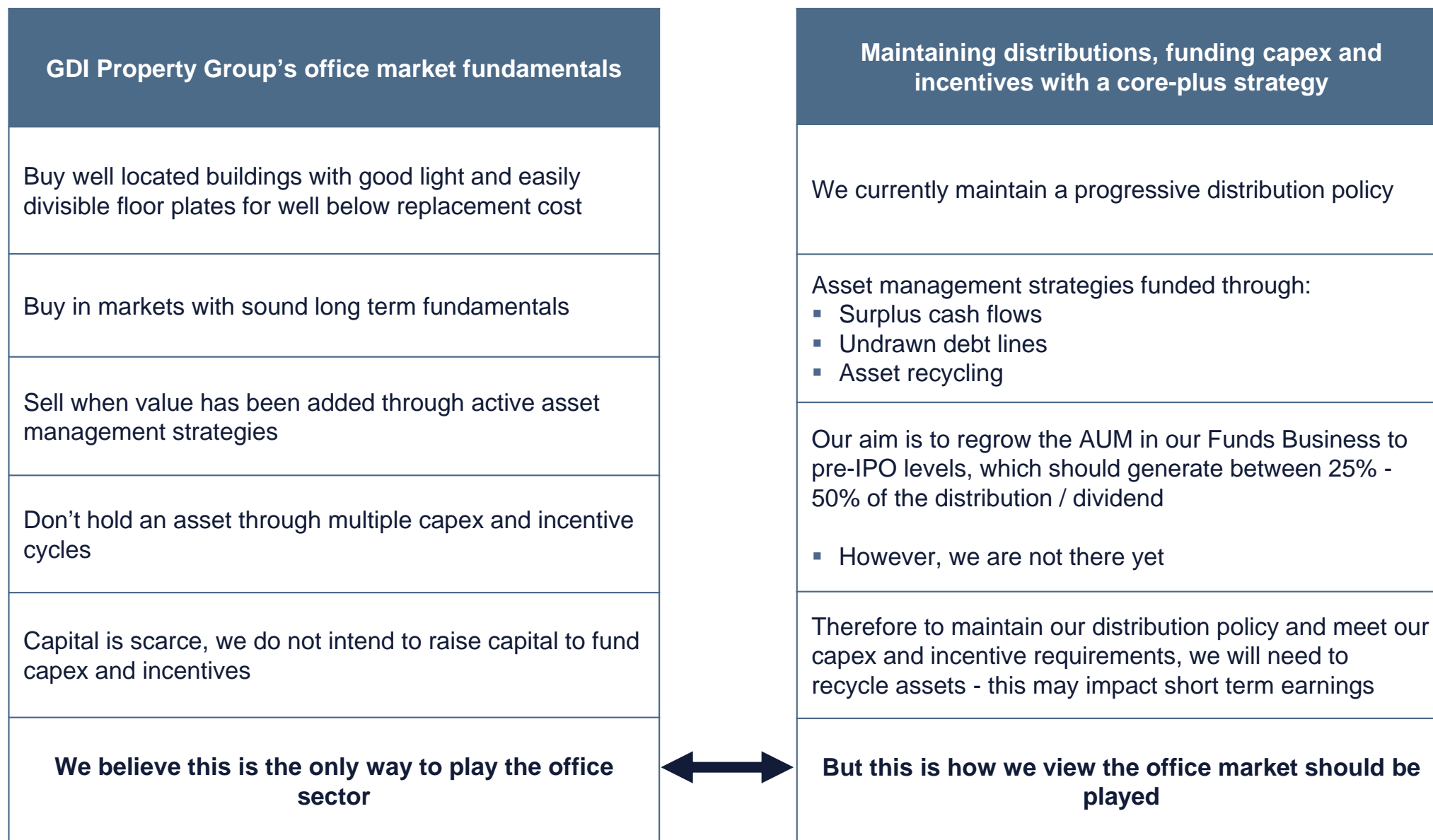
Movement in AUM





GUIDANCE

The GDI Property Group business model



FY17 and beyond

- Nearing completion of asset management strategies on a number of assets
 - 66 Goulburn Street, Sydney
 - 307 Queen Street, Brisbane
 - 25 Grenfell Street, Adelaide
- Possible sale of one or more of these assets during FY17
- In the absence of acquisition opportunities, GDI Property Group would look at capital management initiatives
 - Debt repayment
 - Return / reduction of capital
 - Security buy-backs
- Given the probability, timing and price received for any asset sale is at this stage unknown, we are unable to provide FFO guidance for FY17
 - However, as a result of a probable asset sale(s), FFO per security (excluding the profit from asset sales) likely to be lower than FY16
 - It is forecast that distributions, including from profits on sale of properties, will be at least 7.75 cents per security
 - This does not include any capital returns / reductions
- Focus on growing the assets under management in the Funds Business as value add opportunities arise
 - Potential for more co-investment stakes



APPENDIX

Profit or Loss

| | Group | |
|--|----------------|----------------|
| | 2016 \$'000 | 2015 \$'000 |
| Revenue from ordinary activities | | |
| Property income | 74,558 | 77,178 |
| Funds management income | 3,709 | 2,908 |
| Interest revenue | 2,508 | 233 |
| Other income | 16 | - |
| Total revenue from ordinary activities | 80,791 | 80,320 |
| Net fair value gain on interest rate swaps | 390 | - |
| Net fair value gain on investment property | 16,539 | 46,068 |
| Total income | 97,721 | 126,388 |
| Expenses | | |
| Property expenses | 20,451 | 19,438 |
| Finance costs | 12,425 | 14,725 |
| Corporate and administration expenses | 6,354 | 5,895 |
| Other expenses | 321 | - |
| Net fair value loss on interest rate swaps | - | 2,450 |
| Loss on sale of non-current asset | 1,233 | - |
| Acquisition expenses | 8,541 | 7,634 |
| Initial public offer costs | 447 | 949 |
| Total expenses | 49,772 | 51,091 |
| Profit before tax | 47,949 | 75,297 |
| Income tax (expense)/benefit | (248) | 643 |
| Net profit for the year | 47,701 | 75,940 |
| Other comprehensive income | | - |
| Total comprehensive income for the year | 47,701 | 75,940 |
| Profit and total comprehensive income attributable to ordinary securityholders | 51,723 | 77,495 |
| Non-controlling interests – GDI No. 42 Office Trust | (4,022) | - |
| Profit after tax from continuing operations | 47,701 | 75,940 |

NPAT to AFFO

| | Group | |
|--|----------|----------|
| | 2016 | 2015 |
| | \$'000 | \$'000 |
| Total comprehensive income for the year | 47,701 | 75,940 |
| Portfolio acquisition and other transaction costs | 8,988 | 8,583 |
| Contribution resulting from consolidation of GDI No. 42 Office Trust | 743 | - |
| Cash received from guarantees | 2,171 | 6,762 |
| Straight lining adjustments | (1,390) | (2,274) |
| Amortisation of debt and incentives | 6,113 | 2,329 |
| Net fair value gain on investment property | (16,539) | (46,068) |
| Net fair value loss on interest rate swaps | (390) | 2,450 |
| Loss on non-current asset held for sale | 1,233 | - |
| Other FFO adjustments | 520 | (1,299) |
| Funds From Operation | 49,147 | 46,424 |
| Maintenance capital | (459) | (541) |
| Incentives paid | (8,458) | (8,503) |
| Income tax expense | 248 | (643) |
| Reverse other FFO adjustments | (520) | 1,299 |
| Adjusted Funds From Operation | 39,958 | 38,036 |

Property by property AIFRS NPI and FFO

| | FY16 \$m | | FY15 \$m | | |
|--|---------------------------|-------|---------------------------|-------|---|
| | AIFRS NPI ¹ | FFO | AIFRS NPI ¹ | FFO | Commentary |
| Mill Green, Perth | 24.92 | 24.43 | 23.49 | 22.88 | <ul style="list-style-type: none"> FY16 AIFRS NPI ("NPI") benefited from the fixed rental increases, the full year income from three new leases at 197 St Georges Terrace and increased occupancy at 5 Mill Street FFO lower than NPI due to impact of straight lining (in FY16, \$1.5 million) being greater than write back of amortisation of incentives (in FY16, \$1.0 million) |
| 66 Goulburn St, Sydney ² | 10.21 | 12.04 | 8.60 | 11.31 | <ul style="list-style-type: none"> Guarantees not included in NPI in either FY15 or FY16 FY16 NPI benefited from recognition of actual rent for most of the period and rental reversion on the new leases |
| 307 Queen St, Brisbane | 6.46 | 9.51 | 9.10 | 10.27 | <ul style="list-style-type: none"> Guarantees not included in NPI in either FY15 or FY16 FY15 NPI included \$1.3 million of a surrender payment that is being recognised for FFO purposes in FY16 (\$0.8 million) and FY17 (\$0.5 million) NPI impacted by approximately \$1.0 million of additional incentive amortisation charge – the impact of successfully renewing and leasing approximately 40.0% of the property's NLA |
| 25 Grenfell St, Adelaide | 8.38 | 9.25 | 8.83 | 8.84 | <ul style="list-style-type: none"> Increase in FY16 FFO resulting from positive rent reversion on renewal and expansion of SA Government (PIRSA) lease over 5,885sqm, but the amortisation of the associated incentive impacted the NPI |
| 50 Cavill Ave, Surfers Paradise ³ | 0.76 | 1.25 | | | |

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

2. 66 Goulburn Street, Sydney only owned for 50 weeks in FY15

3. 50 Cavill Avenue, Surfers Paradise, was acquired on 1 February 2016

GDI No. 27 Total Return Fund



| Key statistics | |
|------------------------------|--------------|
| Established | June 2007 |
| AUM | \$14 million |
| Gearing | 65% |
| GDI Property Group ownership | - |
| FY16 distributions | |
| • Income | - |
| • Capital | - |
| Total capital returned | \$0.40 |

Commentary

- Originally a three asset fund, now holding two assets, 17-23 University Ave, Canberra and 46 Mount Street, Burnie
- Work out situation – free cash flows used to fund a capex program at both assets
- GDI Property Group has also provided \$677,000 of funding to accelerate the capex program
- Fees charged but unpaid in FY15 and FY16 have been provisioned
- Monitoring exit opportunities for both assets

GDI No. 29 GDI Office Trust



| Key statistics | |
|------------------------------|---------------|
| Established | December 2008 |
| AUM | \$9 million |
| Gearing | 35% |
| GDI Property Group ownership | - |
| FY16 distributions | |
| • Income | - |
| • Capital | - |
| Total capital returned | \$1.30 |

Commentary

- Originally a two asset fund, now holds only the unsold suites at the strata of 251 Adelaide Terrace, Perth
- High performing fund with total capital returned to date of \$1.30
- Positioned three suites for sale in FY17 as Perth market starts to improve

GDI No. 33 Brisbane Office Trust



| Key statistics | |
|------------------------------|--------------|
| Established | May 2010 |
| AUM | \$36 million |
| Gearing | 28% |
| GDI Property Group ownership | - |
| FY16 distributions | |
| • Income | 2.00 cents |
| • Capital | 2.00 cents |
| Total capital returned | \$0.11 |

Commentary

- Owns 10 Market Street, Brisbane, a strategically positioned strata conversion
- Approximately 25% of the NLA has been sold to date
- Leasing of owned suites and strata of both investment and owner occupier suites has been challenging in the last two years
- Early signs of improvement with over \$2 million of sales in the pipeline and leasing enquiry improving

GDI No. 36 Perth CBD Office Trust

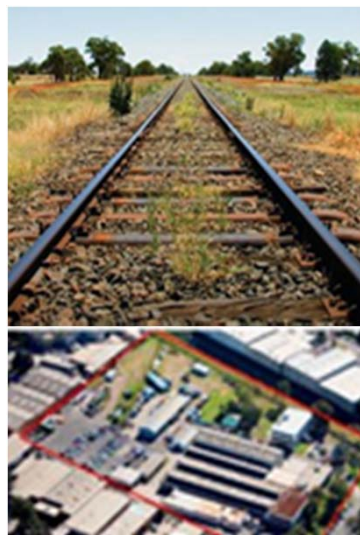


| Key statistics | |
|------------------------------|---------------|
| Established | October 2012 |
| AUM | \$129 million |
| Gearing | 48% |
| GDI Property Group ownership | - |
| FY16 distributions | |
| • Income | 10.25 cents |
| • Capital | - |
| Total capital returned | - |

Commentary

- Owns the iconic 1 Adelaide Terrace, Perth
- During the year, finalised over 10,000 sqm of new leasing and lease renewals to WA State Government
- 100% occupied at 30 June 2016, although 7% of NLA was vacated in August 2016
- Continue to monitor exit opportunities

GDI No. 38 Diversified Property Trust



| Key statistics | |
|------------------------------|------------------|
| Established | June 2014 |
| AUM | \$42.475 million |
| Gearing | 45% |
| GDI Property Group ownership | - |
| FY16 distributions | |
| • Income | 8.40 cents |
| • Capital | 46.00 cents |
| Total capital returned | \$0.46 |

Commentary

- Acquired six industrial and one office building as part of a sale and lease-back transaction with UGL Limited
- Sold the office property and two industrial assets for a combined profit on acquisition price of 30.6%
- Another industrial asset sold in FY17 for a 4.9% profit on acquisition price
- Remaining properties include an under developed site at Bassendean, Perth and the strategic 31,358sqm site at Broadmeadow, Newcastle, a 16 hectare holding 4 km from the Newcastle CBD

GDI No. 40 Office Trust



| Key statistics | |
|------------------------------|-----------------|
| Established | June 2015 |
| AUM | \$38.75 million |
| Gearing | 35% |
| GDI Property Group ownership | - |
| FY16 distributions | |
| • Income | 8.40 cents |
| • Capital | - |
| Total capital returned | - |

Commentary

- Acquired 80 George Street, Parramatta in June 2015
- Immediately commenced refurbishment program including a foyer upgrade, painting the building's exterior façade, upgrading the lift lobbies as they become available and upgrading the end of trip facilities
- HVAC upgrade commenced
- Renewal or leased over 54% of the building NLA at rates of over \$50-\$95/sqm higher
- WALE increased to 4.03 years, up from 2.9 years at acquisition

GDI No. 42 Office Trust



| Key statistics | |
|------------------------------|----------------|
| Established | June 2016 |
| AUM | \$88.5 million |
| Gearing | 35% |
| GDI Property Group ownership | 43.68% |
| FY16 distributions | |
| • Income | - |
| • Capital | - |
| Total capital returned | - |

Commentary

- Two asset fund established in June 2016
- GDI Property Group ownership interest of 43.68%
- Both assets have similar asset management plans
 - Increase the WALE and capitalise on rent reversion opportunities as leases expire; and
 - Review alternate uses, including residential conversions

