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## ASX ANNOUNCEMENT

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31 January 2017

### Settlement of 80 George Street, Parramatta

GDI Property Group<sup>1</sup> is pleased to announce that the sale of 80 George Street, Parramatta, on behalf of GDI No. 40 Office Trust, settled today.

As previously announced, 80 George Street, Parramatta, was sold for \$51.88 million, having been acquired by GDI No. 40 Office Trust in June 2015 for \$38.70 million. Investors in GDI No. 40 Office Trust are expected to receive an internal rate of return of approximately 19%.

GDI Property Group is continuing to review potential acquisition opportunities and hopes to launch a new fund during the first half of 2017.

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1. GDI Property Group comprises the stapled entities GDI Property Group Limited (ACN 166 479 189) and GDI Property Trust (ARSN 166 598 161)