

Form 603

Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company/registered scheme/notified foreign passport fund name	GDI PROPERTY GROUP
ACN/ARSN/APFRN	GDI PROPERTY GROUP LIMITED (ACN 166 479 189) GDI PROPERTY TRUST (ARSN 166 598 161)
NFPFRN (if applicable)	

1. Details of Substantial Holder (1)

Name	MR ROBERT STEVEN ROCKEFELLER
ACN/ARSN/APFRN	
NFPFRN (if applicable)	

The holder became a substantial holder on 01/04/2026

2. Details of voting power

The total number of votes attached to all the voting shares or interests in the company, scheme or fund that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Fully Paid Ordinary/Units Stapled Securities	27,022,538	27,022,538	5.01%
			Based on 539,822,485 Ordinary Units Outstanding

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Sophie Marie Rockefeller	Shares held or in respect of which the holder may exercise control over disposal in the ordinary course of sales and trading businesses.	40,000
Emily Clare Rockefeller	Shares held or in respect of which the holder may exercise control over disposal in the ordinary course of sales and trading businesses.	40,000
Kykuit Pty Ltd	Shares held or in respect of which the holder may exercise control over disposal in the ordinary course of sales and trading businesses.	7,930,682
Humana Pty Ltd <Nekon Super Fund A/c>	Shares held or in respect of which the holder may exercise control over disposal in the ordinary course of sales and trading businesses.	1,850,000
Rockcar Pty Ltd <RCR Family A/c>	Shares held or in respect of which the holder may exercise control over disposal in the ordinary course of sales and trading businesses.	5,986,442
Robert Rockefeller	Shares held or in respect of which the holder may exercise control over disposal in the ordinary course of sales and trading businesses.	6,225,498
Nekon Pty Ltd <Herman Rockefeller A/c>	Shares held or in respect of which the holder may exercise control over disposal in the ordinary course of sales and trading businesses.	4,909,916
Charles Robert Rockefeller	Shares held or in respect of which the holder may exercise control over disposal in the ordinary course of sales and trading businesses.	40,000

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
Sophie Marie Rockefeller	Sophie Marie Rockefeller	Sophie Marie Rockefeller	40,000 Ordinary Units
Emily Clare Rockefeller	Emily Clare Rockefeller	Emily Clare Rockefeller	40,000 Ordinary Units
Kykuit Pty Ltd	Kykuit Pty Ltd	Kykuit Pty Ltd	7,930,682 Ordinary Units
Humana Pty Ltd <Nekon Super Fund A/c>	Humana Pty Ltd <Nekon Super Fund A/c>	Humana Pty Ltd <Nekon Super Fund A/c>	1,850,000 Ordinary Units
Rockcar Pty Ltd <RCR Family A/c>	Rockcar Pty Ltd <RCR Family A/c>	Rockcar Pty Ltd <RCR Family A/c>	5,986,442 Ordinary Units
Robert Rockefeller	Robert Rockefeller	Robert Rockefeller	6,225,498 Ordinary Units
Nekon Pty Ltd <Herman Rockefeller A/c>	Nekon Pty Ltd <Herman Rockefeller A/c>	Nekon Pty Ltd <Herman Rockefeller A/c>	4,909,916 Ordinary Units
Charles Robert Rockefeller	Charles Robert Rockefeller	Charles Robert Rockefeller	40,000 Ordinary Units

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number interest of securities
		Cash	Non-cash	
Humana Pty Ltd	13/01/2026	\$177,702.60	Buy	282,202 Ordinary Units
Humana Pty Ltd	14/01/2026	\$74,212.74	Buy	117,798 Ordinary Units
Kykuit Pty Ltd	29/01/2026	\$244,000.00	Buy	400,000 Ordinary Units
Humana Pty Ltd	29/01/2026	\$61,000.00	Buy	100,000 Ordinary Units
Rockcar Pty Ltd	16/02/2026	\$7,136.42	Buy	12,199 Ordinary Units
Rockcar Pty Ltd	17/02/2026	\$5,078.97	Buy	8,682 Ordinary Units
Rockcar Pty Ltd	5/03/2026	\$78,421.60	Buy	128,560 Ordinary Units
Rockcar Pty Ltd	6/03/2026	\$23,017.13	Buy	37,733 Ordinary Units
Rockcar Pty Ltd	9/03/2026	\$218,023.12	Buy	358,296 Ordinary Units
Rockcar Pty Ltd	10/03/2026	\$259,582.98	Buy	429,702 Ordinary Units
Rockcar Pty Ltd	11/03/2026	\$79,348.20	Buy	132,247 Ordinary Units
Rockcar Pty Ltd	12/03/2026	\$216,733.97	Buy	362,492 Ordinary Units
Rockcar Pty Ltd	13/03/2026	\$123,638.03	Buy	207,795 Ordinary Units
Rockcar Pty Ltd	16/03/2026	\$14,775.04	Buy	24,832 Ordinary Units
Rockcar Pty Ltd	18/03/2026	\$37,589.36	Buy	61,632 Ordinary Units
Rockcar Pty Ltd	19/03/2026	\$108,104.16	Buy	177,686 Ordinary Units
Kykuit Pty Ltd	23/03/2026	\$178,770.00	Buy	300,000 Ordinary Units
Kykuit Pty Ltd	23/03/2026	\$290,956.81	Buy	480,682 Ordinary Units
Rockcar Pty Ltd	23/03/2026	\$178,770.00	Buy	300,000 Ordinary Units
Rockcar Pty Ltd	24/03/2026	\$283,081.38	Buy	475,927 Ordinary Units
Rockcar Pty Ltd	25/03/2026	\$116,384.64	Buy	194,786 Ordinary Units
Rockcar Pty Ltd	26/03/2026	\$117,992.86	Buy	198,374 Ordinary Units
Nekon Pty Ltd	30/03/2026	\$432,220.31	Buy	733,696 Ordinary Units
Nekon Pty Ltd	30/03/2026	\$297,496.21	Buy	504,060 Ordinary Units
Rockcar Pty Ltd	31/03/2026	\$103,541.41	Buy	175,499 Ordinary Units
Robert Rockefeller	31/03/2026	\$103,543.82	Buy	175,498 Ordinary Units
Nekon Pty Ltd	01/04/2026	\$132,629.52	Buy	222,160 Ordinary Units

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
Sophie Marie Rockefeller	Daughter of the substantial holder and holds a relevant interest in the securities which are controlled by the relevant holder.
Emily Clare Rockefeller	Daughter of the substantial holder and holds a relevant interest in the securities which are controlled by the relevant holder.
Kykuit Pty Ltd	The substantial holder is a controlling director and has voting power of more than 20% in the associate
Humana Pty Ltd	Corporate trustee of the Nekon Super Fund, of which the substantial holder is a controlling director and beneficiary.
Rockcar Pty Ltd <RCR Family A/c>	Corporate trustee of the RCR Family Trust, of which the substantial holder is a controlling director and beneficiary.
Nekon Pty Ltd <Herman Rockefeller A/c>	Corporate trustee of the Herman Rockefeller Trust, of which the substantial holder is a controlling director and beneficiary.
Charles Robert Rockefeller	Son of the substantial holder and holds a relevant interest in the securities which are controlled by the relevant holder.

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Sophie Marie Rockefeller	GPO Box 1406, HOBART TAS 7001
Emily Clare Rockefeller	GPO Box 1406, HOBART TAS 7001
Kykuit Pty Ltd	GPO Box 1406, HOBART TAS 7001
Humana Pty Ltd	GPO Box 1406, HOBART TAS 7001
Rockcar Pty Ltd <RCR Family A/c>	GPO Box 1406, HOBART TAS 7001
Robert Rockefeller	GPO Box 1406, HOBART TAS 7001
Nekon Pty Ltd <Herman Rockefeller A/c>	GPO Box 1406, HOBART TAS 7001
Charles Robert Rockefeller	GPO Box 1406, HOBART TAS 7001

Signature

Print name Robert Rockefeller

Sign here



date 01/04/2026

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - a. any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - b. any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown."
- (9) Details of the consideration must include any and all benefits, moneys and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.