

Sale of the final five properties from the Autoleague Portfolio

GDI¹ is pleased to announce that contracts have been exchanged for the sale of the final five assets from the Autoleague Portfolio (the Portfolio) owned by GDI No. 46 Property Trust² ("the Trust") for \$42.75 million, in line with their 30 June 2025 independent valuations. Settlement is scheduled for 19 August 2026.

GDI originally acquired the 17 asset Portfolio for \$98.0 million in February 2020 and began a sell down strategy at the beginning of FY25. Including this final sale, gross sale proceeds of the Portfolio are in excess of \$145.0 million. Following settlement of the final five assets, investors are expected to receive a final capital return of approximately 34.4 cents per unit, taking total capital returned to over \$1.40 per unit, and an IRR³ after fees of over 13.0%.

The sale of these dealerships brings total asset sales from GDI's Funds Management Division since the beginning of FY25 to approximately \$337.0 million, providing significant liquidity to investors in the Funds Management Division in line with GDI's recycling strategy.

GDI holds a 47.19% interest in the Trust and will receive approximately \$12.2 million from the final capital return, and disposal and performance fees totalling approximately \$6.2 million.

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Authorised for release by *David Williams, Company Secretary*

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1. GDI comprises the stapled entities GDI Property Group Limited (ACN 166 479 189) and GDI Property Trust (ARSN 166 598 161).
 2. Each of the five assets are held in separate wholly owned sub trusts of the Trust.
 3. Internal rate of return.