ASX ANNOUNCEMENT

LDR Capital Property Fund (ASX: LED)

24 July 2026

LED CONTINUES REPOSITIONING WITH FOURTH DIVESTMENT

LDR Capital Property Fund (ASX: LED) (**LED** or **the Fund**) is pleased to announce the exchange of unconditional contracts with a private investor for the sale of 196 O G Road, Felixstow, South Australia for a gross price of $30 million**.**

This transaction represents the fourth asset divestment since LDR Capital assumed management of the Fund in February 2026 (together, the **Divestments**). After allowing for all adjustments, committed capex and transaction costs, LED will realise approximately $106 million in cash from the Divestments. The combined net proceeds represent a 9.6% discount to the 31 December 2025 book valuations. The net proceeds from the Divestments will initially be applied to debt reduction.

196 O G Road is a secondary grade office asset located approximately six kilometres north-east of the Adelaide CBD. The property is fully leased to DXC Technology until August 2030.

Asset details

	196 O G Road, Felixstow
Net leasable area (NLA)	6,288 sqm
Grade	Secondary
Occupancy	100%

Paul Lederer, Chairman of LDR Capital, said: “This transaction marks another important milestone in the execution of our strategy.”

“Importantly, we’ve done exactly what we said we would do. Since assuming management of LED, we have remained focused on disciplined execution and delivering on the commitments we made to securityholders. We have acted decisively to reshape the portfolio.”

“The Divestments bring us closer to building a simpler, higher quality portfolio capable of delivering enduring cashflows that will provide for a sustainable distribution and long-term NTA growth for all securityholders.”

Settlement is expected to occur in late September 2026.

LED will provide a comprehensive strategic update with its FY26 results in late August 2026, including further detail on portfolio repositioning initiatives, capital allocation priorities and the Fund’s strategy to drive long-term value creation.

For more information, please contact:

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END ANNOUNCEMENT

This announcement has been authorised for release by Ben Norman, a Director of Evolution Trustees Limited, the responsible entity of LDR Capital Property Fund.

About LDR Capital Property Fund (ASX: LED)
LDR Capital Property Fund is an externally managed real estate investment trust that invests in Australian commercial office assets.

About LDR Capital Pty Ltd
LDR Capital is a real estate funds management platform established in 2025 for the purpose of managing the real estate assets of the Lederer Group and other like-minded investors. LDR Capital currently manages approximately $1.6bn in real estate assets.