

Form 604

Corporations Act 2001
Section 671B

Notice of change of interests of 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)

There was a change in the interests of the
substantial holder on

14/08/2026

The previous notice was given to the company, or the responsible
entity for a registered scheme, or the operator of a notified foreign
passport fund on

17/06/2026

The previous notice was dated

17/06/2026

2. Previous and present 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 when last required, and when now required, to give a substantial holding notice to the company, scheme or fund, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Fully Paid Ordinary/Units Stapled Securities	38,224,893	7.08%	43,185,800	8.00%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company, scheme or fund, since the substantial holder was last required to give a substantial holding notice to the company, scheme or fund are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
29/06/2026	Humana Pty Ltd <Nekon Super Fund A/c>	On-market purchase	\$80,800.20	134,667 Fully Paid Ordinary/Units Stapled Securities	134,667
30/06/2026	Humana Pty Ltd <Nekon Super Fund A/c>	On-market purchase	\$324,106.20	540,177 Fully Paid Ordinary/Units Stapled Securities	540,177
08/07/2026	Kykuit Pty Ltd	On-market purchase	\$52,497.82	86,062 Fully Paid Ordinary/Units Stapled Securities	86,062
08/07/2026	Kykuit Pty Ltd	On-market purchase	\$1,859.28	3,048 Fully Paid Ordinary/Units Stapled Securities	3,048
10/07/2026	Kykuit Pty Ltd	On-market purchase	\$107,696.72	176,552 Fully Paid Ordinary/Units Stapled Securities	176,552
14/07/2026	Humana Pty Ltd <Nekon Super Fund A/c>	On-market purchase	\$3,975.37	6,517 Fully Paid Ordinary/Units Stapled Securities	6,517
21/07/2026	Sophie Marie Rockefeller	On-market purchase	\$30,875.00	50,000 Fully Paid Ordinary/Units Stapled Securities	50,000
21/07/2026	Emily Clare Rockefeller	On-market purchase	\$30,875.00	50,000 Fully Paid Ordinary/Units Stapled Securities	50,000
21/07/2026	Charles Robert Rockefeller	On-market purchase	\$30,875.00	50,000 Fully Paid Ordinary/Units Stapled Securities	50,000
21/07/2026	Kykuit Pty Ltd	On-market purchase	\$625,226.16	1,012,512 Fully Paid Ordinary/Units Stapled Securities	1,012,512
21/07/2026	Rockcar Pty Ltd <RCR Family A/c>	On-market purchase	\$93,155.46	151,099 Fully Paid Ordinary/Units Stapled Securities	151,099
22/07/2026	Rockcar Pty Ltd <RCR Family A/c>	On-market purchase	\$2,101.45	3,445 Fully Paid Ordinary/Units Stapled Securities	3,445
30/07/2026	Kykuit Pty Ltd	On-market purchase	\$97,326.45	153,270 Fully Paid Ordinary/Units Stapled Securities	153,270
03/08/2026	Rockcar Pty Ltd <RCR Family A/c>	On-market purchase	\$5,520.69	8,763 Fully Paid Ordinary/Units Stapled Securities	8,763
04/08/2026	Rockcar Pty Ltd <RCR Family A/c>	On-market purchase	\$37,776.00	59,025 Fully Paid Ordinary/Units Stapled Securities	59,025
07/08/2026	Rockcar Pty Ltd <RCR Family A/c>	On-market purchase	\$290,409.96	450,248 Fully Paid Ordinary/Units Stapled Securities	450,248
11/08/2026	Rockcar Pty Ltd <RCR Family A/c>	On-market purchase	\$39,993.62	62,992 Fully Paid Ordinary/Units Stapled Securities	62,992
12/08/2026	Rockcar Pty Ltd <RCR Family A/c>	On-market purchase	\$142,394.53	222,561 Fully Paid Ordinary/Units Stapled Securities	222,561
13/08/2026	Rockcar Pty Ltd <RCR Family A/c>	On-market purchase	\$51,963.32	81,832 Fully Paid Ordinary/Units Stapled Securities	81,832
14/08/2026	Rockcar Pty Ltd <RCR Family A/c>	On-market purchase	\$340,679.46	534,483 Fully Paid Ordinary/Units Stapled Securities	534,483
14/08/2026	Nekon Pty Ltd <Herman Rockefeller A/c>	On-market purchase	\$716,217.06	1,123,654 Fully Paid Ordinary/Units Stapled Securities	1,123,654

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Sophie Marie Rockefeller	Sophie Marie Rockefeller	Sophie Marie Rockefeller	Shareholder	100,000 Fully Paid Ordinary/Units Stapled Securities	100,000
Emily Clare Rockefeller	Emily Clare Rockefeller	Emily Clare Rockefeller	Shareholder	100,000 Fully Paid Ordinary/Units Stapled Securities	100,000
Kykuit Pty Ltd	Kykuit Pty Ltd	Kykuit Pty Ltd	Shareholder	12,853,270 Fully Paid Ordinary/Units Stapled Securities	12,853,270
Humana Pty Ltd <Nekon Super Fund A/c>	Humana Pty Ltd <Nekon Super Fund A/c>	Humana Pty Ltd <Nekon Super Fund A/c>	Shareholder	3,081,361 Fully Paid Ordinary/Units Stapled Securities	3,081,361
Rockcar Pty Ltd <RCR Family A/c>	Rockcar Pty Ltd <RCR Family A/c>	Rockcar Pty Ltd <RCR Family A/c>	Shareholder	8,600,000 Fully Paid Ordinary/Units Stapled Securities	8,600,000
Robert Rockefeller	Robert Rockefeller	Robert Rockefeller	Shareholder	6,500,000 Fully Paid Ordinary/Units Stapled Securities	6,500,000
Nekon Pty Ltd <Herman Rockefeller A/c>	Nekon Pty Ltd <Herman Rockefeller A/c>	Nekon Pty Ltd <Herman Rockefeller A/c>	Shareholder	11,851,169 Fully Paid Ordinary/Units Stapled Securities	11,851,169
Charles Robert Rockefeller	Charles Robert Rockefeller	Charles Robert Rockefeller	Shareholder	100,000 Fully Paid Ordinary/Units Stapled Securities	100,000

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting securities in the company, scheme or fund are as follows:

Name and ACN/ARSN/APFRN (if applicable) and NFPFRN (if applicable)	Nature of association
n/a	

6. 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

A handwritten signature in black ink, consisting of a stylized 'R' followed by a horizontal line.

Sign here

date 14/08/2026

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 6 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 person's votes divided by the total votes in the body corporate, scheme or fund multiplied by 100.
- (6) Include details of:
 - a. any relevant agreement or other circumstances because of which the change in relevant interest occurred. 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.

- (7) Details of the consideration must include any and all benefits, money or otherwise, 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.
- (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) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.