

ASX ANNOUNCEMENT

LDR Capital Property Fund (ASX: LED)

6 July 2026

ADDITIONAL ASSET SALES EXPECTED TO REALISE FURTHER \$57.6M IN NET CASH PROCEEDS

LDR Capital Property Fund (**LED**, or **the Fund**) is pleased to announce the exchange of contracts to sell Limestone Centre and Nexus Centre for a combined gross sale price of \$65.5 million (**“the Transaction”**).

The two assets in the greater metropolitan Brisbane area are being sold to Stadia Capital who is acting on behalf of a private investor. The asset is being sold at an average 6.0% discount to 31 December 25 book values, consistent with current market conditions for comparable secondary office assets.

Asset details

	Limestone Centre, Ipswich, QLD	Nexus Centre, Upper Mt Gravatt, QLD
Net leasable area (NLA)	7,051 sqm	7,272 sqm
Grade	C	C
Occupancy	94.7%	98.0%

Paul Lederer, Chairman of LDR Capital said: “These deals follow the sale of 34 Corporate Drive, Cannon Hill for \$24.8 million, and are consistent with our asset recycling strategy. The sales are expected to further strengthen the LED balance sheet by reducing drawn debt.”

“Reshaping the portfolio remains critical to the future success of LED. Following completion of the Transaction and the recently announced sale of 34 Corporate Drive, Cannon Hill, LED will have been able to exit three secondary assets. LED continues to actively explore asset recycling opportunities to re-position the portfolio with the objective of delivering sustainable cash flows and distributions into the future.”

The net sale proceeds after adjustments and transaction costs, estimated to be \$57.6m, will be applied initially to repay debt. Assuming completion of the Transaction, the proforma 31 Dec 25 gearing would reduce to 30.1%¹. Settlement of the Transaction remains subject to a condition that the Seller procure delivery of certain items including the assignment, novation or replacement of select contracts relating to the assets. Settlement is expected to occur in late August 2026.

¹ Pro forma gearing as of December 2025, adjusted to include the impact of the manager termination fee as outlined in the 1H FY26 results presentation. Gearing defined as drawn debt less cash divided by total assets less cash.



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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.