ASX Announcement

24 August 2026

GDI

On-market buyback of up to 5% of stapled securities

GDI[1] is pleased to announce an on-market buyback of up to 5% of its stapled securities.

Rationale. GDI's available liquidity has increased to $90.0 million post balance date. The Board has weighed competing uses of this capital, including accretive investment into the portfolio, most notably Stage 1A of the Mill Green Development, and maintenance of the through-cycle distribution of 5.0 cents per security. Having regard to these uses, the Board considers an on-market buyback of up to 5% of stapled securities to be in the interests of securityholders.

Discretion retained. The buyback is discretionary. GDI is not committing to acquire any specific number of stapled securities, and retains full discretion as to volume, price, and timing of any purchases, or to vary, pause, or not proceed with the buyback, having regard to market conditions, the availability of non-core asset sale proceeds, and the Board's ongoing assessment of relative value and competing capital priorities.

Funding. GDI intends to fund the buyback from cash reserves and undrawn debt. The buyback of the full 5% of stapled securities may rely on further non-core asset sales. GDI has over $100.0 million of non-core assets. To the extent proceeds from these sales are not available or are directed to other uses, the extent of buyback activity may be scaled accordingly.

Appendix 3C. An Appendix 3C will be lodged separately.

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***Authorised for release by** David Williams, Company Secretary*

1. GDI comprises the stapled entities GDI Property Group Limited (ACN 166 479 189) and GDI Property Trust (ARSN 166 598 161).