ASX Announcement

23 June 2026

GDI

Extension of Tranche A of GDI's Syndicated Facility

GDI[1] is pleased to announce that it has extended the maturity date of Tranche A of its Syndicated Facility[2] from February 2027 to February 2029. The maturity date of Tranche B (February 2028) and all other terms and conditions remain materially the same.

GDI's Syndicated Facility has a limit of $421.5 million[3], with both Tranche A and Tranche B having a limit of $210.75 million. The Syndicated Facility is currently drawn to $343.3 million, with $78.2 million undrawn.

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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).
2. The Syndicated Facility Tranche A and B, and the Bank Guarantee are secured by a first mortgage over the wholly owned investment properties held by GDI and a registered GSA over the assets of GDI
3. In addition, the Syndicated Facility includes a $5.0 million Bank Guarantee supporting the financial requirements of GDI Funds Management Limited's AFS Licence. This is undrawn and cannot be used for general working capital purposes.