

**GDI Property Group Limited**

ACN 166 479 189

GDI Funds Management Limited

ABN 34 107 354 003, AFSL 253142

As responsible entity of GDI Property Trust,

ARSN 166 598 161

All Registry Communications to:

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FAIRLIGHT NSW 2094

31 August 2023

HIN/SRN: X*****7927

GDI Property Group
Attribution Managed Investment Trust Member Annual Statement
for the year ended 30 June 2023

Part B: Summary of 2023 tax return (supplementary section) items for a resident individual

Non Australian residents should seek independent Australian tax advice

Tax return (supplementary section)	Amount	Tax return label
Non-primary production income	\$0.00	13U
Credit for TFN amounts withheld	\$0.00	13R
Net capital gain	\$0.00	18A
Total current year capital gains	\$0.00	18H

Part B: Capital gains tax information – Additional information for item 18

	Amount	
Capital gains - discounted method	\$0.00	(gross amount)
Capital gains - other method	\$0.00	
Total current year capital gains	\$0.00	

Part C: Components of attribution

	Cash distribution	Tax paid	Attributable amount
Australian Income			
Interest (subject to non - resident withholding tax)	\$0.00		\$0.00
Other assessable Australian income	\$0.00		\$0.00
Non-primary production income	\$0.00		\$0.00
Dividends - Franked Amount	\$0.00	\$0.00	\$0.00
Capital Gains			
Capital gains - discounted method TAP	\$0.00		\$0.00
Capital gains - discounted method NTAP	\$0.00	\$0.00	\$0.00
Capital gains - Other method TAP	\$0.00		\$0.00
Capital gains - Other method NTAP	\$0.00	\$0.00	\$0.00
Net capital gain	\$0.00	\$0.00	\$0.00
AMIT CGT gross up amount			\$0.00
Other capital gains distribution	\$0.00		
Total current year capital gains	\$0.00	\$0.00	\$0.00
Other Non-assessable amount	\$1,141.73		
Gross cash distribution	\$1,141.73		
Other deductions from distribution			
Less: withholding tax	\$0.00		
Net cash distribution	\$1,141.73		

Part D: Attribution Managed Investment Trust ('AMIT') cost base adjustments

AMIT cost base net amount - excess	\$1,141.73
AMIT cost base net amount - shortfall	\$0.00

Part E: Payment summary information for non-residents for the year ended 30 June 2023

	Attribution/Amount	Tax paid
Interest payment	\$0.00	\$0.00
Fund payment	\$0.00	\$0.00

Please retain this statement for income tax purposes.

Periodic statement

Your 2023 periodic or exit statement will be available online at <https://investorcentre.linkmarketservices.com.au> by 30 September 2023. If you require a paper copy of a statement you can call +61 1300 554 474.

EXPLANATORY NOTES FOR STAPLED SECURITY HOLDERS OF GDI PROPERTY GROUP FOR YOUR ANNUAL TAXATION STATEMENT

The following notes have been prepared as general information only for investors of GDI Property Group and relate to the Income Tax Return for Individuals. If your investment is held in the name of a company, trust, partnership or other associate or a superannuation fund, you may need to make adjustments to the information provided.

This information applies only if you are an Australian resident individual investor in GDI Property Group and you hold your stapled securities for the purpose of investment, rather than for resale at a profit, and the capital gains tax (**CGT**) provisions apply to you.

Your investment in GDI Property Group consists of shares in GDI Property Group Limited and units in GDI Property Trust (referred to as **stapled securities**).

GDI Property Trust is not subject to taxation provided it attributes to its unit holders all of its taxable income. Accordingly, for Australian taxation residents, part of your distribution entitlement received from GDI Property Trust is a taxable receipt in your hands and taxable in the 2023 financial year. During the year ended 30 June 2023 no dividends have been paid on shares in GDI Property Group Limited.

GDI Property Trust (**GDI PT**) has chosen to be an Attribution Managed Investment Trust (AMIT) for the year ended 30 June 2023. The AMIT regime does not change your share of taxable income. However, there will be a change in the way which you adjust the cost base of your GDI PT units. The changes are described in Part D.

WITHHOLDING TAX

For those investors of GDI Property Group who reside overseas, GDI Property Group is required to deduct withholding tax on the distribution being paid to you. The rate of tax for overseas investors depends on whether the country you reside in has effective exchange of information on tax matters with Australia. For countries such as the UK and USA who qualify under these arrangements, withholding is required at 15% (10% for interest income). For all other non-EOI countries, withholding is required at 30% (10% for interest income).

DISPOSAL OF YOUR STAPLED SECURITIES

The following notes do not include the capital gain/loss on disposal of the stapled securities. If your stapled securities were disposed of during the year you would have realised a capital gain or loss which will need to be calculated and included in your income tax return for the 2023 year.

For tax purposes, the sale of a stapled security is treated as a disposal of a unit in GDI Property Trust and a share in GDI Property Group Ltd. Upon disposal of a stapled security, you will realise a capital gain if the portion of the consideration reasonably attributable to the shares in GDI Property Group Limited exceed its CGT cost base, and the portion of the consideration reasonably attributable to the units in GDI Property Trust exceeds its CGT cost base.

The cost base of your shares and units is the amount you paid for them including incidental costs of acquisition and disposal. Your cost base is adjusted each year as follows:

- i) Reduced by non-assessable amounts received in cash (being AMIT cost base net amount excess),
- ii) Increased by taxable amounts not received in cash (being AMIT cost base net amount shortfall).

ABOUT PART B

Tax Return Information



Your Annual Tax Statement has been designed so that the amounts in Part B correspond to the amounts you are required to enter on your Income Tax Return for Individuals (Supplementary Section) 2023. Part B is a summary of the distribution components from your investments that are relevant for the completion of your tax return.

ABOUT PART B

Capital Gains Tax Information

The total current year capital gains amount in Part B is based on the 50% CGT discount, which is available to Australian resident individuals and trusts. Accordingly, a non-resident entity, company or complying superannuation entity should use the additional information contained in the 'Capital Gains Tax Information' in Part B as a basis to determine their correct adjusted capital gains position for tax purposes.

ABOUT PART C

Components of Distribution

Interest relates to amounts earned on cash or fixed interest securities held in Australia.

Other income is any other income from Australian sources, (excluding capital gains, interest and dividends) that is taxable. This includes rental income from direct or indirect property investments.

Discounted capital gains are gains on the disposal of investments that have been held for at least 12 months. The gain has been reduced by 50 percent as a result of the CGT concession.

CGT concession amount comprises the non-assessable CGT discount amount paid during the year.

Capital gains other method are gains on the disposal of investments disposed of within 12 months of acquisition. No adjustment is available for inflation or the 50 percent discount.

Tax exempted amounts will not adjust either the cost base or reduced cost base of your units.

Non-assessable amounts may affect the cost base of your units when determining any capital gain or loss on subsequent disposal of your units. The adjustment to the cost base of your GDI Property Trust units is set out in Part D.

Tax amounts withheld is the amount that has been deducted from income derived by the GDI Property Trust for which you are entitled to a credit plus amounts deducted from your distribution because you have not provided us with your Tax File Number or you are a non resident beneficiary.

ABOUT PART D

Attribution Managed Investment Trust (AMIT) Cost Base Adjustments

Under the AMIT regime you must adjust your cost base in GDI Property Trust units each year as follows:

- **Increase the cost base of your GDI PT units** by the AMIT cost base net amount – shortfall (this is the shortfall between the taxable income attributed to you and the cash received)
- **Decrease the cost base of your GDI PT units** by the AMIT cost base net amount – excess (this is the excess of taxable income attributed to you and the cash received)

If the cumulative decreases in cost base exceed your cost base in GDI Property Trust units, the excess will be treated as a capital gain.