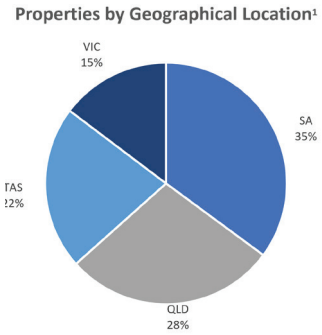
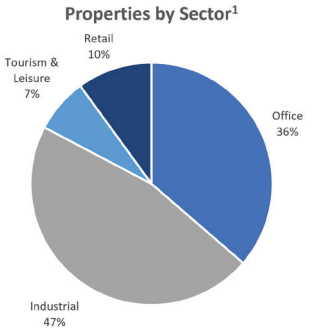
GDA DIVERSIFIED PROPERTY TRUST September 2026

GDA DIVERSIFIED PROPERTY TRUST

The GDA Diversified Property Trust ("DPT") is an open ended unlisted property trust established and operated by GDA Securities ("GDA"). GDA is an experienced fund manager specialising in property investment, funds management and asset management. DPT primarily invests in Australian property assets diversified across geography, sector, type and tenant. It is an established trust, having been in operation since December 2004.





DPT's objective is to provide investors with a regular monthly tax-advantaged income combined with the potential for long-term capital growth.

How to invest

Read the Product Disclosure Statement ("PDS") in full before making any investment decisions. The PDS and latest unit price can be obtained from our website gdagroup.com.au/the-fund/, contacting our office on (03) 6234 4413 or by emailing investor@gdas.com.au. Complete the application forms in the PDS and make payment for your application.

STATUS	OPEN
Distributions	4.42%[2] p.a. paid monthly
Portfolio occupancy	100%
Gearing ratio	46.00%[3]
Borrowing facility expiration	December 2028
Weighted average lease expiry	3.83 years
Withdrawal mechanisms	· Limited Three-Monthly Withdrawal Offers (March, June, September and December) · Five-Year Liquidity Events · Hardship Withdrawals
Risks	Investments are subject to risks (see section 5 of the PDS for the risks associated with an investment in the DPT)
Minimum investment	$10,000.00
Reinvestment option	Available
Management fee	0.75% pa of gross assets (see section 6 of the PDS for all the fees and costs)
Platform availability	Centric (IDPS and Super) HUB24 (IDPS only)

FUND MANAGER OF THE YEAR AWARDS 2025 — WINNER Direct Property — FINANCIAL NEWSWIRE — SQM RESEARCH

★★★★★ High Investment Grade SQM RESEARCH

PERFORMANCE [4]

	1 Year	2 Years	3 Years	5 Years	7 Years	10 Years
Distribution Return	4.71%	4.87%	4.84%	5.20%	5.55%	6.07%
Growth Return	3.03%	4.20%	1.47%	4.19%	4.30%	5.29%
Total Return	**7.74%**	**9.07%**	**6.31%**	**9.39%**	**9.85%**	**11.36%**
Benchmark[5]	6.83%	4.28%	-1.52%	0.13%	3.24%	5.90%
Outperformance	**0.91%**	**4.79%**	**7.83%**	**9.26%**	**6.61%**	**5.46%**

1. Calculated by asset value.
2. Based on actual distribution of 5.70 cents per annum per unit and a current unit price of $1.2902 as at 30 September 2026. Distributions for future periods may vary.
3. Total interest bearing liabilities divided by total assets.
4. Performance data for the periods longer than one year have been annualised. Capital growth and income distributions are not guaranteed and are subject to the assumptions and risks contained in the PDS. Past performance is not a reliable indicator of future performance.
5. Benchmark is the Lonsec-select Australian Direct Property Funds Index ("Index"). The Index is an equally weighted performance benchmark comprising a basket of 'open-ended' Australian direct property funds available to 'non-wholesale' investors. Index constituents are chosen from the Lonsec Research fund universe and span the broad range of Australian direct property investment sub-sectors office, industrial, retail, healthcare and diversified.

INVESTMENT PORTFOLIO

DPT currently has a portfolio of nine direct commercial properties. The total portfolio is 100% occupied with a weighted average lease expiry of 3.83 years.



63 ST ANDREWS DRIVE, TEWANTIN, QUEENSLAND
Sector: Retail
Major Tenant: IGA Noosa Outlook
Occupancy: 100%



9 ASHGROVE AVENUE, ASHGROVE QUEENSLAND
Sector: Retail / Office
Major Tenant: Ashgrove Clinic
Occupancy: 100%



24-30 BLANCK STREET, ORMEAU, QUEENSLAND
Sector: Industrial
Tenant: Specialty Probiotics Australia Pty Ltd
Occupancy: 100%



579 SOUTH ROAD, REGENCY PARK, SOUTH AUSTRALIA
Sector: Industrial
Tenant: Integrated Packaging Pty Ltd
Occupancy: 100%



5-10 THIRD AVENUE, MAWSON LAKES, SOUTH AUSTRALIA
Sector: Office
Tenant: Lockheed Martin Australia Pty Ltd
Occupancy: 100%



2 GORDONS HILL ROAD, ROSNY PARK, TASMANIA
Sector: Office
Tenant: Services Australia
Occupancy: 100%



341-349 HOBART ROAD, YOUNGTOWN, TASMANIA
Sector: Industrial
Tenant: InfraBuild Trading Pty Ltd
Occupancy: 100%



49 ELECTRA PLACE, MORNINGTON, TASMANIA
Sector: Tourism and Leisure
Tenant: Oceana Aquatic & Fitness
Occupancy: 100%



93-99 LAMBECK DRIVE, TULLAMARINE, VICTORIA
Sector: Industrial
Tenant: UPS Pty Ltd
Occupancy: 100%

Important Information

The responsible entity of and issuer of units in the GDA Diversified Property Trust (ARSN 108 321 651) ("Trust") is GDA Securities Ltd ("GDA") (ABN 58 105 612 600 AFSL 233013). GDA as responsible entity for the Trust has issued a Product Disclosure Statement ("PDS") dated 25 July 2025 which sets out the offer to apply for units in the Trust. This document is not intended to be and does not constitute a PDS or disclosure document as those terms are defined in the Corporations Act 2001 (Cth). It does not constitute an offer for the issue sale or purchase of any securities or any recommendation in relation to investing in any asset. This document has been prepared without taking account of any particular investor's objectives financial situation or needs. While every care has been taken in the preparation of this document, GDA does not make any representation or warranty as to the accuracy or completeness of any statement in it, including without limitation any forecasts or opinions, and persons viewing this document should conduct their own inquiries and investigations. Distribution forecasts are subject to risks outlined in the PDS and distributions may vary in the future. The information in this document is subject to change, and GDA is not responsible for providing updated information to any person. To the maximum extent permitted by law GDA disclaims all liability for any loss or damage which may arise out of the provision to or are by any person of the information contained in this document. All figures stated herein are as at 30 September 2026 and in Australian dollars unless otherwise stated.
The Target Market Determination ("TMD") for the Trust is available at https://gdagroup.com.au/property-funds/dpt/documents/.

If you are a financial adviser, you should be aware that this document is provided to you to give you information about the Trust to assist you to discharge your obligations under law in providing personal advice to your clients. The information in this document does not constitute, and should not be taken as constituting, personal advice by GDA and must not be used by you in any Statement of Advice or other advice to be provided by you to your clients in a manner that conveys this impression. If you provide a recommendation to your client to about an interest in the Trust, you will need to consider this document and the information in the PDS for the Trust, along with your obligations under law.

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