

ASX ANNOUNCEMENT

LDR Capital Property Fund (ASX: LED)

26 February 2026

WHOLE BUILDING LEASE RENEWAL AT GAREMA COURT, CANBERRA

LDR Capital Pty Ltd ACN 684 831 196 (**LDR Capital**) as the investment manager and Evolution Trustees Limited ACN 611 839 519 (**Evolution**) as the responsible entity for the LDR Capital Property Fund (**LED**, or **the Fund**) are pleased to announce the lease renewal with the Commonwealth Government at Garema Court, 140 City Walk, Canberra to May 2030.

The Department of Employment and Workplace Relations (DEWR) occupies 100% of the 10,873 sqm of office accommodation at Garema Court and has been a long-standing tenant of the asset.

The lease has been extended by approximately 4 years from its previous expiry of 30 June 2026 to 31 May 2030, materially reducing near-term leasing risk in a market where vacancy is forecast to increase. As a result of the extension, the asset's weighted average lease expiry (WALE) has increased from 0.5 years to 4.3 years (by income).

LDR Capital will undertake a review of the capital requirements of Garema Court to ensure it is able to remain as a high quality, relevant asset in the market beyond 2030.

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 \$1.4bn in real estate assets.