

GDI · ASX · WEEK ENDED 24 JUL 2026

Weekly Investor Report

GDI Property Group · Real Estate · Real Estate Services

LATEST CLOSE

0.61 AUD

-1.6% latest week

Weekly setup

Mixed setup

The weekly trend is not active. Price is 1.6% above the Trend Line and sits at 32.7% of its 52-week range. The latest completed week returned -1.6%, after a 1.7% four-week move. The latest factor snapshot indicates quality is middle-of-the-pack; growth is moderate; valuation is neither clearly cheap nor expensive. The latest news-sentiment score is 51/100.

Technical setup score 50/100. This score describes the weekly technical setup; the conclusion above also considers fundamentals, positioning, sentiment, and event risk.

LATEST CLOSE

0.61 AUD

24 Jul 2026

1W RETURN

-1.6%

latest completed week

4W RETURN

1.7%

short-term follow-through

12W RETURN

0.8%

quarterly tape

TREND BREADTH

23.1%

12 of 52 weeks active

VOLUME RATIO

1.8x

vs 13-week average

What is working

- Price is above the Trend Line, keeping the weekly tape constructive.
- Price is above Fair Value, showing premium demand versus the model.
- Activity pressure is positive on the latest completed week.
- Volume is elevated versus the 13-week average, confirming attention.

What could go wrong

- The trend backdrop is inactive, so price action has not confirmed a constructive regime.
- Next-week expectancy is negative at 43.79% based on similar historical setup states.
- Activity pressure is weak, so confirmation is not yet broad enough.
- 4 reversal markers appear in the recent smart-money tape.

What to watch next

- Trend Line remains the key weekly regime level.
- Activity pressure is the gauge to monitor for confirmation or fade.
- A volume ratio above 1.5x would show stronger participation in the next move.

This week's evidence at a glance

PRICE FOLLOW-THROUGH

-1.6%

Latest completed week; four-week move 1.7%.

INDICATOR STACK

13/100

Trend and activity pressure are weighted against the latest 12-week confirmation window.

TREND BACKDROP

Active

The trend backdrop defines the current weekly regime.

PATIENT CAPITAL

Quiet

Activity-pressure buy-signal status for institutional accumulation timing.

NEXT-WEEK EXPECTANCY

Negative 43.79%

Historical one-week expectancy contributes to the evidence score when direction is confirmed.

NEWS SENTIMENT

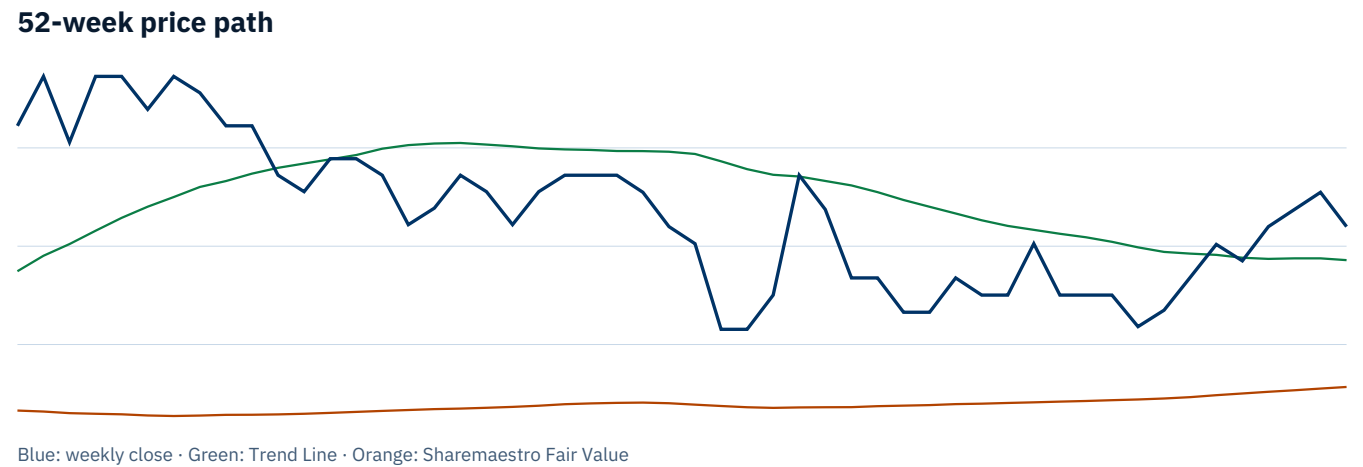
51/100

13 relevant articles in the latest sentiment read.

01 · PRICE ACTION

Where price is—and whether the trend supports it

The weekly trend is not active. Price is 1.6% above the Trend Line and sits at 32.7% of its 52-week range. The latest completed week returned -1.6%, after a 1.7% four-week move.



Position in the 52-week range Fair Trend Close 0.57 AUD 0.70 AUD Latest close sits at 32.7% of the 52-week range.	RANGE LOCATION 32.7% Shows where the latest close sits between the 52-week low and high. FAIR-VALUE GAP 8.2% Premium demand or model discount versus Sharemaestro Fair Value.	TREND DISTANCE 1.6% Price premium or discount versus the weekly Trend Line. HIGH-WATER GAP -11.8% Distance from the latest 52-week high.
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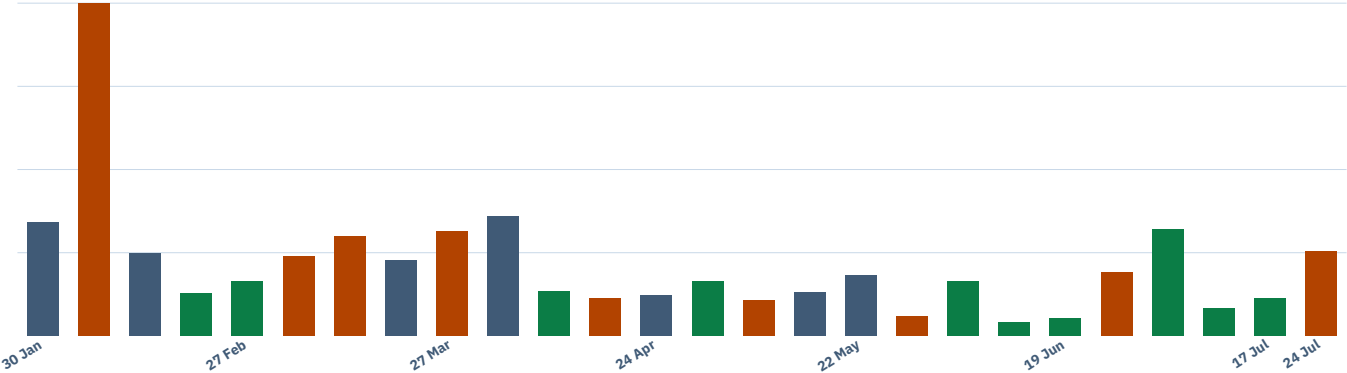
02 · VOLUME AND DEMAND

Is real participation confirming the move?

Latest weekly volume is 1.8x the 13-week average. Participation is unusually strong and confirms that the move is attracting attention.

26-week volume confirmation

Bar height shows weekly volume. Green marks an up week; orange marks a down week.



PARTICIPATION

1.8x

Latest volume versus the 13-week average.

BASELINE

1.7M

13-week average volume.

ONE-YEAR BASE

2.9M

52-week average volume.

LATEST WEEKLY VOLUME

3.0M

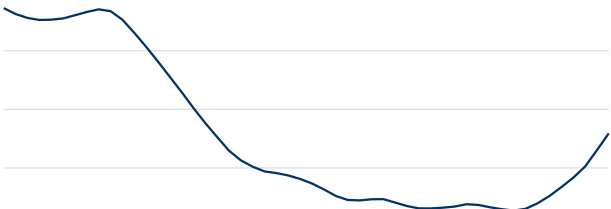
Most recent completed week.

Demand beneath price

Activity pressure and institutional-style signals

These indicators assess whether participation is improving beneath price. They are supporting evidence, not proof of institutional buying.

Activity pressure path



Latest 0.31 · 12-week average 0.11

12-week confirmation

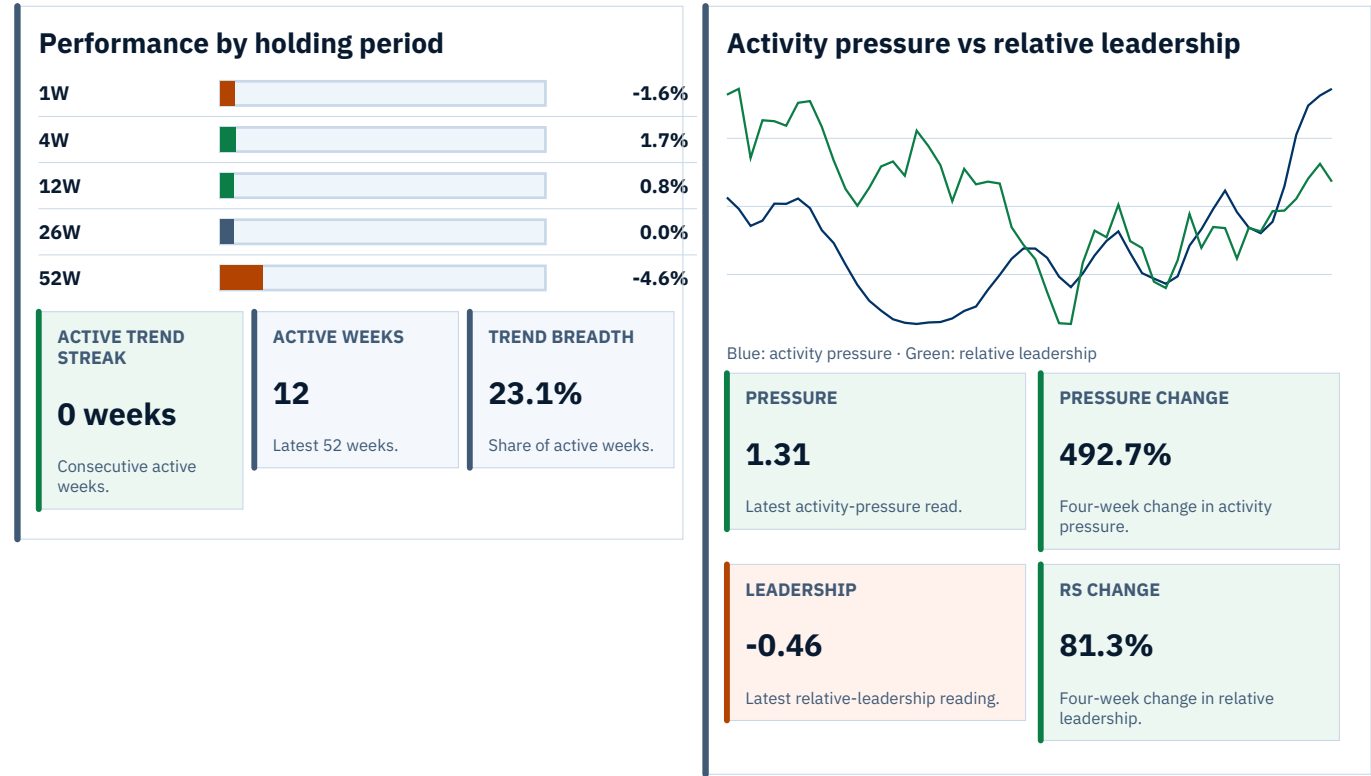
Signal	Read	Meaning
Trend active	0/12	Active trend-backdrop weeks in the latest 12-week window.
Positive pressure	6/12	Weeks with constructive activity pressure in the latest 12-week window.
Positive leadership	1/12	Weeks with positive relative leadership in the latest 12-week window.
Activity pressure	0.31	Current proprietary activity-pressure read.
Buy signals	0	Accumulation signal count in the latest 12 weeks.
Reversal markers	4	4 reversal markers

No recent accumulation markers. 4 reversal markers.

03 · MOMENTUM AND LEADERSHIP

Is performance persistent—and is the stock leading?

Performance is 1.7% over four weeks, 0.8% over 12 weeks, and -4.6% over one year. The current trend has remained active for 0 consecutive weeks.



Technical setup scorecard

Trend		13
Momentum		55
Activity Pressure		100
Relative Leadership		55
Next-Week Expectancy		28
Volume		76
Smart Money		8
Risk Control		68

04 · FUNDAMENTALS AND VALUATION

What investors are paying for—and the quality behind it

The latest factor snapshot indicates quality is middle-of-the-pack; growth is moderate; valuation is neither clearly cheap nor expensive.

FACTOR WEEK 19 Jul 2026 Latest published factor snapshot.	STATEMENTS THROUGH 30 Jun 2025 Financial reporting period used.	FIELD COVERAGE 27% Available factor fields.	MODEL CONFIDENCE 15% Snapshot confidence.
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Relative factor standing

Higher display scores are better. Each score is converted from the underlying universe rank, where rank 1 is best.

Overall factor strength		56/100
Value		53/100
Quality		52/100
Momentum		53/100
Growth		53/100

Valuation

How much investors are paying for earnings, sales, and cash flow.

P/E Price divided by trailing earnings.	-
PRICE / SALES Market value relative to trailing revenue.	-
EV / EBITDA Enterprise value relative to operating cash earnings.	-
FREE-CASH-FLOW YIELD Free cash flow as a share of enterprise value.	-

Business quality

Margins and the return generated on invested capital.

GROSS MARGIN Gross profit retained from each unit of revenue.	-
OPERATING MARGIN Operating profit retained from revenue.	-
FREE-CASH-FLOW MARGIN Free cash flow generated from revenue.	-
RETURN ON INVESTED CAPITAL Operating return generated on invested capital.	-

04 · FUNDAMENTALS AND VALUATION · CONTINUED

Growth, shareholder returns, and balance-sheet strength

The second half of the fundamental read separates recent business growth from cash returned to shareholders and financial leverage.

Growth and financial strength	Shareholder return and balance sheet
Recent business growth and accounting strength.	Cash returned to owners and financial leverage.
REVENUE GROWTH -	DIVIDEND YIELD 8.0%
Latest one-year revenue growth.	Cash dividends relative to market value.
EPS GROWTH -	BUYBACK YIELD 0.0%
Latest one-year earnings-per-share growth.	Net share repurchases relative to market value.
FREE-CASH-FLOW GROWTH -	SHAREHOLDER YIELD 8.0%
Latest one-year free-cash-flow growth.	Dividend yield plus net buyback yield.
PIOTROSKI F-SCORE 0/9	NET DEBT / EBITDA -
Nine-point accounting-strength checklist.	Balance-sheet debt relative to operating cash earnings.

How to read this

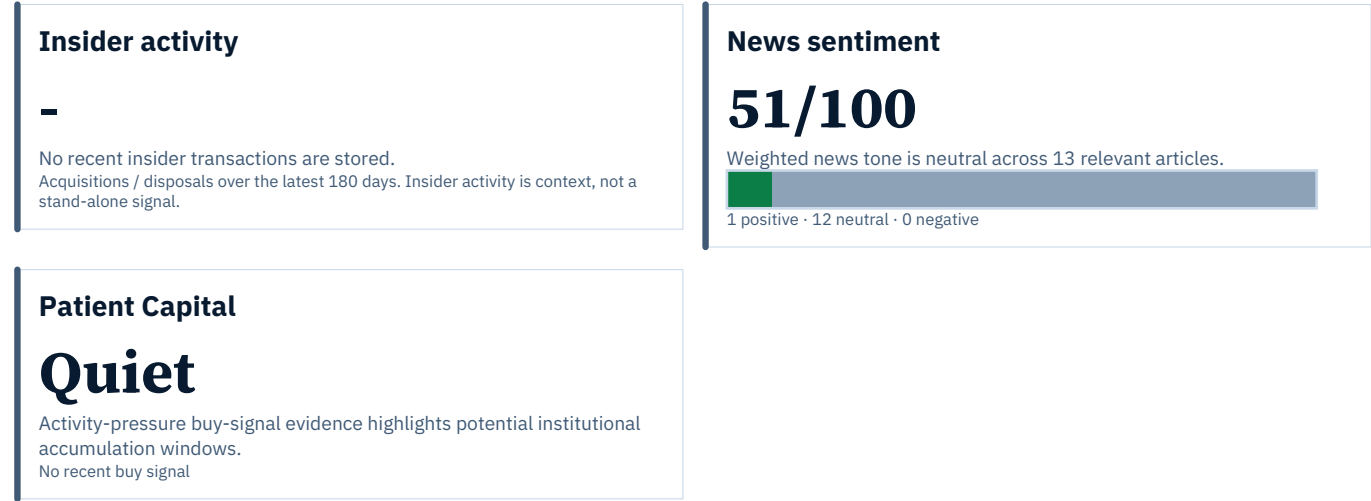
Quality and valuation are separate questions. A strong company can still carry a demanding valuation, so profitability, growth, balance-sheet strength, and the price paid for those characteristics should be assessed independently.

The latest factor snapshot indicates quality is middle-of-the-pack; growth is moderate; valuation is neither clearly cheap nor expensive.

05 · OWNERSHIP, OPTIONS, AND SENTIMENT

What other market participants are doing

Options, insider transactions, market sentiment, and activity-pressure signals can confirm or challenge the price story. None should be used alone.



06 · CATALYSTS AND RISK

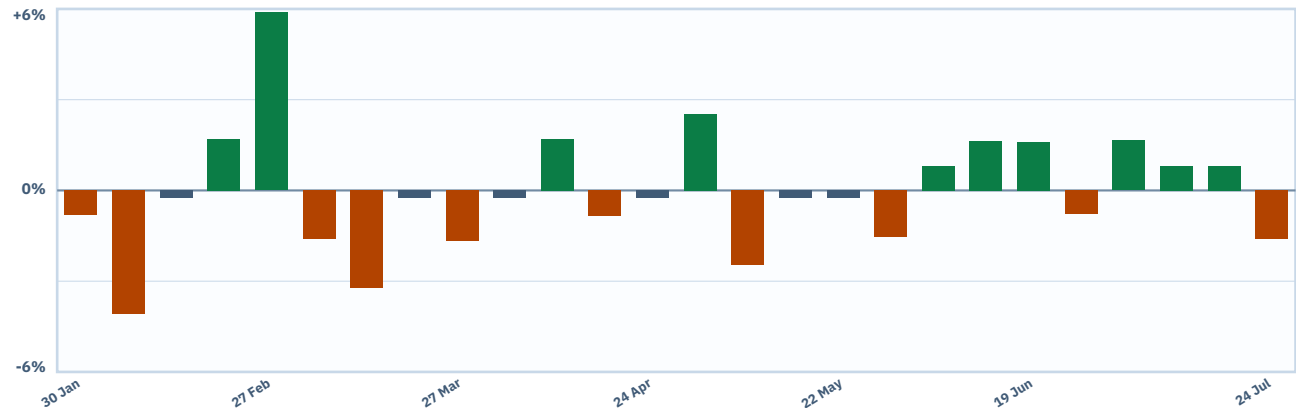
What can move the shares—and how volatile the path has been

Event timing, options-implied movement, drawdown, and weekly gains and losses frame the risk around the current setup.

NEXT EARNINGS - No event is stored.	OPTIONS EXPECTED MOVE - Nearest-chain priced movement where available.	52-WEEK DRAWDOWN -11.8% Distance below the 52-week high.	13-WEEK VOLATILITY 1.4% Standard deviation of weekly returns.
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Weekly gains and losses

Each bar is one completed week. Gains rise above zero; losses fall below it. Taller bars mean a larger move.



WEEKS HIGHER 10 of 26 10 weeks finished lower.	BEST WEEK +5.9% Week of 27 Feb.	WORST WEEK -4.1% Week of 6 Feb.	LATEST WEEK -1.6% Week of 24 Jul.
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Shape of recent returns <table><tr><td>Strong gains</td><td> </td><td>1</td></tr><tr><td>Modest gains</td><td> </td><td>9</td></tr><tr><td>Flat weeks</td><td> </td><td>6</td></tr><tr><td>Modest losses</td><td> </td><td>9</td></tr><tr><td>Sharp losses</td><td> </td><td>1</td></tr></table>	Strong gains		1	Modest gains		9	Flat weeks		6	Modest losses		9	Sharp losses		1	RECENT VOL 1.4% 13-week weekly-return volatility.	BASE VOL 1.7% 52-week weekly-return volatility.
Strong gains		1															
Modest gains		9															
Flat weeks		6															
Modest losses		9															
Sharp losses		1															
	UP/DOWN SPLIT 18/22 Count of positive and negative weeks in the 52-week window.	AVERAGE SKEW 1.8% / -1.6% Average positive week versus average negative week.															

07 · SECTOR AND PEER CONTEXT

Is this stock leading—or simply moving with its group?

Sector and industry breadth distinguish company-specific strength from a broad group move.

Sector · AU Real Estate

4-WEEK RANK 11 / 53 Standing within the tracked group.	GROUP AVERAGE -2.0% Average four-week return.	TREND BREADTH 17.0% Share of peers with an active trend.
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Peer	Exchange	1W return	4W return	Trend
DGH	ASX	0.0%	10.7%	Inactive
LED	ASX	0.0%	9.2%	Inactive
ACU	ASX	11.1%	9.0%	Inactive
RFF	ASX	0.0%	8.3%	Active
APW	ASX	1.0%	7.0%	Active

Industry · AU Real Estate Services

4-WEEK RANK 5 / 9 Standing within the tracked group.	GROUP AVERAGE 1.0% Average four-week return.	TREND BREADTH 11.1% Share of peers with an active trend.
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Peer	Exchange	1W return	4W return	Trend
DGH	ASX	0.0%	10.7%	Inactive
LED	ASX	0.0%	9.2%	Inactive
ACU	ASX	11.1%	9.0%	Inactive
AU1	ASX	0.0%	3.8%	Inactive
GDI	ASX	-1.6%	1.7%	Inactive

08 · EVIDENCE AND WEEKLY DATA

The underlying research record

Every top-level statement should be traceable to a stored market, fundamental, event, or positioning observation.

Cross-signal evidence matrix

Evidence pillar	Score / read	Summary	Detail
Weekly tape	47/100	Trend, activity pressure, participation, and risk combine to a 47/100 tape read.	
Indicator analysis	18/100	Latest 12-week confirmation: trend 0/12, activity pressure 6/12, relative leadership 1/12.	Activity pressure 0.31; 4 reversal markers
Next-Week Expectancy	Negative 43.79%	Next-week expectancy is negative with a 43.79% historical one-week setup read.	Adds short-term historical context without overriding trend, activity, or relative leadership.
Factors	53/100	O'Shaughnessy factor stack blends value, quality, momentum, and confidence.	Buyback Yield rank 33; Small Cap Core rank 52
Patient Capital	Quiet	Activity-pressure buy-signal evidence highlights potential institutional accumulation windows.	No recent buy signal
Sentiment	51/100	Weighted news tone is neutral across 13 relevant articles.	GDI Property Group (ASX:GDI) Remains Under Pressure Despite Stable Property Market Fundamentals
Insiders	50/100	No recent insider transaction evidence is stored.	Not currently available.
Earnings	50/100	No stored earnings event is currently attached to this ticker.	Not currently available.

Current evidence clusters

PRICE FOLLOW-THROUGH -1.6% Latest completed week; four-week move 1.7%.	INDICATOR STACK 13/100 Trend and activity pressure are weighted against the latest 12-week confirmation window.	TREND BACKDROP Active The trend backdrop defines the current weekly regime.	PATIENT CAPITAL Quiet Activity-pressure buy-signal status for institutional accumulation timing.
NEXT-WEEK EXPECTANCY Negative 43.79% Historical one-week expectancy contributes to the evidence score when direction is confirmed.	NEWS SENTIMENT 51/100 13 relevant articles in the latest sentiment read.		

08 · EVIDENCE AND WEEKLY DATA · CONTINUED

Recent completed weeks

The completed weekly bars behind the report provide a compact audit trail for price, trend, Fair Value, activity pressure, leadership, and volume.

Week	Close	Return	Trend Line	Fair Value	Pressure	Leadership	Volume	Trend
24 Jul 2026	0.61 AUD	-1.6%	0.61 AUD	0.57 AUD	1.31	-0.46	3.0M	Off
17 Jul 2026	0.62 AUD	0.8%	0.61 AUD	0.57 AUD	1.23	0.77	1.3M	Off
10 Jul 2026	0.62 AUD	0.8%	0.61 AUD	0.57 AUD	1.12	-0.24	972.1K	Off
03 Jul 2026	0.61 AUD	1.7%	0.61 AUD	0.57 AUD	0.80	-1.62	3.7M	Off
26 Jun 2026	0.60 AUD	-0.8%	0.61 AUD	0.57 AUD	0.22	-2.43	2.2M	Off
19 Jun 2026	0.61 AUD	1.6%	0.61 AUD	0.57 AUD	-0.18	-2.48	609.1K	Off
12 Jun 2026	0.60 AUD	1.6%	0.61 AUD	0.57 AUD	-0.30	-3.86	223.4K	Off
05 Jun 2026	0.59 AUD	0.8%	0.61 AUD	0.56 AUD	-0.24	-3.61	1.9M	Off
29 May 2026	0.59 AUD	-1.5%	0.61 AUD	0.56 AUD	-0.07	-5.71	698.3K	Off
22 May 2026	0.59 AUD	0.0%	0.61 AUD	0.56 AUD	0.17	-3.63	2.1M	Off
15 May 2026	0.59 AUD	0.0%	0.61 AUD	0.56 AUD	-0.03	-3.56	1.5M	Off
08 May 2026	0.59 AUD	-2.5%	0.61 AUD	0.56 AUD	-0.26	-4.98	1.2M	Off
01 May 2026	0.61 AUD	2.5%	0.61 AUD	0.56 AUD	-0.44	-2.67	1.9M	Off
24 Apr 2026	0.59 AUD	0.0%	0.62 AUD	0.56 AUD	-0.78	-5.83	1.4M	Off

How to use this report

This is a completed-week research summary. It explains the available evidence and its conflicts; it does not predict a guaranteed outcome or replace your own risk assessment. Fundamental figures may refer to an earlier financial reporting period, which is shown in the fundamentals section.

Educational market research only. Not financial, investment, trading, tax, or legal advice. Market data, indicators, summaries, and reports may be delayed, incomplete, or inaccurate. You are responsible for your own decisions and should seek independent professional advice where appropriate.

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