

## Appendix 4D

**GPT Group**  
**(comprising General Property Trust and its controlled entities**  
**and GPT Management Holdings Limited and its controlled entities)**

**Interim Financial Report**  
**For the half year ended 30 June 2023**

**Results for announcement to the market**

2.1 Total revenues and other income	down	65.1 %	to	\$256.9 million
2.2 Profit from operations as assessed by Directors <sup>(1)</sup>	down	3.0 %	to	\$316.7 million
2.3 Net loss after income tax expense attributable to stapled security holders	down	100.2 %	to	\$1.1 million
2.4 Distributions For the six months period ended 30 June 2023  This distribution was declared on 16 June 2023 and is expected to be paid on 31 August 2023.	Amount per stapled security		Franked amount per stapled security	
	12.50 cents		—	
2.5 Record date for determining entitlement to the distributions				30 June 2023
2.6 Brief explanation of any figures in 2.1 to 2.4 necessary to enable the figures to be understood  Refer to the attached announcement for a detailed discussion of GPT Group's results for the half year ended 30 June 2023.				
3.0 Net tangible assets per security <sup>(2)</sup>	30 June 2023		31 December 2022	
	\$5.85		\$5.98	
4.0 Details of entities over which control has been gained or lost during the period  Not applicable for the half year ended 30 June 2023.				
5.0 Details of individual and total dividends or distribution payments.	Amount per stapled security		Total	
6 month period ended 30 June 2023 - to be paid 31 August 2023  No part of the distribution constitutes conduit foreign income.	12.50 cents		\$239.4 million	

<sup>(1)</sup> Profit from operations attributable to security holders of GPT represents the Directors' assessment of Funds from Operations (FFO). FFO represents GPT's underlying and recurring earnings from its operations. This is determined by adjusting statutory net profit after tax under Australian Accounting Standards for certain items which are non-cash, unrealised or capital in nature. FFO has been determined in accordance with the guidelines issued by the Property Council of Australia.

<sup>(2)</sup> Includes all right-of-use assets of GPT Group.

**6.0** Details of any dividend or distribution reinvestment plans in operation

The DRP will not be available with respect to the June 2023 half yearly distribution.

**7.0** Details of associates and joint venture entities

The associates and joint ventures who contribute to The GPT Group's net profit are detailed below:

Name of associate and joint venture entities	Contribution to GPT Group's net profit	
	30 Jun 23 \$ million	30 Jun 22 \$ million
<b>Joint Ventures*</b>		
<b>Entities Incorporated in Australia</b>		
2 Park Street Trust	(26.7)	20.6
Horton Trust	0.2	1.5
Lendlease GPT (Rouse Hill) Pty Limited	—	(0.1)
GPT QuadReal Logistics Trust	(4.3)	7.8
<b>Associates*</b>		
<b>Entities Incorporated in Australia</b>		
GPT Wholesale Shopping Centre Fund	11.7	51.9
GPT Wholesale Office Fund	(23.7)	36.7
Darling Park Trust	(27.1)	14.9
<b>Total share of after tax (loss)/profits of equity accounted investments</b>	<u>(69.9)</u>	<u>133.3</u>

\* Refer to Note 3 of the Interim Financial Report for names and percentage holdings of each associate and joint venture.