

## Appendix 4E

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

#### Annual Financial Report For the year ended 31 December 2023

#### Results for announcement to the market

<b>2.1</b> Total revenues and other income	down	65.2 %	to	\$322.1 million
<b>2.2</b> Profit from operations as assessed by Directors <sup>(1)</sup>	down	3.2 %	to	\$600.9 million
<b>2.3</b> Net loss after income tax expense attributable to stapled security holders	down	151.1 %	to	\$240.0 million
<b>2.4</b> Distributions  For the six months period ended 31 December 2023  This distribution was declared on 20 December 2023 and is expected to be paid on 29 February 2024.	Amount per stapled security	Franked amount per stapled security		
	12.50 cents	—		
<b>2.5</b> Record date for determining entitlement to the distributions	29 December 2023			
<b>2.6</b> 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 year ended 31 December 2023.				
<b>3.6</b> A statement of comprehensive income, statement of financial position, statement of cash flows and a statement of changes in equity  Refer to the attached Annual Financial Report for the year ended 31 December 2023				
<b>7.0</b> Details of individual and total dividends or distribution payments.	Amount per stapled security	Total		
6 month period ended 30 June 2023 – paid 31 August 2023	12.50 cents	\$239.4 million		
6 months period ended 31 December 2023 – to be paid 29 February 2024	12.50 cents	\$239.4 million		
No part of the distribution constitutes conduit foreign income.				
<b>8.0</b> Details of any dividend or distribution reinvestment plans in operation  The DRP will not be available with respect to the December 2023 half yearly distribution.				
<b>9.0</b> Net tangible assets per security <sup>(2)</sup>	31 December 2023	31 December 2022		
	\$5.61	\$5.98		
<b>10.0</b> Details of entities over which control has been gained or lost during the year  Not applicable for the year ended 31 December 2023.				

<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 includes impairment losses related to uncollected trade receivables. 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.

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

The associate 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	
	31 Dec 23 \$ million	31 Dec 22 \$ million
<b>Joint Ventures*</b>		
<b>Entities Incorporated in Australia</b>		
2 Park Street Trust	(42.2)	3.2
Horton Trust	0.8	2.5
Lendlease GPT (Rouse Hill) Pty Limited	—	(0.1)
GPT QuadReal Logistics Trust	(9.9)	9.9
<b>Associates*</b>		
Entities Incorporated in Australia		
GPT Wholesale Shopping Centre Fund	2.8	81.8
GPT Wholesale Office Fund	(86.4)	(33.9)
Darling Park Trust	(47.4)	(0.6)
Total share of after tax (loss)/profits of equity accounted investments	(182.3)	62.8

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

**12.0** Any other significant information needed by an investor to make an informed assessment of the entity's financial performance and financial position

Refer to the attached announcement for a detailed discussion on the performance and financial position of GPT Group for the year ended 31 December 2023.

**14.0** A commentary on the results for the year.

Refer to the attached announcement for a detailed discussion on the performance and financial position of GPT Group for the year ended 31 December 2023.

**15.0** This report is based on accounts which have been audited.

Refer to the independent auditor's report in the attached Annual Financial Report for the year ended 31 December 2023.