

Appendix 4E
GPT Group – GPT Management Holdings Limited
(comprising GPT Management Holdings Limited and its controlled entities)

Annual Financial Report
For the year ended 31 December 2023

Results for announcement to the market

2.1 Total revenues and other income	up	15.2%	to	\$258,261 thousand
2.2 Net profit after income tax expense from ordinary activities	down	136.3%	to	(\$8,144 thousand)
2.3 Net profit after income tax expense attributable to members	down	136.2%	to	(\$8,154 thousand)
2.4 Dividends				Amount per security
12 month period ended 31 December 2023				Nil
2.5 Record date for determining entitlement to the distributions				N/A
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 Annual Financial Report for a detailed discussion on the performance of GPT Management Holdings Limited and its controlled entities results for the full year ended 31 December 2023.				
3 – 6 A statement of comprehensive income, statement of financial position, a statement of cash flows and a statement of changes in equity				
Refer to the attached Annual Financial Report for the full year ended 31 December 2023.				
7.0 Details of individual and total dividends or distribution payments	Amount per security	Total		
	Nil	Nil		
8.0 Details of any dividend or distribution reinvestment plans in operation				
Nil				
9.0 Net tangible assets per security ⁽ⁱ⁾	31 December 2023	31 December 2022		
	\$0.029	\$0.032		

10.0	<p>Details of entities over which control has been gained or lost during the period</p> <p>Not applicable for the full year ended 31 December 2023.</p>																																
11.0	<p>Details of associates and joint ventures entities</p> <p>The associate and joint ventures' who contribute to GPT Management Holdings Limited's net profit are detailed below:</p> <table style="width: 100%; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="text-align: left; vertical-align: bottom;">Name of associate and joint venture entities(*)</th> <th colspan="2" style="text-align: center;">Contribution to GPT Management Holdings Limited's net profit</th> </tr> <tr> <th style="text-align: center;">31 Dec 23</th> <th style="text-align: center;">31 Dec 22</th> </tr> <tr> <td></td> <th style="text-align: center;">\$'000</th> <th style="text-align: center;">\$'000</th> </tr> </thead> <tbody> <tr> <td colspan="3">Joint ventures</td> </tr> <tr> <td colspan="3">Entities incorporated in Australia</td> </tr> <tr> <td>Lendlease GPT (Rouse Hill) Pty Limited</td> <td style="text-align: right;">21</td> <td style="text-align: right;">(115)</td> </tr> <tr> <td colspan="3">Associates</td> </tr> <tr> <td>DPT Operator Pty Limited 1</td> <td style="text-align: right;">—</td> <td style="text-align: right;">—</td> </tr> <tr> <td>DPT Operator Pty Limited 2</td> <td style="text-align: right;">—</td> <td style="text-align: right;">—</td> </tr> <tr> <td>GPT Funds Management Limited</td> <td style="text-align: right;">—</td> <td style="text-align: right;">—</td> </tr> <tr> <td>Total share of after tax profits/(loss) of equity accounted investments</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">21</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">(115)</td> </tr> </tbody> </table> <p style="margin-top: 10px;">(*) Refer to Note 2 of the Annual Financial Report of GPT Management Holdings Ltd and its controlled entities for the ownership interest of the joint venture or associate.</p>	Name of associate and joint venture entities(*)	Contribution to GPT Management Holdings Limited's net profit		31 Dec 23	31 Dec 22		\$'000	\$'000	Joint ventures			Entities incorporated in Australia			Lendlease GPT (Rouse Hill) Pty Limited	21	(115)	Associates			DPT Operator Pty Limited 1	—	—	DPT Operator Pty Limited 2	—	—	GPT Funds Management Limited	—	—	Total share of after tax profits/(loss) of equity accounted investments	21	(115)
Name of associate and joint venture entities(*)	Contribution to GPT Management Holdings Limited's net profit																																
	31 Dec 23	31 Dec 22																															
	\$'000	\$'000																															
Joint ventures																																	
Entities incorporated in Australia																																	
Lendlease GPT (Rouse Hill) Pty Limited	21	(115)																															
Associates																																	
DPT Operator Pty Limited 1	—	—																															
DPT Operator Pty Limited 2	—	—																															
GPT Funds Management Limited	—	—																															
Total share of after tax profits/(loss) of equity accounted investments	21	(115)																															
12.0	<p>Any other significant information needed by an investor to make an informed assessment of the entity's financial performance and financial position</p> <p>Refer to the attached Annual Financial Report for a detailed discussion on the performance and financial position of GPT Management Holdings Limited and its controlled entities for the full year ended 31 December 2023.</p>																																
13.0	<p>A commentary on the results for the period</p> <p>Refer to the attached Annual Financial Report for a detailed discussion on the performance and financial position of GPT Management Holdings Limited and its controlled entities for the full year ended 31 December 2023.</p>																																
14.0	<p>This report is based on accounts which have been audited</p> <p>Refer to the independent auditor's report in the attached Annual Financial Report for the full year ended 31 December 2023.</p>																																

⁽ⁱ⁾ Includes all right-of-use assets of the Consolidated Entity.