



INVESTMENT PORTFOLIO

Established in 1971, The GPT Group is one of Australia's oldest and largest property groups with total assets of \$13.9 billion. The Group's large investment portfolio includes investment in the Australian retail, office, hotel/tourism and industrial/business park sectors as well as Seniors Housing in the United States.

30 June 2008

GPT
The GPT Group

CONTENTS

GPT's investment portfolio includes interests in quality real estate assets located in Australia and the United States of America.

The portfolio gives investors exposure to a range of sectors and markets.

The portfolio also has substantial expansion potential through developments underway and planned.



Retail Portfolio
Page 3



Office Portfolio
Page 18



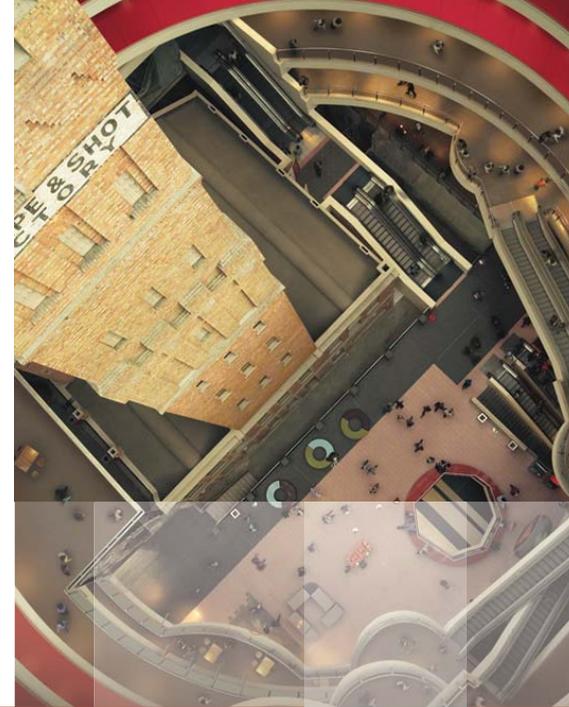
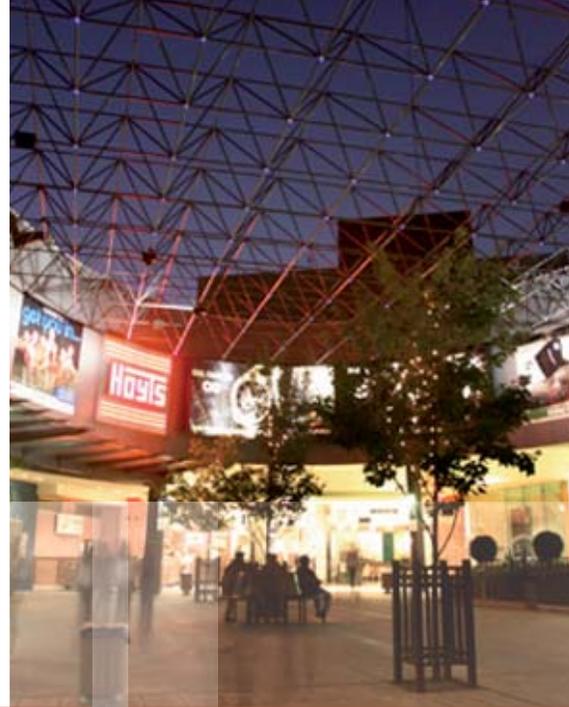
Hotel/Tourism Portfolio
Page 28



Industrial Portfolio
Page 35



US Seniors Housing
Page 59

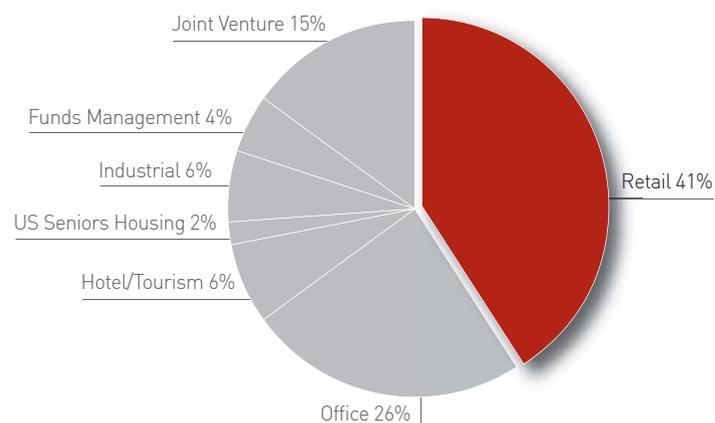


RETAIL PORTFOLIO

Casuarina Square • Charlestown Square • Dandenong Plaza • Erina Fair • Floreat Forum
Homemaker City • Melbourne Central • Rouse Hill Town Centre
• Sunshine Plaza • Westfield Penrith • Westfield Woden

RETAIL PORTFOLIO

Assets by Sector*



GPT is one of the largest owners, managers and developers of Australian retail space.

GPT's Retail investments (\$5.4 billion) include a portfolio of assets held on the Group's balance sheet and an investment in the GPT Wholesale Shopping Centre Fund (GWSCF), giving GPT access to a broad range of retail assets.

The high quality Retail Portfolio in which investors have an interest, has been built over more than 30 years and currently consists of interests in 18 shopping centres and a Portfolio of Homemaker City (bulky goods) Centres.

GPT intends to divest, over a period of time, a number of non-core assets from the retail portfolio, including the Homemaker City assets.

The GPT managed Portfolio has high occupancy, with over 99% of space occupied.

The GPT managed Portfolio has significant development opportunities, with \$1.8 billion in major expansion projects underway or planned.

These developments include a significant expansion of Charlestown Square, which commenced in January 2008.

*Office and Retail: include GPT's equity in the GPT Wholesale Shopping Centre Fund and GPT Wholesale Office Fund. US Seniors Housing and Joint Venture equals GPT's equity investment, not asset value. Funds management includes assets held for future funds.

GPT WHOLESALE SHOPPING CENTRE FUND OVERVIEW

The GPT Wholesale Shopping Centre Fund (GWSCF) has ownership interests in a portfolio of quality retail assets. At 30 June 2008, the Fund consisted of interests in nine assets with a value of \$1.9 billion. GPT maintains an interest in the portfolio, through its co-investment. The assets within the Fund are shown in the table below.

GWSCF Developments

Wollongong Central: A proposed \$350 million redevelopment of Wollongong Central will be the first development to be undertaken by the GPT Wholesale Shopping Centre Fund and will significantly expand the existing Centre, from 39,000 sqm to 69,000 sqm.

A development application was lodged in August 2007 and the project has received GPT Funds Management Board approval subject to meeting certain conditions precedent.

Asset	Ownership	Gross Lettable Area (sqm)*	Retail Occupancy
Chirnside Park, VIC	100%	37,800	99.9%
Parkmore, VIC	100%	36,800	100%
Carlingford Court, NSW	100%	33,000	99.5%
Forestway, NSW	100%	9,600	100.0%
Highpoint Shopping Centre, VIC	50%	122,600	99.6%
Homemaker City, Maribyrnong, VIC	50%	21,600	100.0%
Macarthur Square, NSW	50%	95,200	99.6%
Norton Plaza, NSW	100%	11,900	99.7%
Wollongong Central, NSW	100%	39,000	98.6%

*Based on 100% interest.

RETAIL PORTFOLIO LOCATIONS



NEW SOUTH WALES

1 Sydney

GPT Owned

- Charlestown Square (Newcastle)
- Erina Fair (Central Coast) (50% with Australian Prime Property Fund Retail (APPF))*
- Homemaker City Bankstown
- Penrith (Westfield) (50% with Westfield)*
- Rouse Hill Town Centre (Launched March 08)

GWSCF Owned

- Carlingford Court
- Forestway Shopping Centre
- Macarthur Square (50% with Australian Prime Property Fund Retail (APPF))*
- Norton Plaza
- Wollongong Central (South Coast)

VICTORIA

2 Melbourne

GPT Owned

- Dandenong Plaza
- Melbourne Central

GWSCF Owned

- Chirnside Park
- Parkmore Shopping Centre
- Highpoint Shopping Centre
- Homemaker City Maribyrnong

QUEENSLAND

3 Brisbane

GPT Owned

- Homemaker City Aspley
- Homemaker City Cannon Hill
- Homemaker City Fortitude Valley
- Homemaker City Jindalee
- Homemaker City Mt Gravatt
- Homemaker City Windsor
- Sunshine Plaza (50% with Australian Prime Property Fund Retail (APPF))*

NORTHERN TERRITORY

4 Darwin

GPT Owned

- Casuarina Square

AUSTRALIAN CAPITAL TERRITORY

5 Canberra

GPT Owned

- Woden (Westfield) (50% with Westfield)*

WESTERN AUSTRALIA

6 Perth

GPT Owned

- Floreat Forum

*Not managed by GPT

Casuarina Square, Northern Territory



CASUARINA SQUARE, NT

Casuarina Square is the premier shopping destination of Darwin and the Northern Territory. The Centre includes a cinema complex that provides a powerful entertainment component to complement an extensive retail offer which includes two discount department stores and two supermarkets.

Ownership interest	100%
Acquired	October 1973

Property Details

Gross lettable area	
- Retail	51,500 sqm
- Office	500 sqm
- Other (Service Station and Carwash)	1,000 sqm
- Total	53,000 sqm
Car parking spaces	2,400
GPT Fair Value	\$419.2m
Valuation	\$380.0m
Valuation Date	31 Mar 2006
Current capitalisation rate	6.00%
Terminal capitalisation rate	6.00%
Discount rate	8.75%
Number of Tenancies	191

Annual Sales Turnover	\$335.8 m
Sales Turnover per sqm	
Specialties*	\$9,622
Total Centre*	\$7,075
Occupancy Costs	
Specialties*	13.6%
Total Centre*	9.2%

Occupancy

Retail	99.6%
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Key Tenants

	Area (sqm)	Expiry date
Kmart	7,446	Mar-09
Big W	6,861	Oct-10
Woolworths	5,020	Jun-18
BCC Cinemas	4,125	Dec-18
Coles	3,930	Dec-20

Click on the link below to visit Centre website

www.casuarinasquare.com.au

*Casuarina Square only, excludes Monterey House
GPT Fair Value based on internal valuation (Cap. rate of 6.25%)

Charlestown Square, New South Wales



CHARLESTOWN SQUARE, NSW

Charlestown Square is located in the Hunter region of NSW, just south of Newcastle. Charlestown Square includes the only Myer department store in the region, two discount department stores and two supermarkets.

In early 2008 GPT commenced a major expansion of Charlestown Square which will see the centre increase in size to 89,000 sqm.

The enhanced offer will include a new cinema, an expanded and relocated Woolworths and Big W, expanded Coles and 150 new specialties and four new Mini Majors.

Ownership interest	100%
Acquired*	December 1977

Property Details

Gross lettable area	
- Retail	49,000 sqm
- Office	1,400 sqm
- Other (Service Station and Carwash)	500 sqm
- Total	50,900 sqm
Car parking spaces	2,500
GPT Fair Value	\$493.1m
Valuation	\$420.0m
Valuation Date	31 Mar 2006
Current capitalisation rate	6.00%
Terminal capitalisation rate	6.25%
Discount rate	8.50%
Number of Tenancies	197

Annual Sales Turnover	\$310.8m
Sales Turnover per sqm	
Specialties*	\$9,868
Total Centre*	\$6,832
Occupancy Costs	
Specialties*	17.8%
Total Centre*	10.6%

Occupancy

Retail	99.5%
Office	100%

Key Tenants

	Area (sqm)	Expiry date
Myer	12,840	Apr-13
Big W	7,529	Nov-24
Target	5,585	Jul-16
Coles	2,442	Mar-08
Woolworths	2,149	Jun-11

*Charlestown Square only
GPT Fair Value based on internal valuation (Cap. rate of 6.00%)

Click on the link below to visit Centre website

www.charlestownsquare.com.au

Dandenong Plaza, Victoria



DANDENONG PLAZA, VIC

Located in south-east Melbourne, Dandenong Plaza opened in July 1995 following its redevelopment.

Kmart was added to the Centre in 1997, enhancing a broad offering of major retailers, which includes a Myer department store.

Works have commenced on the replacement of Village Cinemas with Reading Cinemas, which is scheduled to open late 2008.

Ownership interest	100%
Acquired	December 1993

Property Details

Gross lettable area	
- Retail	62,900 sqm
- Other#	200 sqm
- Total	63,100 sqm
Car parking spaces	3,200
GPT Fair Value	\$226.1m
Valuation	\$225.0m
Valuation Date	30 Apr 2008
Current capitalisation rate	7.25%
Terminal capitalisation rate	7.50%
Discount rate	9.00%
Number of Tenancies	179

Annual Sales Turnover	\$226.7m
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Sales Turnover per sqm	
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Specialties	\$6,395
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Total Centre	\$3,949
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Occupancy Costs	
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Specialties	16.1%
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Total Centre	10.4%
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Occupancy

Retail	99.7%
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Key Tenants

	Area (sqm)	Expiry date
Myer	15,077	Jul-16
Target	6,658	Jul-15
Kmart	5,794	Jul-12
Safeway	3,894	Dec-09
Coles	3,297	Aug-10

Click on the link below to visit Centre website

www.dandenongplaza.com.au

Car Wash

Erina Fair, New South Wales



ERINA FAIR, NSW

Erina Fair is located on the NSW Central Coast. The Centre includes a large mix of major retailers, specialty shops, bulk retail, entertainment and restaurant precincts.

An agreement has been reached with Big W and Woolworths to refurbish their stores and enter new long term leases this year.

Erina Fair is owned jointly with Australian Prime Property Fund Retail and is managed by Lend Lease.

Ownership interest	50%
Acquired	June 1992
Co-owner	Australian Prime Property Fund Retail

Property Details

Gross lettable area	
- Retail	98,600 sqm
- Other*	9,100 sqm
- Total	107,700 sqm
Car parking spaces	4,600
GPT Fair Value	\$400.0m
Valuation	\$426.0m
Valuation Date	31 Mar 2006
Current capitalisation rate	5.50%
Terminal capitalisation rate	5.50%
Discount rate	8.30%
Number of Tenancies	325

Annual Sales Turnover	\$574.8m
Sales Turnover per sqm	
Specialties	\$7,113
Total Centre	\$6,020
Occupancy Costs	
Specialties	18.4%
Total Centre	9.4%

Occupancy

Retail	98.9%
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Key Tenants

	Area (sqm)	Expiry date
Myer	12,132	Aug-32
Big W	7,995	Aug-07 ⁽¹⁾
Target	7,839	Jul-13
Woolworths	4,030	Aug-07 ⁽²⁾
Coles	4,002	Feb-18

*Carwash, Health Club and Ice Rink

GPT Fair Value based on internal valuation (Cap. rate of 5.75%)

(1) Big W - new 20 year lease term agreed

(2) Woolworths - new 25 year lease term agreed

Floreat Forum, Western Australia



FLOREAT FORUM, WA

Floreat Forum is situated in the heart of Perth's western suburbs. The Centre's focus is on convenience shopping with two supermarkets as major tenants. A major redevelopment of the Centre was completed in 2003, which included the expansion of both supermarkets, specialty remixing, as well as the addition of a health club, additional car parking and a new Town Centre precinct incorporating restaurants, Floreat Tavern and service outlets.

Ownership interest	100%
Acquired	July 1996

Property Details

Gross lettable area	
- Retail	16,200 sqm
- Other*	2,800 sqm
- Total	19,000 sqm
Car parking spaces	900
GPT Fair Value	\$127.0m
Valuation	\$135.0m
Valuation Date	30 Sep 2007
Current capitalisation rate	6.00%
Terminal capitalisation rate	6.25%
Discount rate	8.00%
Number of Tenancies	93

Annual Sales Turnover	\$118.3m
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Sales Turnover per sqm	
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Specialties	\$6,077
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Total Centre	\$7,923
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Occupancy Costs	
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Specialties	14.0%
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Total Centre	7.3%
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Occupancy

Retail	99.5%
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Key Tenants

	Area (sqm)	Expiry date
Woolworths	3,767	Jun-22
Coles	2,828	May-13
Fitness First	1,253	Dec-17
Best & Less	651	Nov 10
Floreat Tavern	761	Aug-23

Click on the link below to visit Centre website

www.floreatforum.com.au

*Service Station, Health Club and Tavern
GPT Fair Value based on internal valuation (Cap. rate of 6.25%)

Homemaker City



HOMEMAKER CITY

GPT's Homemaker City Portfolio consists of Homemaker City centres predominantly located in Queensland. All major bulk retail categories are represented within the portfolio and major retailers include the Freedom Group, Domayne, Forty Winks, Barbeques Galore and Snooze.

Ownership interest:	100%
Acquired	Various

Property Details

GPT Fair Value	\$398.6m
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Homemaker City	State	Gross lettable area (sqm)	Number of tenants	Car parking spaces
Bankstown	NSW	18,600	24	320
Aspley	Qld	24,600	50	500
Cannon Hill	Qld	8,600	10	600
Mt Gravatt	Qld	10,400	12	290
Jindalee	Qld	22,000	48	600
Windsor	Qld	9,500	8	140
Fortitude Valley	Qld	38,600	38	700
Total		132,300	190	3,150

Occupancy

Retail	97.9%
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Key Tenants

	Area (sqm)
Freedom Group	12,010
Domayne	7,384
Forty Winks	4,367
Snooze	3,910
Barbeques Galore	3,082

GPT Fair Value based on internal valuation Cap rate:
 Bankstown (9.0%)
 Fortitude Valley (7.00% – Stages 1 and 2; 7.50% – Stage 3)
 Jindalee (7.50%)

Cap rates based on external valuations:
 Aspley (7.25%)
 Cannon Hill (7.00%)
 Mt Gravatt (7.75%)
 Windsor (7.00%)

Click on the link below to visit Centre website

www.homemakercity.com.au

Melbourne Central, Victoria



MELBOURNE CENTRAL, VIC

Melbourne Central is a landmark office and retail property located in the Melbourne CBD. A major redevelopment of the retail component was largely completed in September 2005. This development converted a traditional regional shopping centre into Melbourne's premier retail, leisure and lifestyle destination. The retail building sits above, and is integrated with, Melbourne Central Railway Station.

For information on the office tower which forms part of Melbourne Central, see the Office Section of this document.

Ownership interest	100%
Acquired	May 1999

Property Details

Gross lettable area	
- Retail^^	52,800 sqm
- Other#	2,400 sqm
- Office	100 sqm
- Total	55,300 sqm
Car parking spaces	1,600
GPT Fair Value^^	\$723.6m
Valuation^	\$1,110.5m
Valuation Date	30 Sep 2007
Current capitalisation rate^^	5.00%
Terminal capitalisation rate^^	5.00%
Discount rate^^	8.25%
Number of Tenancies	292

Annual Sales Turnover	\$341.5m
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Sales Turnover per sqm	
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Specialties	\$9,138
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Total Centre	\$6,701
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Occupancy Costs	
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Specialties	14.4%
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Total Centre	12.9%
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Occupancy

Retail	99.0%
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Key Tenants

	Area (sqm)	Expiry date
Hoyts	7,712	Sep-20
Fitness First	2,415	Aug-20
Freedom Furn	2,223	Oct-14
Borders	1,606	Sep-14
Coles	1,314	Sep-14

^Includes office, retail and carpark

^^Retail component only

#Health Club

GPT Fair Value based on internal valuation

(Cap. rate: Retail (5.125%); Office (6.25%); Carpark (7.25%))

Click on the link below to visit Centre website

www.melbournecentral.com.au

Rouse Hill Town Centre, New South Wales



ROUSE HILL TOWN CENTRE, NSW

Rouse Hill Town Centre is located approximately 35 kms north-west of the Sydney CBD.

Rouse Hill Town Centre combines the traditional values and streetscape of a contemporary market town with the latest in shopping, dining and lifestyle choices.

Completed in March 2008 Rouse Hill Town Centre forms the centre piece of a wider urban development, called The New Rouse Hill, a joint venture between GPT and Lend Lease in conjunction with Landcom and the Department of Planning.

Ownership interest	100%
Completion	Stage 1: September 2007 Stage 2: March 2008

Property Details

Gross lettable area	
- Retail	63,400 sqm
- Office	2,400 sqm
- Total	65,800 sqm
Car parking spaces	3,000
GPT Fair Value	\$518.7m
Valuation	-
Valuation Date	-
Current capitalisation rate	-
Terminal capitalisation rate	-
Discount rate	-
Number of Tenancies	227

Occupancy

Retail	99.9%
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Key Tenants

	Area (sqm)	Expiry date
Big W	8,555	Mar-28
Target	6,815	Mar-28
Reading Cinemas	5,780	Apr-09
Woolworths	4,605	Sep-27
Coles	4,137	Sep-27

GPT Fair Value based on internal valuation (Cap. rate of 6.25%)

Click on the link below to visit Centre website

www.rhtc.com.au

Sunshine Plaza, Queensland



SUNSHINE PLAZA, QLD

Sunshine Plaza is located in Maroochydore on Queensland's Sunshine Coast.

Sunshine Plaza includes the region's only Myer department store, two discount department stores and two full line supermarkets. In addition the Centre has a strong entertainment, leisure and lifestyle component along Cornmeal Creek.

Sunshine Plaza is owned jointly with Australian Prime Property fund Retail and is managed by Lend Lease.

Ownership interest	50%
Acquired	December 1992
Co-owner	Australian Prime Property Fund Retail

Property Details

Gross lettable area	
- Retail	72,000 sqm
- Office	200 sqm
- Other [^]	700 sqm
- Total	72,900 sqm
Car parking spaces	3,500
GPT Fair Value	\$369.5m
Valuation	\$366.3m
Valuation Date	31 Mar 2007
Current capitalisation rate	5.25%
Terminal capitalisation rate	5.50%
Discount rate	8.25%
Number of Tenancies	255

Annual Sales Turnover	\$474.7m
Sales Turnover per sqm	
Specialties	\$10,415
Total Centre	\$7,707

Occupancy Costs	
Specialties	16.2%
Total Centre	9.5%

Occupancy

Retail	99.8%
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Key Tenants

	Area (sqm)	Expiry date
Myer	12,893	Jul-09
Target	6,900	Jul-18
Kmart	6,585	Sep-10
Coles	5,631	Feb-19
BCC Cinemas	4,685	Nov-22

[^]Tavern and Car Wash
GPT Fair Value based on internal valuation (Cap. rate of 5.5%)

Westfield Penrith, New South Wales



WESTFIELD PENRITH, NSW

Westfield Penrith, formerly known as Penrith Plaza, is a regional shopping centre located in the heart of Penrith, just one hour's drive west of the Sydney CBD. The Centre includes a Myer department store, two discount department stores, a 10-screen cinema complex and two supermarkets.

GPT completed a major expansion of Westfield Penrith in November 2005. The expansion created a Centre with over 85,000 sqm of space with 105 new retailers and the addition of a new pedestrian and retail mall along Riley Street.

Westfield Penrith is owned jointly with, and managed by, Westfield.

Ownership interest	50%
Acquired – Westfield Penrith	June 1971
– Riley Square	June 1994
– Borec House	July 2002
Co-owner	Westfield

Property Details

Gross lettable area	
- Retail	85,600 sqm
- Office	4,800 sqm
- Other [^]	2,600 sqm
- Total	92,900sqm
Car parking spaces	3,500
GPT Fair Value	\$512.9m
Valuation	\$511.0m
Valuation Date	31 Mar 2007
Current capitalisation rate	5.25%
Terminal capitalisation rate	5.50%
Discount rate	8.25%
Number of Tenancies	332

Annual Sales Turnover	\$574.9m
Sales Turnover per sqm	
Specialties	\$9,833
Total Centre	\$6,821
Occupancy Costs	
Specialties	17.7%
Total Centre	11.1%

Occupancy

Retail	99.8%
Office	88.4%

Key Tenants

	Area (sqm)	Expiry date
Myer	20,114	Jul-13
Big W	8,738	Mar-12
Target	7,097	Jul-19
Hoyts Cinema	4,785	Apr-18
Woolworths	3,795	Mar-12

[^]Tavern, Car Wash
GPT Fair Value based on internal valuation (Cap. rate of 5.5%)

Westfield Woden, Australian Capital Territory



WESTFIELD WODEN, ACT

Westfield Woden, formerly known as Woden Plaza, is one of the largest shopping, leisure and lifestyle destinations in Canberra, and is approximately 10 minutes drive south of the CBD. Westfield Woden is centrally located in Woden town centre.

The Centre includes a strong retail offer, with a department store and discount department store, as well as an eight-screen cinema complex and over 200 specialty retailers.

Westfield Woden is owned jointly with, and managed by, Westfield.

Ownership interest	50%
Acquired	February 1986
Co-owner	Westfield

Property Details

Gross lettable area	
- Retail	65,000 sqm
- Office	6,500 sqm
- Other^	900 sqm
- Total	72,400 sqm
Car parking spaces	2,700
GPT Fair Value	\$271.1m
Valuation	\$268.5m
Valuation Date	31 Mar 2006
Current capitalisation rate	6.00%
Terminal capitalisation rate	6.00%
Discount rate	8.75%
Number of Tenancies	242

Annual Sales Turnover	\$435.9m
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Sales Turnover per sqm	
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Specialties	\$9,727
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Total Centre	\$7,071
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Occupancy Costs	
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Specialties	15.6%
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Total Centre	8.9%
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Occupancy

Retail	99.9%
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Office	100%
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Key Tenants

	Area (sqm)	Expiry date
David Jones	13,634	Mar-30
Big W	8,492	Aug-19
Woolworths	4,078	Mar-19
Harvey Norman	3,843	Apr-12
Hoyts Cinemas	3,778	Jun-20

^Health Club, Car Wash
GPT Fair Value based on internal valuation (Cap. rate of 6.25%)

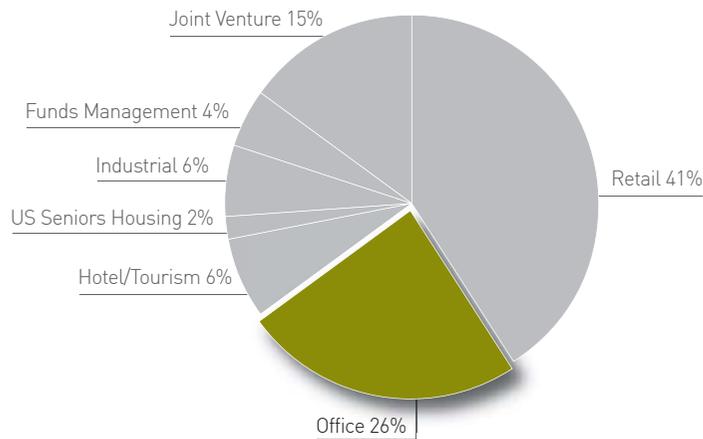


OFFICE PORTFOLIO

Australia Square • MLC Centre • Citigroup Centre • 1 Farrer Place • Melbourne Central • 818 Bourke Street

OFFICE PORTFOLIO

Assets by Sector*



*Office and Retail: include GPT's equity in the GPT Wholesale Office Fund and GPT Wholesale Shopping Centre Fund. US Seniors Housing represents GPT's equity investment, not asset value. Funds management includes assets held for future funds.

GPT's Office investments of \$3.3 billion include a portfolio of assets held on the Group's balance sheet and an investment in the GPT Wholesale Office Fund (GWOF), giving GPT access to a broad range of office assets. The Group's office team is responsible for the investment management of office assets owned by GPT and GWOF.

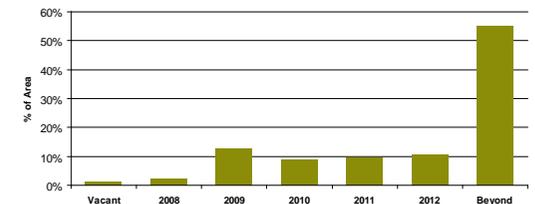
At 30 June 2008 the GPT managed portfolio had an average lease term of 5.6 years (by area) and a high level of occupancy, with 99.0% of space committed, as shown on the next page.

The GPT managed portfolio also has a number of developments underway and planned. These include:

- workplace⁶ in Sydney: The \$140 million development will provide approximately 18,000 sqm of office space over six levels. The building is the first commercial development to achieve a 6 Star Green Star rating for design in NSW. The office space has now been fully leased, well ahead of completion late in 2008 and terms have been agreed for a sale to GWOF on completion.

- One One One Eagle Street in Brisbane: A major development commenced in May 2008 for a Premium-Grade 63,000 sqm office tower in Brisbane's prime commercial "Golden Triangle" precinct. The development, a new 54-level tower, is designed to take advantage of the outstanding location and Brisbane River views and is targeting a 6 Star Green Star rating. GPT has sold two-thirds of the development and will complete the development in partnership.

Lease Expiry by Area as at 1 July 2008
GPT Managed Portfolio



GPT WHOLESALE OFFICE FUND OVERVIEW

The GPT Wholesale Office Fund (GWOF) has ownership interests in a portfolio of quality office assets located across Australia's major office markets. At 30 June 2008, the Fund consisted of 14 office assets valued at \$3.2 billion. GPT maintains

an interest in the portfolio through a significant co-investment. The assets within the Fund are shown in the table below.

Asset	Ownership	Net Lettable Office Area*	Leased Space
Darling Park 1&2, Sydney	50%	101,998	100.0%
Darling Park 3, Sydney	100%	29,572	100.0%
Riverside Centre, Brisbane	100%	51,435	99.4%
800 & 808 Bourke Street, Melbourne	100%	59,569	100.0%
530 Collins Street, Melbourne	100%	65,775	100.0%
HSBC Centre, Sydney	100%	37,457	100.0%
The Zenith, Chatswood	50%	43,960	80.9%
179 Elizabeth Street, Sydney	100%	14,101	96.6%
Transit Centre, Brisbane	50%	29,621	100.0%
10 & 12 Mort Street, Canberra	100%	15,360	100.0%
workplace ⁶ , Sydney**	100%	18,000	NA
545 Queen Street, Brisbane**	100%	13,200	NA
One One One Eagle Street, Brisbane**	33.3%	62,500	NA
28 Freshwater Place, Melbourne**	50%	34,000	NA
* Based on 100% interest			
** Under development			

OFFICE PORTFOLIO LOCATIONS



① Sydney

GPT owns

- Australia Square (50% with Dexus Property Group)
- MLC Centre, NSW (50% with QIC)
- Citigroup Centre (50% with Macquarie Office Trust)
- 1 Farrer Place (25% with APPF Commercial (25%) and Dexus Property Group (50%))

GWOF owns

- Darling Park Stages 1 and 2 (50% with Brookfield Multiplex Property Trust (30%) and AMP (20%))
- Darling Park Stage 3
- 179 Elizabeth Street
- HSBC Centre
- The Zenith, Chatswood (50% with Dexus Property Group)
- workplace⁶ (under construction)

② Canberra

GWOF owns

- 10 & 12 Mort Street

③ Melbourne

GPT owns

- Melbourne Central
- 818 Bourke Street

GWOF owns

- 530 Collins Street
- 800/808 Bourke Street
- 28 Freshwater Place (50% with Australand) - (under construction)

④ Brisbane

GPT owns

- One One One Eagle Street (33% with GWOF (33%) and offshore investors (33%)) - (under construction)

GWOF owns

- Riverside Centre
- Transit Centre (50% with APPF Commercial)
- 545 Queen Street (under construction)
- One One One Eagle Street (33% with GWOF (33%) and offshore investors (33%)) - (under construction)

Australia Square

264 George Street,
Sydney



AUSTRALIA SQUARE, SYDNEY

One of Sydney's most enduring prime office properties, Australia Square is situated in the core of Sydney's CBD. The Complex comprises a 48-level circular Tower, the smaller 13-level Plaza building and a substantial carpark. The external Plaza courtyard is a feature of this landmark building.

Ownership interest	50%
Acquired	September 1981

Property Details

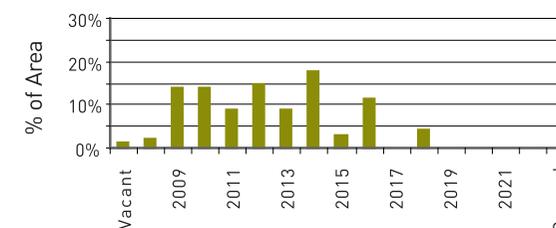
Net lettable area	
- Tower Building	41,005.2 sqm
- Plaza Building	10,128.7 sqm
- Retail	1,573.6 sqm
- Total	52,707.5 sqm
Car parking spaces	385
Site area	5,545 sqm
Typical floor plate	1,032 sqm *

GPT Fair Value	\$312.8m
Value	\$312.5m
Valuer	Knight Frank
Valuation date	31 March 2008
Valuation per square metre	\$11,858
Current cap rate (Tower/Plaza)	5.75%/ 6.00%
Terminal capitalisation rate	6.125%/ 6.375%
Discount rate	8.00%/ 8.03%
Office occupancy	98.7%

Key Tenants

	Area (sqm)	% of office area
HWL Ebsworth	5,160	10%
Origin Energy	4,122	8%
Ninemsn	4,126	8%
Thomson Playford	2,404	5%

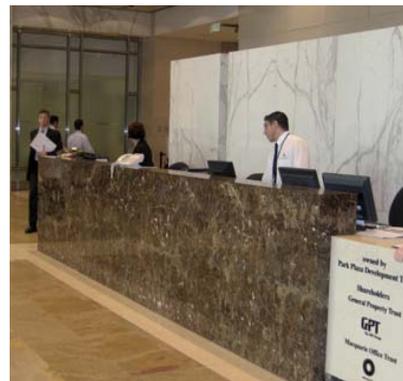
Lease Expiry by Area (as at 1 July 2008)



*Tower

Citigroup Centre

2 Park Street,
Sydney



CITIGROUP CENTRE, SYDNEY

The Citigroup Centre at 2 Park Street, is a landmark Premium-Grade office building located on the corner of George and Park Streets, Sydney. Completed in 2000, the 47-level building has upper levels that command expansive city and harbour views.

Ownership interest	50%
Acquired	December 2001

Property Details

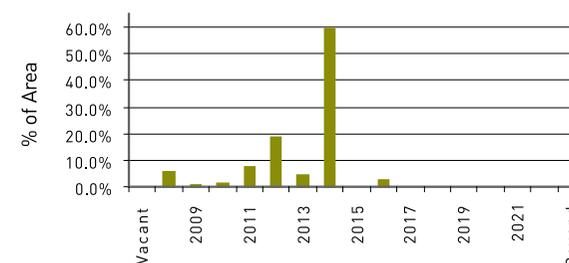
Net lettable area	
- Office	73,432.6 sqm
- Retail	468.6 sqm
- Total	73,901.2 sqm
Car parking spaces	278
Site area	8,087 sqm
Typical floor plate	1,770 sqm

GPT Fair Value	\$421.2m
Value	\$425.0m
Valuer	Colliers International
Valuation date	15 December 2007
Valuation per square metre	\$11,502
Current capitalisation rate	5.63%
Terminal capitalisation rate	5.88%
Discount rate	8.00%
Office occupancy	100%

Key Tenants

	Area (sqm)	% of office area
Citibank	34,210	47%
G & T Premises	9,280	13%
RBC Global Services Australia	3,480	5%
Colin Biggers & Paisley	3,194	4%
Zurich Capital	2,970	4%

Lease Expiry by Area (as at 1 July 2008)



GPT Fair Value based on internal valuation (Cap rate of 6.00%)

Governor Phillip and Governor Macquarie Tower

1 Farrer Place,
Sydney



1 FARRER PLACE, SYDNEY

1 Farrer Place is located in the heart of the financial core of Sydney's CBD. The Complex incorporates the Governor Phillip and Governor Macquarie Towers and the Phillip Street terraces. It is arguably the pre-eminent premium-quality commercial office development in Australia, constructed in 1993/94 to the highest specifications. The Towers consists of more than 86,000 sqm of office space over 64 and 41 levels respectively. Exceptional harbour and city views provide an added attraction to the buildings.

Ownership interest	25%
Acquired	December 2003

Property Details

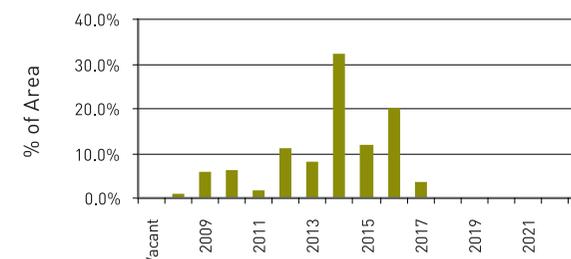
Net lettable area	
- Office	86,439.0 sqm
- Retail	314.2 sqm
- Total	86,753.2 sqm
Car parking spaces	650
Site area	5,456 sqm
Typical floor plate	1,350 sqm

GPT Fair Value	\$372.6m
Value	\$370.8m
Valuer	Savills
Valuation date	31 December 2007
Valuation per square metre	\$17,100
Current capitalisation rate	5.12%/6.00%
Terminal capitalisation rate	5.70%
Discount rate	7.82%
Office occupancy	100%

Key Tenants

	Area (sqm)	% of office area
HMGMQEII	20,406	24%
Mallesons Stephen Jaques	17,274	20%
JB Were/Goldman Sachs	8,268	10%
Corrs Chambers Westgarth	7,371	9%

Lease Expiry by Area (as at 1 July 2008)



GPT Fair Value based on internal valuation (Cap rate of 5.75%)

MLC Centre

19 Martin Place,
Sydney



MLC CENTRE, SYDNEY

The MLC Centre dominates the Sydney skyline, and is located in the core of the Sydney CBD, adjacent to the major city shopping precinct. The Centre comprises a 67-level tower, an extensive retail complex, a substantial carpark and also incorporates the Theatre Royal. The retail precinct comprises a foodcourt, a strong representation in the international brand label fashion market, and the Harvey Norman Technology Superstore.

Ownership interest	50%
Acquired	April 1987

Property Details

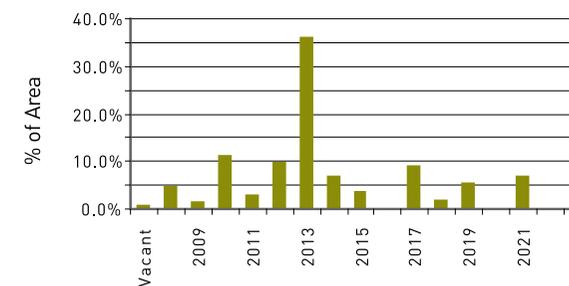
Net lettable area	
- Office	68,176.0 sqm
- Retail	5,604.7 sqm
- Total	73,780.7 sqm
Car parking spaces	300
Site area	8,146 sqm
Typical floor plate	1,220 sqm

GPT Fair Value	\$433.7m
Value	\$431.9m
Valuer	Knight Frank
Valuation date	31 March 2008
Valuation per square metre	\$11,704
Current capitalisation rate rate	5.75%-6.00%
Terminal capitalisation rate	6.25%
Discount rate	8.10%
Office occupancy	99.3%

Key Tenants

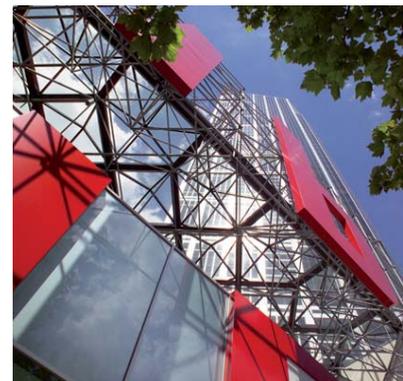
	Area (sqm)	% of office area
Freehills	20,137	30%
The GPT Group	4,578	7%
Department of State and Regional Development	3,751	6%
Pitcher Partners	3,714	5%

Lease Expiry by Area (as at 1 July 2008)



Melbourne Central

360 Elizabeth Street,
Melbourne



MELBOURNE CENTRAL TOWER, MELBOURNE

Melbourne Central is a landmark office and retail property located in the Melbourne CBD.

Melbourne Central office tower is a 51-level, Premium Grade office tower located adjacent to Melbourne Central's retail component. Completed in 1991, it is occupied by blue chip tenants such as BP, Origin, Accenture and Telstra.

For information about the retail component of Melbourne Central, see the Retail Section of this document.

Ownership interest	100%
Acquired	May 1999

Property Details

Net lettable area	
- Office	65,569.0 sqm
Car parking spaces	1,600
Site area	26,065 sqm
Typical floor plate	1,529 sqm

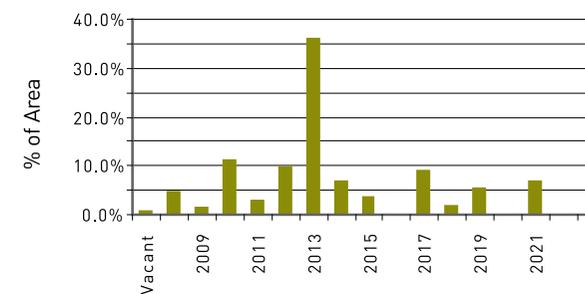
GPT Fair Value [^]	\$394.4m
Value (Office)*	\$1,110.50m
Valuer	CB Richard Ellis
Valuation date	30 September 2007
Valuation per square metre (office)	\$5,292
Current capitalisation rate	6.13%
Terminal capitalisation rate	6.5%
Discount rate	8.0%
Office occupancy	99.7%

*Includes office, retail and carpark
[^]Office component only

Key Tenants

	Area (sqm)	% of office area
BP Australia	16,774	26%
Telstra Corporation	11,933	18%
CSA	7,319	11%

Lease Expiry by Area (as at 1 July 2008)



GPT Fair Value based on internal valuation (Cap rate of 6.25%)

818 Bourke Street

818 Bourke Street,
Melbourne



818 BOURKE STREET, MELBOURNE

818 Bourke Street is a campus-style office building on the waterfront at 818 Bourke Street, Melbourne, completed in 2006. The GPT owned, managed and developed building consists of approximately 21,700 sqm of office space over six-levels, parking for 175 cars and approximately 1,500 sqm of retail space.

The building is of A-Grade standard with expansive floor plates of 3,500 sqm, an energy efficient design and northerly water views from each floor.

Ownership interest	100%
Completed	December 2007

Property Details

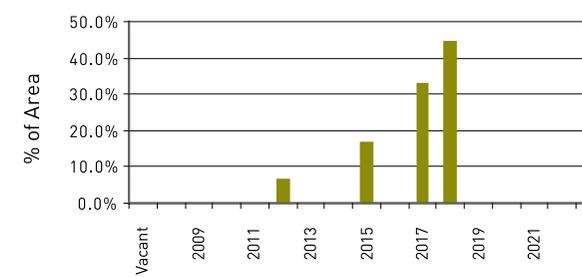
Net lettable area	
- Office	21,834.6 sqm
- Retail	1,426.1 sqm
- Total	23,260.7 sqm
Car parking spaces	175
Site area	4,283 sqm
Typical floor plate	3,575 sqm

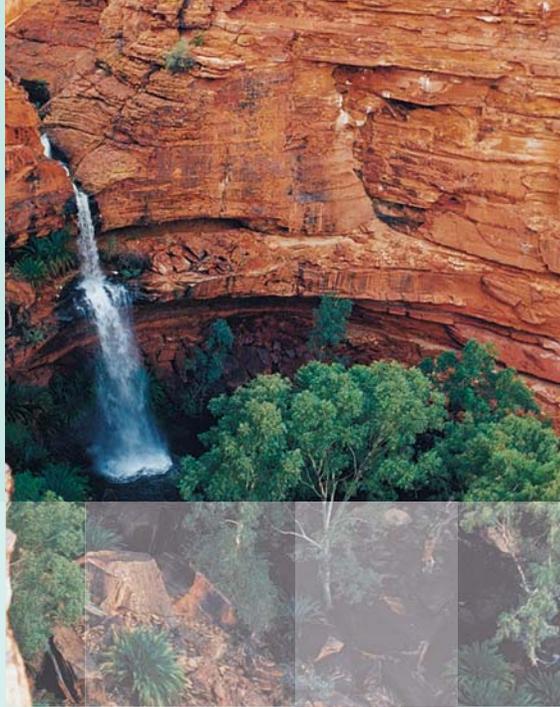
GPT Fair Value	\$133.0m
Value	\$133.0m
Valuer	CB Richard Ellis
Valuation date	31 March 2008
Valuation per square metre	\$5,760
Current capitalisation rate	6.00%
Terminal capitalisation rate	6.50%
Discount rate	8.51%
Office occupancy	73.8%

Key Tenants

	Area (sqm)	% of office area
Ericsson	12,172	56%
Infosys	5,678	26%

Lease Expiry by Area (as at 1 July 2008)



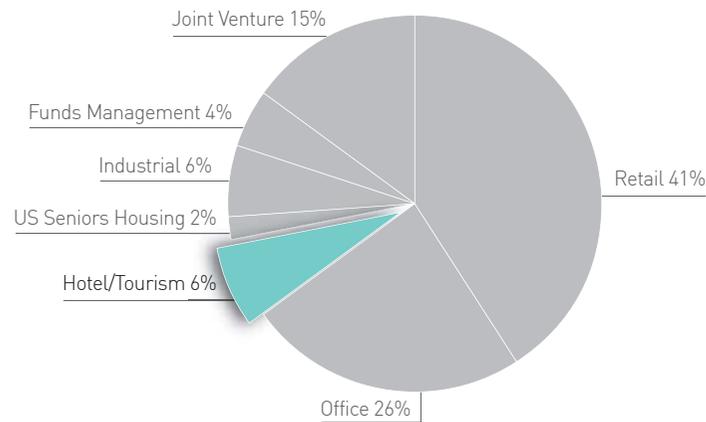


HOTEL/TOURISM PORTFOLIO

Ayers Rock Resort • Four Points by Sheraton • Voyages Lodges

HOTEL/TOURISM PORTFOLIO

Assets by Sector*



Since the Group's initial investment in this sector with the acquisition of Ayers Rock Resort in 1997, GPT's Hotel/Tourism portfolio has grown to a value of over \$800 million at June 2008 and includes Ayers Rock Resort, the Four Points by Sheraton in Sydney and Voyages Lodges.

Located in some of Australia's most pristine natural environments, the Lodges portfolio comprises a collection of unique resorts.

Voyages Hotels and Resorts (GPT's resort management business) operates the resort assets.

In July 2008 GPT announced the strategic divestment of the portfolio in order to refocus on core assets.

*Office and Retail: includes GPT's equity in the GPT Wholesale Office Fund and GPT Wholesale Shopping Centre Fund. US Seniors Housing represents GPT's equity investment, not asset value. Funds management includes assets held for future funds.

HOTELS/TOURISM PORTFOLIO LOCATIONS



1 Northern Territory

Alice Springs Resort
Ayers Rock Resort
Kings Canyon Resort
Longitude 131°

2 Queensland

Bedarra Island
Brampton Island
Dunk Island
Heron Island
Lizard Island
Silky Oaks Lodge Daintree Rainforest
Wilson Island
Wrotham Park Lodge

3 Western Australia

El Questro Homestead, The Kimberley Region
El Questro Wilderness Park, The Kimberley Region

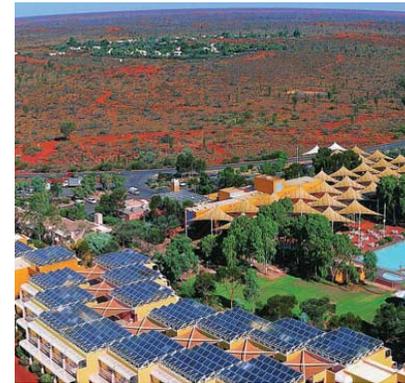
4 Tasmania

Cradle Mountain Lodge

5 New South Wales

Four Points by Sheraton

Ayers Rock Resort, Northern Territory



AYERS ROCK RESORT, NT

Ayers Rock Resort, GPT's first major investment in the tourism sector, is unique due to its extraordinary location adjacent to the world heritage-listed Uluru-Kata Tjuta National Park and some 18 kilometres north-west of Uluru. It is the only resort within several hundred kilometres of this tourism icon.

The Resort, located on 94 square kilometres of freehold land, provides a complete range of tourist accommodation, from deluxe hotels through to campground facilities.

The Resort also includes a visitor's centre, a shopping square and a well-equipped conference centre with 300 seat capacity. Alice Springs Resort and the leasehold interest in Ayers Rock Airport also form part of this asset.

Ownership interest	100%
Acquired	December 1997
Tenure	Freehold and leasehold title
Lessee/Operator	Voyages Hotels and Resorts Pty Ltd
Facilities	- Ayers Rock Airport - Conference centre for up to 300 people - Visitors Centre - Town Square Retail
Average Daily Rate	\$201
Occupancy	59%

Hotel Features

	No. of rooms	Style
Longitude 131°	15	Luxury tented facility
Sails in the Desert	232	Luxury
Desert Gardens Hotel	218	Deluxe
Outback Pioneer Hotel	137	Mid market
Emu Walk Apartments	60	Serviced Apartments
The Lost Camel	99	Mid market
Outback Pioneer Lodge	332 beds	Backpacker
Campgrounds		Camping
Alice Springs Resort	139	Mid market
Total rooms (excluding beds)	930	

Room occupancy and average daily rate YTD June 2008

Four Points by Sheraton, Sydney, New South Wales



FOUR POINTS BY SHERATON, NSW

The Four Points by Sheraton Hotel, Sydney is situated in the western precinct of Sydney's CBD overlooking Darling Harbour and is close to a number of key Sydney attractions and the offices of many large corporations. The Hotel provides a four star standard of accommodation over 14 levels.

It was awarded the "Deluxe Accommodation" category at the 2007 NSW Tourism Awards.

Facilities include a restaurant and lobby bar, banquet and meeting facilities, gymnasium, coach parking and separate group check-in facility. The Hotel also incorporates the heritage-listed Dundee Arms Pub.

The property is operated as a Four Points by Sheraton Hotel under a licence agreement with Starwood Hotels & Resorts.

Ownership interest	100%
Acquired	May 2000
Tenure	Leasehold title
Lessee/Operator	161 Sussex Street Pty Ltd (trading as a Four Points by Sheraton Hotel)
Facilities	- Restaurant and Lobby Bar - Banquet and Meeting Facilities - Gymnasium - Coach Parking
Average Daily Rate	\$199
Occupancy	83%

Hotel Features

	No. of rooms
Standard rooms	576
Suites	53
Presidential Suite	1
Total rooms	630

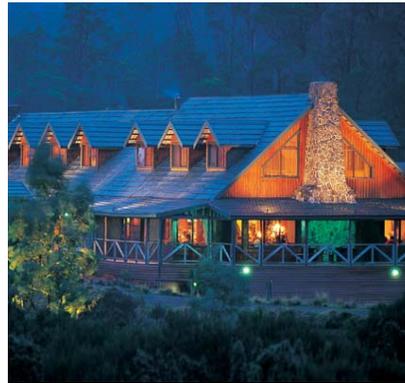
Other Features

Four Heritage Listed Buildings

Dundee Arms Pub
Corn Exchange Building
Central Warehouse
Northern Warehouse

Room occupancy and average daily rate YTD June 2008

Voyages Lodges, Queensland, Tasmania and Western Australia



VOYAGES LODGES, QLD, TAS, WA

Voyages Lodges is a collection of nature-based resorts, largely located within or immediately adjacent to world heritage-listed areas of natural significance, such as Cradle Mountain and the Great Barrier Reef.

The portfolio comprises 10 resorts and 662 rooms. Each of the properties is highly recognisable within its own right both domestically and internationally. The quality of the portfolio has been recognised with many tourism awards over the past three years.

A selection of prestigious awards were won by Voyages during 2007 including “Best Outback Accommodation” for Longitude 131° at the Australian Gourmet Traveller Awards; “Australasia’s Leading Boutique Resort” awarded to Bedarra Island by the World Travel Awards; and “Outstanding Sustained Environment Achievement Award” to Voyages Hotels & Resorts awarded by Luxury Travel Magazine.

Ownership interest	100%
Acquired - P&O Resorts - El Questro	July 2004 July 2005
Tenure	Freehold and leasehold title
Lessee/Operator	Voyages Hotels & Resorts Pty Ltd
Average Daily Rate	\$246
Occupancy	56%

Hotel Features

	Loc.	No. of rooms
Bedarra Island Resort, Great Barrier Reef	Qld	16 villas and pavilions
Brampton Island Resort, The Whitsundays	Qld	106
Cradle Mountain Lodge, Tasmania	Tas	86 cabins and suites
Dunk Island Resort, Great Barrier Reef	Qld	160
Heron Island Resort, Great Barrier Reef	Qld	109
Lizard Island Resort, Great Barrier Reef	Qld	40
Silky Oaks Lodge, North Queensland	Qld	50 tree and river houses
Wilson Island, Great Barrier Reef	Qld	7 premium tents
Wrotham Park Station, Western Queensland	Qld	10
El Questro Resort, Kimberley Region	WA	78
Total rooms		662

Room occupancy and average daily rate YTD June 2008

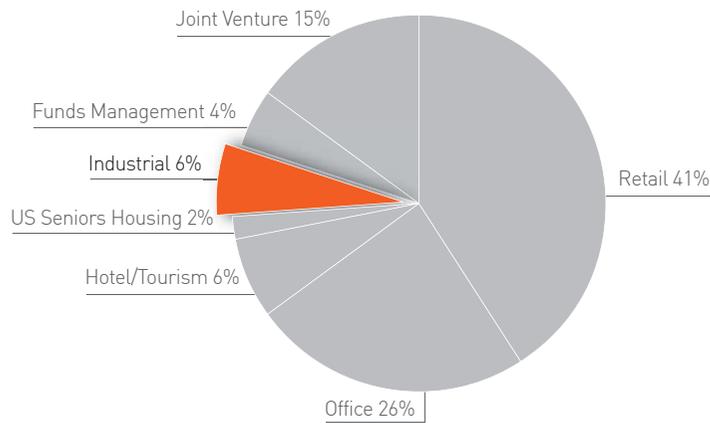


INDUSTRIAL/BUSINESS PARK PORTFOLIO

- 18-24 Abbott Road, Seven Hills • 15 Berry Street, Granville • 19 Berry Street, Granville • Rosehill Business Park, Camellia • 2-4 Harvey Road, Kings Park
- Quad Business Park, Sydney Olympic Park • 7 Figtree Drive, Sydney Olympic Park • 5 Figtree Drive, Sydney Olympic Park • 8 Herb Elliott Avenue, Sydney Olympic Park
- 7 Parkview Drive, Sydney Olympic Park • 4 Holker Street, Silverwater • 120 Miller Road, Villawood • 21 Talavera Road, Macquarie Park • 372-374 Victoria St, Wetherill Park
- Citiwest Industrial Estate, Altona North • 134-140 Fairbairn Road, West Sunshine • Austrak Business Park, Somerton • 31 Vision Drive, Burwood East
- 973 Fairfield Park, Yeerongpilly • 92-116 Holt Street, Pinkenba • Sandford Street, Mitchell • Lots 42-44 Ocean Steamers Drive, Port Adelaide • Connect @ Erskine Park

INDUSTRIAL/BUSINESS PARK PORTFOLIO

Assets by Sector*

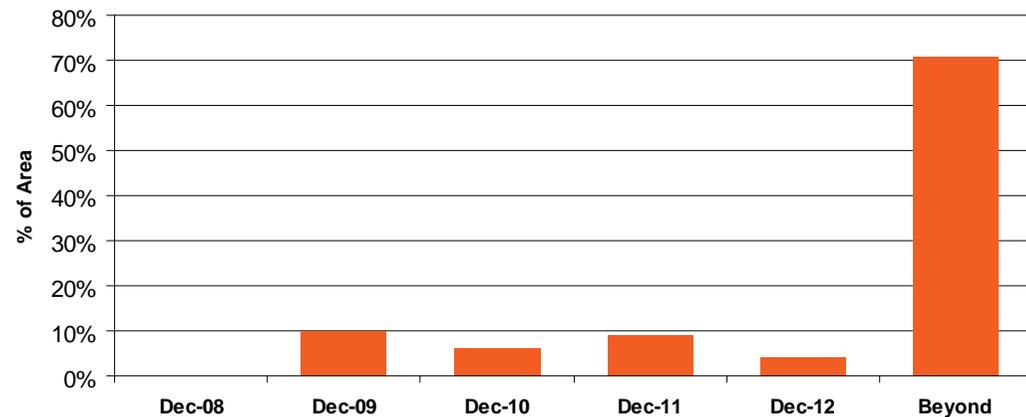


GPT's Industrial/Business Park Portfolio consists of quality traditional industrial and business park assets located in Australia's major industrial and business park markets.

The Portfolio has been progressively grown and at 30 June 2008, had a value of \$829 million. The Portfolio's high occupancy (of 100% by income) and long average lease term of 7.3 years are indicative of the quality of the assets and their attractiveness to tenants.

A number of the Portfolio's existing assets and recent acquisitions include expansion land and the Portfolio controls 530,000 sqm of land for future developments, providing the opportunity to continue to grow the Portfolio's scale and diversity in the medium term.

Lease Expiry by Income as at 30 June 2008



*Office and Retail: includes GPT's equity in the GPT Wholesale Shopping Centre Fund and GPT Wholesale Office Fund. US Seniors Housing represents GPT's equity investment, not asset value. Funds management includes assets held for future funds.

INDUSTRIAL/BUSINESS PARK PORTFOLIO LOCATIONS



1 Sydney

18-24 Abbott Rd, Seven Hills
15 Berry Street, Granville
19 Berry Street, Granville
Rosehill Business Park, Camellia
2-4 Harvey Road, Kings Park
Quad Business Park, Sydney Olympic Park
7 Figtree Drive, Sydney Olympic Park
5 Figtree Drive, Sydney Olympic Park
8 Herb Elliott Avenue, Sydney Olympic Park
7 Parkview Drive, Sydney Olympic Park
4 Holker Street, Silverwater
120 Miller Road, Villawood
21 Talavera Road, Macquarie Park
372-374 Victoria Street, Wetherill Park
Connect @ Erskine Park

2 Canberra

Sandford Street, Mitchell

3 Melbourne

Citiwest Industrial Estate, Altona North
134-140 Fairbairn Road, Sunshine
Astrak Business Park, Somerton
31 Vision Drive, Burwood East

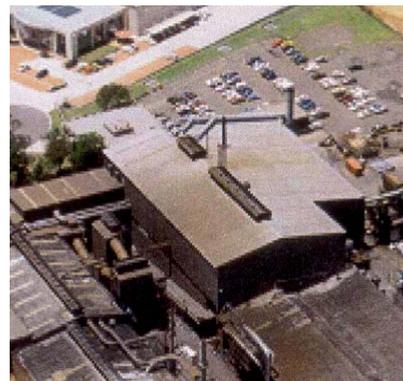
4 Brisbane

973 Fairfield Road, Yeerongpilly
92-116 Holt Street, Pinkenba

5 Adelaide

Lots 42-44 Ocean Steamers Drive,
Port Adelaide

18-24 Abbott Rd
Seven Hills,
New South Wales



18-24 ABBOTT RD, SEVEN HILLS, NSW

Abbott Road, Seven Hills provides a strategic four hectare land bank near the junction of the M2 and M7 Motorways.

The site, which is currently leased to Intercast & Forge until 2011, is suitable for a variety of future industrial development opportunities.

Ownership interest	100%
Acquired	October 2006

Property Details

Location	Seven Hills, NSW
Lettable area	19,400 sqm
Site area	40,750 sqm
GPT Fair Value	\$15.5m
Value	NA
Valuer	NA
Valuation date	NA
Current capitalisation rate	NA
Terminal capitalisation rate	NA
Discount rate	NA
Occupancy	100%
Weighted Average Lease Expiry (by income)	3.3 years

GPT Fair Value based on internal valuation (Cap rate of 8.25%)

15 Berry Street,
Granville,
New South Wales



15 BERRY STREET, GRANVILLE, NSW

15 Berry Street, Granville comprises a high clearance warehouse and modern office accommodation, leased to Toll Transport.

The site is located on the eastern side of Berry Street between Parramatta Road and Clyde Railway Station. Major road arteries in the near vicinity include Parramatta Road, James Ruse Drive and the M4 Motorway.

Ownership interest	100%
Acquired	November 2000

Property Details

Location	Granville, NSW
Lettable area	10,000 sqm
Site area	20,600 sqm
GPT Fair Value	\$14.6m
Value	\$14.5m
Valuer	CBRE
Valuation date	30 Sep 2006
Current capitalisation rate	7.50%
Terminal capitalisation rate	8.00%
Discount rate	9.00%
Occupancy	100%
Weighted Average Lease Expiry (by income)	1.8 years

GPT Fair Value based on internal valuation (Cap rate of 7.25%)

19 Berry Street, Granville, New South Wales



19 BERRY STREET, GRANVILLE, NSW

19 Berry Street, Granville comprises a high clearance warehouse and modern office, leased to Mitsubishi Motors Australia.

A 6,000 sqm warehouse extension was completed in Q1 2008 for Mitsubishi, increasing their total GLA to 19,600 sqm and extending their lease to 2018.

The property has frontage to and is accessed from the eastern side of Berry Street between Parramatta Road and Clyde Railway Station. Berry Street is a continuation of James Ruse Drive, a major north-south arterial road servicing Sydney's central west. Surrounding development is a mixture of industrial warehousing and distribution and bulky goods retailing.

Ownership interest	100%
Acquired	December 2000

Property Details

Location	Granville, NSW
Lettable area	19,600 sqm
Site area	38,000 sqm
GPT Fair Value	\$27.8m
Value	\$20.6m
Valuer	CBRE
Valuation date	30 Sep 2006
Current capitalisation rate	7.75%
Terminal capitalisation rate	8.25%
Discount rate	9.25%
Occupancy	100%
Weighted Average Lease Expiry (by income)	9.7 years

GPT Fair Value based on internal valuation (Cap rate of 7.25%)

Rosehill Business Park, Camellia, New South Wales



ROSEHILL BUSINESS PARK, CAMELLIA, NSW

Rosehill Business Park is a well located site set in the established industrial suburb of Camellia.

Stage 1 of the site is leased to Australian Pharmaceutical Industries and was completed in October 2002. Stage 2 of the development was completed in September 2003 and is leased to Brother International and Cassons.

In May 2005, GPT secured Linfox Armaguard to the third and final stage of development under a long term ground lease expiring in 2020.

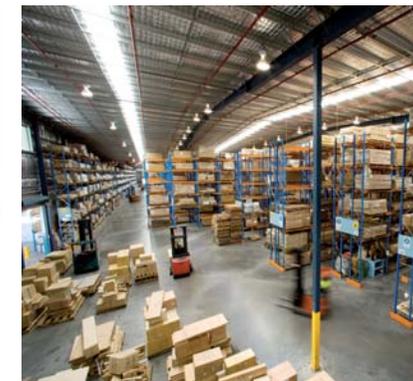
Ownership interest	100%
Acquired	May 1998

Property Details

Location	Camellia, NSW
- Leased GLA	41,900 sqm
- Land Leased	7,600 sqm
Site area	79,700 sqm
GPT Fair Value	\$73.2m
Value	\$70.0m
Valuer	CBRE
Valuation date	30 Sep 2006
Current capitalisation rate	7.50%–7.75%
Terminal capitalisation rate	8.00%–8.25%
Discount rate	9.25%–9.50%
Occupancy	100%
Weighted Average Lease Expiry (by income)	5.5 years

GPT Fair Value based on internal valuation (Cap rate of 7.50%)

2-4 Harvey Road,
Kings Park,
New South Wales



2-4 HARVEY ROAD, KINGS PARK, NSW

2-4 Harvey Road, Kings Park comprises a modern high clearance warehouse and associated high quality office accommodation. The site measures 6.5 hectares and features 40,300 sqm of existing buildings, including a recently completed expansion.

A 10,000 sqm warehouse extension was completed in September 2007, for Freedom Furniture increasing their total GLA to 40,000 sqm and extending their lease to 2017.

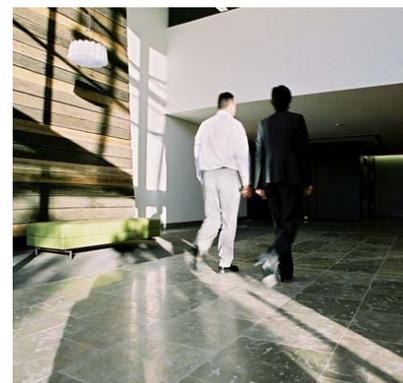
Kings Park is located approximately 40 kilometres west of the Sydney CBD and approximately 15 kilometres north-west of the Parramatta CBD.

Ownership interest	100%
Acquired	May 1999

Property Details

Location	Kings Park, NSW
Lettable area	40,300 sqm
Site area	64,800 sqm
GPT Fair Value	\$47.5m
Value	\$47.5m
Valuer	Colliers International
Valuation date	30 June 2008
Current capitalisation rate	7.50%
Terminal capitalisation rate	8.00%
Discount rate	9.00%
Occupancy	100%
Weighted Average Lease Expiry (by income)	9.2 years

Quad Business Park, Sydney Olympic Park, New South Wales



QUAD BUSINESS PARK, SYDNEY OLYMPIC PARK, NSW

Quad Business Park is a four stage integrated office development, located at Sydney Olympic Park (SOP), close to significant infrastructure and public recreational amenities, including Bicentennial Park and SOP Rail Station.

Quad 1 was acquired by GPT in July 2001 at a cost of \$15.5 million, and has 4,800 sqm of office space over three levels.

Quad 2 was completed in June 2002 at a cost of \$15.8 million, and has 5,100 sqm of office space over four levels.

Quad 3 was completed in July 2004, and has 5,300 sqm of office space over three levels. The total cost of the development was \$16.3 million.

Quad 4 was completed in June 2007, and has 8,000 sqm of A-Grade office space. The total cost of the development was \$30.5 million and has a yield of 8.3%.

Ownership interest	100%
Acquired	Jul 2001 to Mar 2003

Property Details (Includes Quad 1-4)

Location	Sydney Olympic Park, NSW
Lettable area	23,400 sqm
Site area	31,900 sqm
GPT Fair Value	\$99.4m
Value	\$95m
Valuer	CBRE
Occupancy	100%
Weighted Average Lease Expiry (by income)	5.1 years

	Quad 1	Quad 2	Quad 3	Quad 4
Valuation date	30/06/07	30/06/07	31/03/07	30/09/07
Current capitalisation rate	7.75%	7.75%	7.75-8.00%	7.25%
Terminal capitalisation rate	8.25%	8.00%	8.00%	7.75%
Discount rate	8.75%	8.75%	9.00%	8.75%

GPT Fair Value based on internal valuation (Cap rate of 7.00 to 7.25%)

7 Figtree Drive, Sydney Olympic Park, New South Wales



7 FIGTREE DRIVE, SYDNEY OLYMPIC PARK, NSW

7 Figtree Drive comprises a single level office and warehouse building located at Sydney Olympic Park.

The site is currently leased to the Sydney Olympic Park Authority and occupies a prime location on the corner of Figtree Drive and Olympic Boulevard. The property adjoins GPT's 5 Figtree Drive and 8 Herb Elliott Avenue assets, providing a consolidated site area of approximately 3.2 hectares.

Ownership interest	100%
Acquired	July 2004

Property Details

Location	Sydney Olympic Park, NSW
Lettable area	3,500 sqm
Site area	9,600 sqm
GPT Fair Value	\$10.9m
Value	\$10.7m
Valuer	CBRE
Valuation date	30 Jun 2007
Current capitalisation rate	7.25%
Terminal capitalisation rate	8.00%
Discount rate	9.00%
Occupancy	100%
Weighted Average Lease Expiry (by income)	2.8 years

GPT Fair Value based on internal valuation (Cap rate of 7.50%)

5 Figtree Drive,
Sydney Olympic Park,
New South Wales



5 FIGTREE DRIVE, SYDNEY OLYMPIC PARK, NSW

5 Figtree Drive comprises a modern two-level office facility and attached high clearance warehouse.

The property is situated on the north western side of Figtree Drive between Olympic Boulevard and Australia Avenue, within the Australia Centre Business Park. This precinct is located close to the majority of Olympic facilities, including the Sydney Aquatic Centre, the Sydney International Athletics Centre, the Olympic Stadium and Agricultural Society Showground.

The area is well serviced by an orbital road network and rail transport is available via Olympic Park Rail Station.

Ownership interest	100%
Acquired	July 2005

Property Details

Location	Sydney Olympic Park, NSW
Lettable area	9,000 sqm
Site area	12,900 sqm
GPT Fair Value	\$20.0m
Value	\$20.0m
Valuer	Colliers International
Valuation date	30 June 2008
Current capitalisation rate	7.75%
Terminal capitalisation rate	8.00%
Discount rate	8.75%
Occupancy	100%
Weighted Average Lease Expiry (by income)	1.2 years

8 Herb Elliott Avenue,
Sydney Olympic Park,
New South Wales



8 HERB ELLIOTT AVE, SYDNEY OLYMPIC PARK, NSW

8 Herb Elliott Avenue is situated opposite the Olympic Park Rail Station, midway between Australia Avenue and Olympic Boulevard.

Considerable upgrading of infrastructure has occurred throughout Sydney Olympic Park with improved road and rail transport increasing the amenity of the area.

Current site improvements comprise 3,300 sqm of high quality office and warehouse accommodation leased to Peregrine Semiconductor Australia.

Ownership interest	100%
Acquired	August 2004

Property Details

Location	Sydney Olympic Park, NSW
Lettable area	3,300 sqm
Site area	9,000 sqm
GPT Fair Value	\$9.0m
Value	\$9.0m
Valuer	CBRE
Valuation date	30 Jun 2007
Current capitalisation rate	7.50%
Terminal capitalisation rate	8.00%
Discount rate	9.00%
Occupancy	100%
Weighted Average Lease Expiry (by income)	1.6 years

GPT Fair Value based on internal valuation (Cap rate of 8.00%)

4 Holker Street,
Silverwater,
New South Wales



4 HOLKER STREET, SILVERWATER, NSW

4 Holker Street, Silverwater comprises a modern hi-tech industrial property, purpose-built for Vodafone Australia Limited in 2002.

The property is well located to major transport routes, approximately one kilometre north of the M4 Motorway, and in close proximity to Newington Shopping Centre and Sydney Olympic Park.

Ownership interest	100%
Acquired	March 2006

Property Details

Location	Silverwater, NSW
Lettable area	7,400 sqm
Site area	8,000 sqm
GPT Fair Value	\$32.8m
Value	NA
Valuer	NA
Valuation date	NA
Current capitalisation rate	NA
Terminal capitalisation rate	NA
Discount rate	NA
Occupancy	100%
Weighted Average Lease Expiry (by income)	9.0 years

GPT Fair Value based on internal valuation (Cap rate of 7.50%)

120 Miller Road,
Villawood,
New South Wales



120 MILLER ROAD, VILLAWOOD, NSW

120 Miller Road comprises a multi-level document storage facility, together with associated offices and warehousing, purpose-built for National Archives of Australia. The site benefits from direct access to the Hume Highway via Miller Road.

The property is the long-term base for National Archives Australia in NSW and is secured under a long term lease.

Ownership interest	100%
Acquired	April 2006

Property Details

Location	Villawood, NSW
Lettable area	22,000 sqm
Site area	26,500 sqm
GPT Fair Value	\$20.0m
Value	NA
Valuer	NA
Valuation date	NA
Current capitalisation rate	NA
Terminal capitalisation rate	NA
Discount rate	NA
Occupancy	100%
Weighted Average Lease Expiry (by income)	7.3 years

GPT Fair Value based on internal valuation (Cap rate of 7.75%)

21 Talavera Road, Macquarie Park, New South Wales



21 TALAVERA ROAD, MACQUARIE PARK, NSW

21 Talavera Road is located in the strong Macquarie Park commercial precinct, midway between Lane Cove Road and Khartoum Road. Surrounding development comprises hi-tech industrial and commercial office buildings housing both national and international companies.

The site, has DA Approval for an 18,500 sqm campus-style office facility with floor plates of 4,000 sqm over 5 levels, 400 car spaces and a 50 space childcare facility.

Tenant pre-commitments are currently being sought in conjunction with design development. A yield of 7.5% is being targeted on the development.

Ownership interest	100%
Acquired	June 2006

Property Details

Location	Macquarie Park, NSW
Lettable area	DA approved for 18,500 sqm
Site area	20,000 sqm
GPT Fair Value	\$17.5m
Value	NA
Valuer	NA
Valuation date	NA
Current capitalisation rate	NA
Terminal capitalisation rate	NA
Discount rate	NA
Occupancy	NA
Weighted average lease expiry (by income)	NA

372-374 Victoria Street,
Wetherill Park,
New South Wales



372-374 VICTORIA STREET, WETHERILL PARK, NSW

372-374 Victoria Street comprises a high bay warehouse and associated offices secured under long term lease to OneSteel Trading.

Wetherill Park is a traditional industrial area popular with transport, storage and distribution users. Victoria Street provides direct access to the Cumberland Highway, and proximity to the M4 and M7 Motorways.

Ownership interest	100%
Acquired	July 2006

Property Details

Location	Wetherill Park, NSW
Lettable area	20,500 sqm
Site area	41,000 sqm
GPT Fair Value	\$21.5m
Value	NA
Valuer	NA
Valuation date	NA
Current capitalisation rate	NA
Terminal capitalisation rate	NA
Discount rate	NA
Occupancy	100%
Weighted Average Lease Expiry (by income)	6.7 years

GPT Fair Value based on internal valuation (Cap rate of 7.50%)

Citiwest Industrial Estate Altona North, Victoria



CITIWEST INDUSTRIAL ESTATE, ALTONA NORTH, VIC

The Citiwest Industrial Estate comprises a complex of nine modern high clearance warehouse distribution centres situated in Altona North. Altona North is located approximately 15 kilometres south-west of the Melbourne CBD.

The estate is bounded by Dohertys Road to the north, Grieve Parade to the east and Pinnacle Road to the south. Access to the Westgate Freeway and the Western Ring Road are available from Grieve Parade.

Ownership interest	100%
Acquired	August 1994

Property Details

Location	Altona North, Vic
Lettable area	106,300 sqm
Site area	215,000 sqm
GPT Fair Value	\$71.0m
Value	\$69.3m
Valuer	Savills
Valuation date	31 Mar 2006
Current capitalisation rate	8.00% – 8.50%
Terminal capitalisation rate	8.75% – 9.25%
Discount rate	8.75% – 9.25%
Occupancy	100%
Weighted Average Lease Expiry (by income)	6.3 years

GPT Fair Value based on internal valuation (Cap rate of 7.75%)

134-140 Fairbairn Road,
West Sunshine,
Victoria



134-140 FAIRBAIRN ROAD, WEST SUNSHINE, VIC

134-140 Fairbairn Road comprises two high bay warehouses and extensive hardstand areas used for the storage and distribution of steel products. The site is leased to Smorgon Steel Distribution and represents a significant long term land holding and redevelopment opportunity.

The industrial suburb of Sunshine is located approximately 13 kilometres west of the Melbourne CBD and is an area popular with transport and logistics users due to its close proximity to the Western Ring Road and West Gate Freeway.

Ownership interest	100%
Acquired	March 2006

Property Details

Location	West Sunshine, Vic
Lettable area	16,800 sqm
Site area	52,000 sqm
GPT Fair Value	\$14.1m
Value	NA
Valuer	NA
Valuation date	NA
Current capitalisation rate	NA
Terminal capitalisation rate	NA
Discount rate	NA
Occupancy	100%
Weighted Average Lease Expiry (by income)	9.6 years

GPT Fair Value based on internal valuation (Cap rate of 7.25%)

Austrak Business Park Somerton, Victoria



AUSTRAK BUSINESS PARK, SOMERTON, VIC

Austrak Business Park comprises approximately 100 hectares of industrially zoned land and is located 20 kilometres from the CBD. The land offers a key point of difference for tenants with access to one of Australia's first fully integrated inter-modal rail terminals (operated by DP World).

GPT and Austrak have developed approximately 70% of the Park since acquisition, with average yields of approximately 8%. Recent developments include at 74,700 sqm leased to Coles and 43,300sqm facility leased to Linfox. Tenant interest in the Park continues to be strong and the remaining land is anticipated to be developed over the next four to five years, subject to appropriate tenant pre-commitments.

Ownership interest	50%
Co-owner	Austrak
Acquired	October 2003

Property Details

Location	Somerton, Vic
Lettable area	
- Leased GLA	97,800 sqm
- Land Leases	140,600 sqm
Site area	478,900 sqm
GPT Fair Value	\$156.0m
Value	\$140.6m
Valuer	Knight Frank
Valuation date	30 Sep 2006
Current capitalisation rate	6.50% – 7.75%
Terminal capitalisation rate	7.00% – 8.00%
Discount rate	7.50% – 8.50%
Occupancy	100%
Weighted Average Lease Expiry (by income)	12.5 years

GPT Fair Value based on internal valuation (Cap rate of 7.45%)

31 Vision Drive,
Burwood East,
Victoria



31 VISION DRIVE, BURWOOD EAST, VIC

31 Vision Drive comprises a modern, purpose built archive repository. The improvements include two levels of good quality office accommodation and three levels of temperature controlled storage area.

The site is located in close proximity to both the Eastern Freeway and Monash Freeway, providing excellent access for transport to the Melbourne CBD and inner suburbs.

Ownership interest	100%
Acquired	March 2006

Property Details

Location	Burwood East, Vic
Lettable area	6,400 sqm
Site area	11,900 sqm
GPT Fair Value	\$10.6m
Value	NA
Valuer	NA
Valuation date	NA
Current capitalisation rate	NA
Terminal capitalisation rate	NA
Discount rate	NA
Occupancy	100%
Weighted Average Lease Expiry (by income)	1.3 years

GPT Fair Value based on internal valuation (Cap rate of 8.75%)

973 Fairfield Road, Yeerongpilly, Queensland



973 FAIRFIELD ROAD, YEERONGPILLY, QLD

973 Fairfield Road Yeerongpilly is fully tenanted by Laing O'Rourke, the largest privately owned construction firm in the UK.

The property comprises an eight-level office building and associated warehousing, constructed over a significant site area of 2.1 hectares. The site benefits from excellent arterial road access and is located approximately eight kilometres south of the Brisbane CBD.

Ownership interest	100%
Acquired	November 2005

Property Details

Location	Yeerongpilly, Qld
Lettable area	6,000 sqm
Site area	21,300 sqm
GPT Fair Value	\$13.1m
Value	NA
Valuer	NA
Valuation date	NA
Current capitalisation rate	NA
Terminal capitalisation rate	NA
Discount rate	NA
Occupancy	100%
Weighted Average Lease Expiry (by income)	9.4 years

GPT Fair Value based on internal valuation (Cap rate of 8.00%)

92-116 Holt Street,
Pinkenba,
Queensland



92-116 HOLT STREET, PINKENBA, QLD

92-116 Holt Street comprises two large high bay warehouses, leased to Smorgon Steel Distribution.

Pinkenba is adjacent to Eagle Farm in Brisbane's industrial northern suburbs. The area benefits from easy access to the Gateway Motorway and Brisbane Airport, which is located approximately two kilometres to the north of the site.

Ownership interest	100%
Acquired	March 2006

Property Details

Location	Pinkenba, Qld
Lettable area	15,400 sqm
Site area	32,800 sqm
GPT Fair Value	\$15.1m
Value	NA
Valuer	NA
Valuation date	NA
Current capitalisation rate	NA
Terminal capitalisation rate	NA
Discount rate	NA
Occupancy	100%
Weighted Average Lease Expiry (by income)	9.6 years

GPT Fair Value based on internal valuation (Cap rate of 7.50%)

Sandford Street, Mitchell, Australian Capital Territory



SANDFORD STREET, MITCHELL, ACT

Sandford Street comprises a multi-level document storage facility, together with associated offices and warehousing, purpose-built for National Archives of Australia.

Mitchell is one of Canberra's three industrial hubs, along with Fyshwick and Hume. The suburb is located approximately eight kilometres north of the city centre.

Ownership interest	100%
Acquired	March 2006

Property Details

Location	Mitchell, ACT
Lettable area	11,600 sqm
Site area	18,300 sqm
GPT Fair Value	\$10.0m
Value	NA
Valuer	NA
Valuation date	NA
Current capitalisation rate	NA
Terminal capitalisation rate	NA
Discount rate	NA
Occupancy	100%
Weighted Average Lease Expiry (by income)	1.0 years

GPT Fair Value based on internal valuation (Cap rate of 8.75%)

Lots 42-44 Ocean Steamers Dr,
Port Adelaide,
South Australia



LOTS 42-44 OCEAN STEAMERS DR, PORT ADELAIDE, SA

Port Adelaide is a well established industrial suburb, located approximately one kilometre north of the Port River Expressway and 13 kilometres north-west of the Adelaide CBD.

The property is 100% leased and has approximately 2.6 hectares of land for future development.

Ownership interest	50%
Co-owner	Austrak
Acquired	July 2006

Property Details

Location	Port Adelaide, SA
Lettable area	6,200 sqm
Site area	28,500 sqm
GPT Fair Value	\$8.2m
Value	NA
Valuer	NA
Valuation date	NA
Current capitalisation rate	NA
Terminal capitalisation rate	NA
Discount rate	NA
Occupancy	100%
Weighted Average Lease Expiry (by income)	4.8 years

GPT Fair Value based on internal valuation (Cap rate of 8.25%)

Connect @ Erskine Park, New South Wales



CONNECT @ ERSKINE PARK, NSW

Connect @ Erskine Park is a 376,000 sqm site at Erskine Park. The site is located in Sydney's outer-west, in a key industrial market with close proximity to major transport infrastructure. The M4/M7 interchange is nearby, making it attractive to a range of potential tenants.

The site's first pre-release was secured in July 2008 with the commitment of Goodman Fielder to a 15,000 sqm facility on a 20 year lease, due for completion in April 2009.

The site has the ability to be developed into a significant industrial estate with close to 160,000 sqm of gross building area.

Ownership interest	100%
Acquired	June 2008

Property Details

Location	Erskine Park, NSW
Lettable area	DA approval for 160,000 sqm
Site area	376,000 sqm
GPT Fair Value	\$101.0m
Value	N/A
Valuer	N/A
Valuation date	N/A
Current capitalisation rate	N/A
Terminal capitalisation rate	N/A
Discount rate	N/A
Occupancy	N/A
Weighted Average Lease Expiry (by income)	N/A

* Images are Artist's Impressions



US SENIORS HOUSING PORTFOLIO

• **Connecticut USA** – Academy Point at Mystic Carriage Green Coachman Square Cresnet Point at Niantic Maple Woods Middlebrook RiverRidge The Atrium at Rocky Hill
The Village at Brookfield Common The Village at Buckland Court The Village at East Farms The Village at Kensington Place The Village at Mariner's Point The Village at South Farms

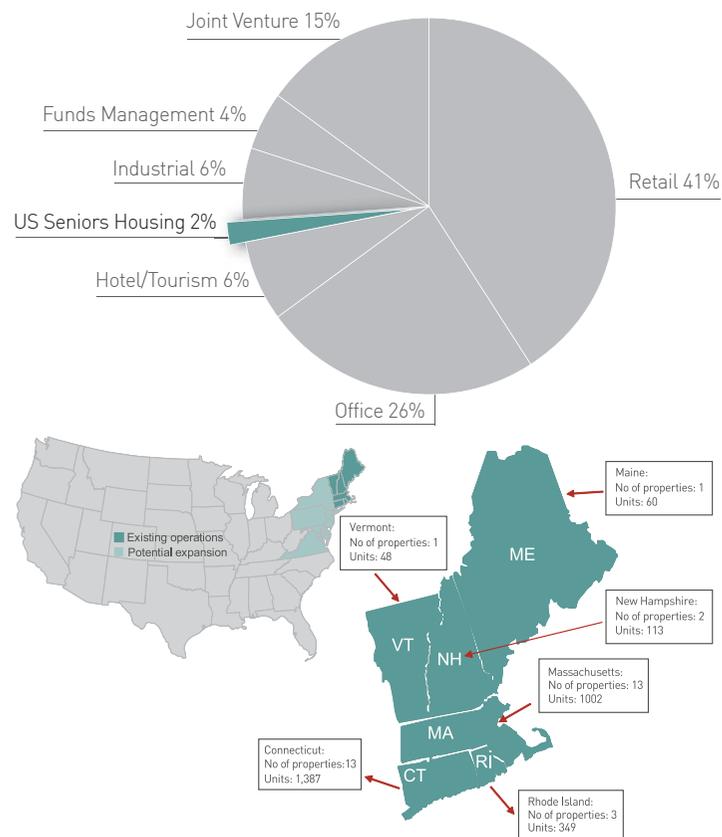
• **Massachusetts USA** – Ashland Farm at North Andover Cabot Park Village Chestnut Park at Cleveland Circle Evans Park at Newton Corner Harbor Point at Centerville Orchard Valley at Wilbraham
Tatnuck Park at Worcester The Atrium at Cardinal Drive The Atrium at Drum Hill The Atrium at Faxon Woods The Atrium at Veronica Drive The Falls at Cordingly Dam The Village at Willow Crossings

• **Rhode Island USA** – Blenheim Newport Capitol Ridge at Providence Greenwich Farms at Warwick • **Vermont USA** – The Abrors of Shelburne

• **Maine USA** – Bay Square at Yarmouth • **New Hampshire USA** – Greystone Farms at Salem The Birches at Concord

US SENIORS HOUSING PORTFOLIO

Assets by Sector*



*Office and Retail: includes GPT's equity in the GPT Wholesale Office Fund and GPT Wholesale Shopping Centre Fund. US Seniors Housing represents GPT's equity investment, not asset value. Funds management includes assets held for future funds.

GPT entered the US seniors housing market in December 2006, with the purchase of a:

- 95% interest in a portfolio of 19 established seniors housing assets; and
- 20% interest in the manager of the assets, Benchmark Assisted Living.

The Portfolio represents the latest evolution of GPT's investment portfolio.

The original assets, acquired for USD 428 million (including acquisition costs) are all located in the New England region of the United States, a market with strong fundamentals supporting demand for these facilities. The portfolio includes Independent Living (IL), Assisted Living (AL) and Alzheimers Assisted Living (ALZ) units. These units cater for different levels of assistance with daily living needs.

The Group's second acquisition (acquired for US \$265 million, including costs) in the US seniors housing market, completed in October 2007,

included a 95% interest in an additional 15 seniors housing assets. The transaction introduced the states of Maine, Vermont and New Hampshire.

As at 30 June 2008 the Portfolio consisted of 34 assets with an average occupancy for the year of 88.5%.

Carriage Green

Milford, Connecticut,
USA



CARRIAGE GREEN, MILFORD, CONNECTICUT, USA

Carriage Green at Milford, Connecticut is a three-storey building containing 107 apartment units.

The units are for traditional assisted living and contain 13 studio units, 90 one-bedroom units and four two-bedroom units.

Property Details

Location	Milford, Connecticut
Year opened	1999
Site area	4.3 acres
Total gross building area	91,000 sq ft
IL and AL units	107
ALZ units	-
Total units	107
Occupancy	82%

Coachman Square

Woodbridge,
Connecticut, USA



COACHMAN SQUARE, WOODBIDGE, CONNECTICUT, USA

Coachman Square at Woodbridge, Connecticut is a two-storey wood-frame building containing 91 apartment units. The assisted living units contain four studio units, 56 one-bedroom units and two two-bedroom units. The Alzheimer's care units contain two companion suites, 11 studio units and 16 one-bedroom units.

Property Details

Location	Woodbridge, Connecticut
Year opened	1998
Site area	5.0 acres
Total gross building area	87,000 sq ft
IL and AL units	62
ALZ units	29
Total units	91
Occupancy	96%

Maple Woods

Hamden,
Connecticut, USA



MAPLE WOODS, HAMDEN, CONNECTICUT, USA

Maple Woods at Hamden is a four-storey, wood-frame building containing 75 assisted living and 22 Alzheimer's care units.

Property Details

Location	Hamden, Connecticut
Year opened	1999
Site area	5.0 acres
Total gross building area	80,000 sq ft
IL and AL units	75
ALZ units	22
Total units	97
Occupancy	86%

Middlebrook

Trumbull,
Connecticut, USA



MIDDLEBROOK, TRUMBULL, CONNECTICUT, USA

Middlebrook Farms at Trumbull is a three-storey, wood-frame (with some steel and concrete) building containing 113 apartment units. There are 78 one-bedroom assisted living units, and nine two-bedroom units. The Alzheimer's care component contains 26 studio units.

Property Details

Location	Trumbull, Connecticut
Year opened	1998
Site area	10.0 acres
Total gross building area	111,000 sq ft
IL and AL units	87
ALZ units	26
Total units	113
Occupancy	89%

River Ridge

Avon,
Connecticut, USA



The Atrium at Rocky Hill

Rocky Hill,
Connecticut, USA



RIVER RIDGE, AVON, CONNECTICUT, USA

River Ridge at Avon is a three-storey, wood-frame building with 105 apartment units. The independent and assisted living component contain 29 studio units, 50 one-bedroom units and eight two-bedroom units. Alzheimer's care component contains five companion suites, seven studio units, five one-bedroom units and one two-bedroom unit.

Property Details

Location	Avon, Connecticut
Year opened	1998
Site area	6.6 acres
Total gross building area	99,000 sq ft
IL and AL units	87
ALZ units	18
Total units	105
Occupancy	86%

THE ATRIUM AT ROCKY HILL, ROCKY HILL, CONNECTICUT, USA

The Atrium at Rocky Hill is a one-storey, wood-frame building containing 54 units (60 beds) dedicated for Alzheimer's care. It contains 48 studio units ranging from 235-291 square feet and six companion suites averaging 386 square feet.

Property Details

Location	Rocky Hill, Connecticut
Year opened	2000
Site area	3.2 acres
Total gross building area	34,000 sq ft
IL and AL units	-
ALZ units	54
Total units	54
Occupancy	99%

The Village at Brookfield Common

Brookfield,
Connecticut, USA



THE VILLAGE AT BROOKFIELD COMMON, BROOKFIELD, CONNECTICUT, USA

The Village at Brookfield Common is a three-storey, wood and steel-frame building with 90 apartment units. The independent and assisted living component contains 42 studio units and 30 one-bedroom units. The Alzheimer's care component contains 10 shared studio units (two beds) and eight private studio units.

Property Details

Location	Brookfield, Connecticut
Year opened	1999
Site area	5.7 acres
Total gross building area	68,000 sq ft
IL and AL units	72
ALZ units	18
Total units	90
Occupancy	83%

The Village at Buckland Court

South Windsor,
Connecticut, USA



THE VILLAGE AT BUCKLAND COURT, SOUTH WINDSOR, CONNECTICUT, USA

The Village at Buckland Court is a two-storey building with 100 apartment units. The independent and assisted living component has 48 studio units, 28 one-bedroom units and four two-bedroom units. The Alzheimer's care component contains 10 shared studio units (two beds) and 10 private studio units.

Property Details

Location	South Windsor, Connecticut
Year opened	1999
Site area	10.0 acres
Total gross building area	81,000 sq ft
IL and AL units	80
ALZ units	20
Total units	100
Occupancy	81%

The Village at East Farms

Waterbury, Connecticut, USA



The Village at Kensington Place

Meriden, Connecticut, USA



THE VILLAGE AT EAST FARMS, WATERBURY, CONNECTICUT, USA

The Village at East Farms consists of a single-storey Alzheimer’s dedicated building with 18 shared studio and 30 private studio units, and a two-storey building with 80 studio units, 32 one-bedroom units and four two-bedroom units for independent and assisted living, both with steel and wood-frames.

Property Details

Location	Waterbury, Connecticut
Year opened	1998
Site area	32.5 acres
Total gross building area	130,000 sq ft
IL and AL units	116
ALZ units	48
Total units	164
Occupancy	85%

THE VILLAGE AT KENSINGTON PLACE, MERIDEN, CONNECTICUT, USA

The Village at Kensington Place is a three-storey, wood and steel-frame building. The independent and assisted living component has 40 studio units, 34 one-bedroom units and six two-bedroom units. The Alzheimer’s care component contains eight shared studio units (two beds) and 12 private studio units.

Property Details

Location	Meriden, Connecticut
Year opened	2001
Site area	6.0 acres
Total gross building area	89,000 sq ft
IL and AL units	80
ALZ units	20
Total units	100
Occupancy	77%

The Village at Mariner's Point

East Haven,
Connecticut, USA



The Village at South Farms

Middletown,
Connecticut, USA



THE VILLAGE AT MARINER'S POINT, EAST HAVEN, CONNECTICUT, USA

The Village at Mariner's Point is a three-storey, wood and steel-frame building containing 133 apartment units. There are 112 independent and assisted living units and 21 Alzheimer's units.

Property Details

Location	East Haven, Connecticut
Year opened	2000
Site area	13.7 acres
Total gross building area	129,000 sq ft
IL and AL units	112
ALZ units	21
Total units	133
Occupancy	86%

THE VILLAGE AT SOUTH FARMS, MIDDLETOWN, CONNECTICUT, USA

The Village at South Farms is a three-storey, wood and steel-frame building with 100 apartment units. The independent and assisted living component has 52 studio units, 22 one-bedroom units and six two-bedroom units. The Alzheimer's care component has eight shared studio units (two beds) and 12 private studio units.

Property Details

Location	Middletown, Connecticut
Year opened	1999
Site area	6.6 acres
Total gross building area	82,000 sq ft
IL and AL units	80
ALZ units	20
Total units	100
Occupancy	83%

The Atrium at Cardinal Drive

Agawam, Massachusetts, USA



The Atrium at Drum Hill

North Chelmsford, Massachusetts, USA



THE ATRIUM AT CARDINAL DRIVE, AGAWAM, MASSACHUSETTS, USA

The Atrium at Cardinal Drive is a one-storey, wood-frame building containing 44 units (56 beds) dedicated to Alzheimer's care. There are 32 studio units ranging from 238-297 square feet and 12 companion suites (two beds) averaging 324 square feet.

Property Details

Location	Agawam, Massachusetts
Year opened	1997
Site area	6.1 acres
Total gross building area	30,000 sq ft
IL and AL units	-
ALZ units	44
Total units	44
Occupancy	86%

THE ATRIUM AT DRUM HILL, NORTH CHELMSFORD, MASSACHUSETTS, USA

The Atrium at Drum Hill is a one-storey, wood-frame building containing 44 units (56 beds) dedicated to Alzheimer's care. There are 32 studio units ranging from 238-297 square feet and 12 companion suites (two beds) averaging 324 square feet.

Property Details

Location	North Chelmsford, Massachusetts
Year opened	1998
Site area	4.6 acres
Total gross building area	30,000 sq ft
IL and AL units	-
ALZ units	44
Total units	44
Occupancy	97%

The Atrium at Faxon Woods

Quincy,
Massachusetts , USA



The Atrium at Veronica Drive

Danvers,
Massachusetts, USA



THE ATRIUM AT FAXON WOODS, QUINCY, MASSACHUSETTS, USA

The Atrium at Faxon Woods is a one-storey, wood-frame building containing 54 units (60 beds) dedicated to Alzheimer's care. It contains 48 studio units ranging from 235-290 square feet and six companion suites (two beds) averaging 386 square feet.

Property Details

Location	Quincy, Massachusetts
Year opened	2000
Site area	2.5 acres
Total gross building area	36,000 sq ft
IL and AL units	-
ALZ units	54
Total units	54
Occupancy	89%

THE ATRIUM AT VERONICA DRIVE, DANVERS, MASSACHUSETTS, USA

The Atrium at Veronica Drive is a one-storey, wood-frame building containing 56 units (62 beds) dedicated to Alzheimer's care. It contains 50 studio units ranging from 235-290 square feet and six companion suites (two beds) averaging 386 square feet.

Property Details

Location	Danvers, Massachusetts
Year opened	2000
Site area	8.4 acres
Total gross building area	34,000 sq ft
IL and AL units	-
ALZ units	56
Total units	56
Occupancy	98%

The Village at Willow Crossings

Mansfield,
Massachusetts, USA



Capitol Ridge at Providence

Providence,
Rhode Island, USA

THE VILLAGE AT WILLOW CROSSINGS, MANSFIELD, MASSACHUSETTS, USA

The Village at Willow Crossings is a two and three-storey wood-frame building containing 104 apartment units. The Willows cottages are one-storey, four, six and eight unit wood-frame buildings containing 62 two-bedroom units, each with one car garages.

Property Details

Location	Mansfield, Massachusetts
Year opened	1999
Site area	20.0 acres
Total gross building area	90,000 sq ft
IL and AL units	86
ALZ units	18
Total units	104*
Occupancy	88%

*Excludes 62 Willows cottages

CAPITOL RIDGE AT PROVIDENCE, PROVIDENCE, RHODE ISLAND, USA

Capitol Ridge at Providence consists of a single-storey Alzheimer's building and a two-storey IL/AL building containing a total of 130 apartment units.

Property Details

Location	Providence, Rhode Island
Year opened	1997
Site area	8.8 acres
Total gross building area	115,000 sq ft
IL and AL units	102
ALZ units	28
Total units	130
Occupancy	90%

Greenwich Farms at Warwick

Warwick,
Rhode Island, USA

GREENWICH FARMS AT WARWICK, WARWICK, RHODE ISLAND, USA

Greenwich Farms at Warwick is a three-storey, wood and steel-frame building containing 120 apartment units. The independent and assisted living component has four companion suites (two beds), 50 studio units, 40 one-bedroom units, and six two-bedroom units. The Alzheimer's care component has eight shared studio units (two beds) and 12 private studio units.

Property Details

Location	Warwick, Rhode Island
Year opened	1998
Site area	15.2 acres
Total gross building area	99,000 sq ft
IL and AL units	100
ALZ units	20
Total units	120
Occupancy	81%

Greystone Farms at Salem

Salem, New
Hampshire, USA

GREYSTONE FARMS AT SALEM SALEM, NEW HAMPSHIRE, USA

Greystone Farms at Salem, New Hampshire was built in 2001 and is a three-storey building containing 65 apartments.

There are 45 units dedicated to assisted living and 20 dedicated to Alzheimer's care. Unit types range from studio, to one-bedroom, to two-bedroom configurations.

Property Details

Location	Salem, NH
Year opened	2001
Site area	5.42 acres
Total gross building area	47,000 sq ft
IL and AL units	45
ALZ units	20
Total units	65
Occupancy	96%

Academy Point at Mystic

Mystic, Connecticut,
USA

ACADEMY POINT AT MYSTIC, MYSTIC, CONNECTICUT, USA

Academy Point at Mystic, Connecticut was built in 2001 and is a four-storey building containing 70 apartment units.

Property Details

Location	Mystic, Connecticut
Year opened	2001
Site area	3.24 acres
Total gross building area	59,300 sq ft
IL and AL units	70
ALZ units	-
Total units	70
Occupancy	98%

Falls at Cordingly Dam

Newton,
Massachusetts, USA

FALLS AT CORDINGLY DAM, NEWTON, MASSACHUSETTS, USA

Falls at Cordingly Dam is located in Newton, Massachusetts, a closed-in suburb of Boston. The building contains four-storeys consisting of 90 units of assisted living and Alzheimer's care.

Property Details

Location	Newton, Massachusetts
Year opened	1996
Site area	1.69 acres
Total gross building area	39,200 sq ft
IL and AL units	62
ALZ units	28
Total units	90
Occupancy	96%

Crescent Point at Niantic

Niantic, Connecticut,
USA

CRESCENT POINT AT NIAN TIC, NIANTIC, CONNECTICUT, USA

Crescent Point at Niantic is located in Niantic, New London County, Connecticut. It consists of three-storeys, with 66 units of assisted living and Alzheimer's care.

There are 42 assisted living units and 24 Alzheimer's care units.

Property Details

Location	Niantic, Connecticut
Year opened	2000
Site area	2.16 acres
Total gross building area	57,500 sq ft
IL and AL units	42
ALZ units	24
Total units	66
Occupancy	94%

Harbor Point at Centerville

Centerville,
Massachusetts, USA

HARBOR POINT AT CENTERVILLE CENTERVILLE, MASSACHUSETTS, USA

Harbor Point at Centerville, Massachusetts is a wood-frame building containing 65 units dedicated to Alzheimer's care.

Property Details

Location	Centerville, Massachusetts
Year opened	1975
Site area	4.39 acres
Total gross building area	39,200 sq ft
IL and AL units	-
ALZ units	65
Total units	65
Occupancy	100%

Orchard Valley at Wilbraham

Wilbraham,
Massachusetts, USA

Tatnuck Park at Worcester

Worcester,
Massachusetts, USA

ORCHARD VALLEY AT WILBRAHAM, WILBRAHAM, MASSACHUSETTS, USA

Orchard Valley at Wilbraham, Massachusetts is a two-storey building containing 66 apartment units.

There are 42 assisted living units and 24 Alzheimer's care units.

Property Details

Location	Wilbraham, Massachusetts
Year opened	2000
Site area	10.75 acres
Total gross building area	39,200 sq ft
IL and AL units	42
ALZ units	24
Total units	66
Occupancy	88%

TATNUCK PARK AT WORCESTER, WORCESTER, MASSACHUSETTS, USA

Tatnuck Park at Worcester, Massachusetts is a two-storey building containing 76 apartment units.

The property contains 32 studio units averaging 320 square feet, 37 one-bedroom units averaging 500 square feet, and seven two-bedroom units averaging 647 square feet.

Property Details

Location	Worcester, Massachusetts
Year opened	1999
Site area	7.72 acres
Total gross building area	53,200 sq ft
IL and AL units	57
ALZ units	19
Total units	76
Occupancy	85%

Bay Square at Yarmouth

Yarmouth, Maine,
USA

BAY SQUARE AT YARMOUTH, YARMOUTH, MAINE, USA

Bay Square at Yarmouth, Maine is a wood-frame, three-storey building. The property consists of 60 units, with 36 assisted living units and 24 Alzheimer's care units.

The unit types include 12 assisted living studios, 20 one-bedroom assisted living units, four two-bedroom assisted living units and 24 dementia care studios.

Property Details

Location	Yarmouth, Maine
Year opened	1999
Site area	4.06 acres
Total gross building area	49,600 sq ft
IL and AL units	36
ALZ units	24
Total units	60
Occupancy	90%

Blenheim-Newport

Middletown, Rhode
Island, USA

BLENHEIM-NEWPORT, MIDDLETOWN, RHODE ISLAND, USA

Blenheim-Newport is located in Middletown, Newport County, Rhode Island. It is a wood-frame building containing 99 units of assisted living and Alzheimer's care.

In assisted living, the unit types include 17 studio units, 44 one-bedrooms and 20 two-bedroom units. The dementia care units include 18 studio units.

Property Details

Location	Middletown, Rhode Island
Year opened	1988
Site area	15.33 acres
Total gross building area	81,200 sq ft
IL and AL units	81
ALZ units	18
Total units	99
Occupancy	91%

The Birches at Concord

Concord, New Hampshire, USA

THE BIRCHES AT CONCORD, CONCORD, NEW HAMPSHIRE, USA

The Birches at Concord, New Hampshire consists of 48 units fully dedicated to Alzheimer's care. The building is a wood-frame building consisting of 44 studio and four shared units over two-storeys.

Property Details

Location	Concord, NH
Year opened	2001
Site area	4.4 acres
Total gross building area	29,600 sq ft
IL and AL units	-
ALZ units	48
Total units	48
Occupancy	81%

The Arbors of Shelburne

Shelburne, Vermont, USA

THE ARBORS OF SHELBURNE, SHELBURNE, VERMONT, USA

The Arbors of Shelburne, Vermont is a one-storey building of wood frame construction containing 48 units fully dedicated to Alzheimer's care.

All units are studios, with 16 of the units shared.

Property Details

Location	Shelburne, Vermont
Year opened	1988
Site area	10.1 acres
Total gross building area	30,000 sq ft
IL and AL units	-
ALZ units	48
Total units	48
Occupancy	95%

Ashland Farm at North Andover

North Andover,
Massachusetts, USA

Cabot Park Village

Newton,
Massachusetts, USA

ASHLAND FARM AT NORTH ANDOVER, NORTH ANDOVER, MASSACHUSETTS, USA

Ashland Farm at North Andover, Massachusetts is a three-storey, wood-frame building consisting of 98 assisted living and alzheimer's care units.

The property provides unit types including studios (42 assisted living, 21 in alzheimer's care) with 29 one-bedrooms, and six two-bedrooms.

Property Details

Location	North Andover, Massachusetts
Year opened	1996
Site area	6.86 acres
Total gross building area	62,400 sq ft
IL and AL units	77
ALZ units	21
Total units	98
Occupancy	96%

CABOT PARK VILLAGE, NEWTON, MASSACHUSETTS, USA

Cabot Park Village in Newton, Massachusetts is a five-storey, steel-frame building containing 100 independent living apartment units. All units are equipped with full kitchens in support of a resident's independent lifestyle. Community activities and communal dining are also offered on site. The property contains seven studios, 73 one-bedrooms and 20 two-bedroom unit types.

Property Details

Location	Newton, Massachusetts
Year opened	1996
Site area	3.29 acres
Total gross building area	100,200 sq ft
IL and AL units	100
ALZ units	-
Total units	100
Occupancy	90%

Chestnut Park at Cleveland Circle

Brighton,
Massachusetts, USA

CHESTNUT PARK AT CLEVELAND CIRCLE, BRIGHTON MASSACHUSETTS, USA

Chestnut Park at Cleveland Circle is located in Brighton, Massachusetts. It is a steel-frame, four-storey building offering 90 assisted living units. Unit types include 23 studios and 67 one-bedroom units. The property is located in a high density, urban neighbourhood and is within walking distance of many restaurants, shops and public transportation.

Property Details

Location	Brighton, Massachusetts
Year opened	1996
Site area	1.66 acres
Total gross building area	105,000 sq ft
IL and AL units	90
ALZ units	0
Total units	90
Occupancy	81%

Evans Park at Newton Corner

Newton,
Massachusetts, USA

EVANS PARK AT NEWTON CORNER, NEWTON, MASSACHUSETTS, USA

Evans Park at Newton, Massachusetts is a six-storey, steel framed building containing 115 units of assisted living and alzheimer's care. The property is located in an urban location offering many nearby amenities of shops, restaurants, and public transportation. The main part of the building was originally built as the Newton Public Library. A major renovation and re-use occurred in 1993 converting to the use to senior living. There are 28 studios, 60 one-bedrooms and eight two-bedrooms for assisted living. In Alzheimer's care there are six units designated for shared occupancy, two single occupant studios, and 11 one-bedrooms.

Property Details

Location	Brighton, Massachusetts
Year opened	1890 and 1993
Site area	1.18 acres
Total gross building area	96,900 sq ft
IL and AL units	96
ALZ units	19
Total units	115
Occupancy	93%