

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 2015**

Results for announcement to the market

2.1	Total revenues and other income	up	0.4%	to	\$223,007 thousand
2.2	Net profit after income tax expense	from	\$36,211 thousand	to	\$32,425 thousand
2.4	Dividends	Amount per stapled security			
	Nil	Nil			
2.5	Record date for determining entitlement to the dividends	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 year ended 31 December 2015.				
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 year ended 31 December 2015.				
7.0	Details of individual and total dividends or distribution payments.	Amount per stapled security		Total	
	Nil	Nil		Nil	
8.0	Details of any dividend or distribution reinvestment plans in operation Nil				
9.0	Net tangible assets per security	31 December 2015		31 December 2014	
		\$0.07		\$0.05	
10.0	Details of entities over which control has been gained or lost during the year Refer Note 2 and Note 24 of the Annual Financial Report of GPT Management Holdings Ltd and its controlled entities.				
11.0	Details of associates and joint ventures entities The associate and joint ventures' whose contribution to the GMH Group's net profit is considered most significant to understanding the financial statements are detailed below:				
	Name of associate and joint venture entities	Ownership interest		Contribution to the GMH Group's net gain	
		31-Dec-15	31-Dec-14	31-Dec-15	31-Dec-14
				\$'000	\$'000
	Entities incorporated in Australia				
	Chullora Trust 1	50%	50%	\$248	\$3,039
	Lendlease GPT (Rouse Hill) Pty Limited	50%	50%	\$4,037	\$0

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

Refer to the attached announcement for a detailed discussion on the performance and financial position of GPT Management Holdings Limited and its controlled entities for the year ended 31 December 2015.

14.0 A commentary on the results for the period.

Refer to the attached announcement for a detailed discussion on the performance and financial position of GPT Management Holdings Limited and its controlled entities for the year ended 31 December 2015.

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

Refer to the independent auditor's report in the attached Annual Financial Report for the year ended 31 December 2015.