

Appendix 4E

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

Annual Financial Report
For the year ended 31 December 2022

Results for announcement to the market

2.1 Total revenues and other income	down	51.5 %	to	\$925.9 million
2.2 Profit from operations as assessed by Directors ⁽¹⁾	up	11.9 %	to	\$620.6 million
2.3 Net profit after income tax expense attributable to stapled security holders	down	67.0 %	to	\$469.3 million
2.4 Distributions For the six months period ended 31 December 2022 This distribution was declared on 20 December 2022 and is expected to be paid on 28 February 2023.				Amount per stapled security 12.30 cents
2.5 Record date for determining entitlement to the distributions				30 December 2022
2.6 Brief explanation of any figures in 2.1 to 2.4 necessary to enable the figures to be understood Refer to the attached announcement for a detailed discussion of GPT Group's results for the year ended 31 December 2022.				
3.6 A statement of comprehensive income, statement of financial position, statement of cash flows and a statement of changes in equity Refer to the attached Annual Financial Report for the year ended 31 December 2022				
7.0 Details of individual and total dividends or distribution payments.	Amount per stapled security		Total	
6 month period ended 30 June 2022 - paid 31 August 2022	12.70 cents		\$243.3 million	
6 months period ended 31 December 2022 - to be paid 28 February 2023	12.30 cents		\$235.6 million	
No part of the distribution constitutes conduit foreign income.				
8.0 Details of any dividend or distribution reinvestment plans in operation The DRP will not be available with respect to the December 2022 half yearly distribution.				
9.0 Net tangible assets per security ⁽²⁾	31 December 2022		31 December 2021	
	\$5.98		\$6.09	
10.0 Details of entities over which control has been gained or lost during the year Not applicable for the year ended 31 December 2022.				

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

⁽²⁾ Includes all right-of-use assets of GPT Group.

11.0 Details of associates and joint venture entities

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

Name of associate and joint venture entities	Contribution to GPT Group's net profit	
	31 Dec 22 \$ million	31 Dec 21 \$ million
Joint Ventures*		
Entities Incorporated in Australia		
2 Park Street Trust	3.2	74.9
Horton Trust	2.5	1.4
Lendlease GPT (Rouse Hill) Pty Limited	(0.1)	0.9
GPT QuadReal Logistics Trust	9.9	6.7
Associates*		
Entities Incorporated in Australia		
GPT Wholesale Shopping Centre Fund	81.8	45.6
GPT Wholesale Office Fund	(33.9)	186.9
Darling Park Trust	(0.6)	68.2
Total share of after tax profits of equity accounted investments	<u>62.8</u>	<u>384.6</u>

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

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

Refer to the attached announcement for a detailed discussion on the performance and financial position of GPT Group for the year ended 31 December 2022.

14.0 A commentary on the results for the year.

Refer to the attached announcement for a detailed discussion on the performance and financial position of GPT Group for the year ended 31 December 2022.

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 2022.