



THE GUIDE TO THE GPT GROUP 2016

Annual Tax Statement

This guide has been prepared to assist you and your tax adviser in completing your income tax return for the year ended 30 June 2016 (the “2016 year”) using The GPT Group Annual Tax Statement (the “ATS”). Professional taxation advice should be sought in relation to any specific tax matters.

Your investment in The GPT Group consists of units in General Property Trust (the “Trust”) and shares in GPT Management Holdings Limited (the “Company”), which are referred to as Stapled Securities. The ATS only provides a detailed breakdown of the trust distributions to be included in the preparation of your income tax return for the year ended 30 June 2016 as the Company did not pay a dividend for the year.

You should rely on the information contained in this Annual Tax Statement, and not on the information contained in the half yearly Distribution Advices as the net income of the Trust is determined annually, and therefore the components in the half yearly Distribution Advices were estimates only.

Preparing your 2016 Income Tax Return for Individuals using the Annual Tax Statement

The ATS assists you in completing your income tax return for the year ended 30 June 2016 if you are completing your return using either:

- 2016 Tax Pack and 2016 Tax Pack Supplement; or
- *myTax*.

If you are using 2016 Tax Pack and 2016 Tax Pack Supplement:

To assist you in completing your income tax return, the ATS includes a 2016 Tax Extract.

The 2016 Tax Extract shows the amounts of the net distribution from the Trust which should be included at the relevant items and labels of the 2016 Tax Return for Individuals (Supplementary Section).

The ATS should be used in conjunction with the 2016 Tax Return for Individuals (“2016 Tax Pack”), 2016 Tax Pack Supplement and accompanying guides and ATO reference materials.

If you are using *myTax*:

If the distribution information from your investment in General Property Trust has been pre-filled for you, check this information against your ATS.

If the information has not been pre-filled yet transpose the numbers from your ATS under the heading “Tax Return Components” column to the tax return boxes corresponding to the 2016 Tax Return Labels shown on the ATS.

You can only use the 2016 Tax Extract and the 2016 Tax Return Label information contained in the ATS to complete your tax return if all of the assumptions below apply to you:

- You are an individual investor in the GPT Group and an Australian tax resident for tax purposes;
- You are NOT a company, trust or superannuation fund or a non-resident;
- You have not sold any of your Stapled Securities during the income year; and
- You hold your Stapled Securities on capital account.

If any of these assumptions do not apply to your individual tax circumstances, you should refer to the 2016 Tax Pack and 2016 Tax Pack Supplement and accompanying guides or seek independent taxation advice if you are unsure how to complete your income tax return.



Notes to the Annual Tax Statement

The GPT Group's year end for taxation purposes is 31 December. Therefore the Trust distributions paid to you during the year ended 30 June 2016 comprise two half yearly distributions for the six monthly periods ended 30 June 2015 and 31 December 2015.

Reinvested distributions

The amounts shown under the Tax Return Components heading on your ATS should be included in your 2016 tax return regardless of whether you elected to reinvest your distributions or have them paid to you in cash.

Tax Deferred Income

Where the distribution from the Trust exceeds the sum of the tax assessable income the excess is called "tax deferred" income and generally arises when depreciation and capital allowances have been allowed as tax deductions of the Trust.

Tax Deferred distributions from the Trust are not assessable to you for the year ended 30 June 2016, but will reduce the Capital Gains Tax ("CGT") cost base of your units in the Trust.

Once the sum of all Tax Deferred distributions received in respect of your Trust units exceeds your CGT cost base in those units, a capital gain will arise in respect of the excess amount. This capital gain may qualify for the CGT 50% discount concession in certain cases. You should seek independent tax advice in relation to the calculation of such capital gains.

Cost Base of Shares and Units

Generally, the cost base of your shares and units is the amount that you paid for them, including incidental costs of acquisition and disposal, such as brokerage fees. In the case of your units, the cost base will also be reduced by any tax deferred distributions. Details of tax deferred distributions are available from The GPT Group website at www.gpt.com.au in the "Investor Centre/Security Holder Services/Distributions/Distribution Archive" section. If you acquired your units in the Trust prior to 20 September 1985 (ie. pre-CGT), you should obtain independent tax advice.

If you received an In-Specie Dividend in 2009, the cost base of your shares in the Company held at that time may have been impacted by the In-Specie Dividend. You should refer to the Information Sheet "In Specie Dividend Capital Gains Tax Cost Base Implications" which is available from The GPT Group website at www.gpt.com.au in the "Investor Centre/Security Holder Services/Tax Information/Useful Documents" section.

Disposal of your Stapled Securities

If you sell your Stapled Securities, you should obtain independent taxation advice. You should also refer to the Australian Taxation Office ("ATO") Publication, 'Personal Investors Guide to Capital Gains Tax' for further information. For tax purposes, the sale of a Stapled Security is treated as a disposal of a share in the Company and a unit in the Trust. Accordingly, in calculating the capital gain or capital loss on disposal of a Stapled Security, you will have to reasonably apportion both the proceeds you receive on sale and the CGT cost base of your Stapled Security between the share in the Company and the unit in the Trust. One way of apportioning the sale proceeds and cost base is to use the net tangible assets for each share and unit. Information on the net tangible assets of shares in the Company and units in the Trust as at June and December each year is available from The GPT Group website at www.gpt.com.au in the "Investor Centre/Security Holder Services/Tax Information" section.

Resources

You can obtain tax publications to assist you in preparing your tax return by contacting the ATO's Publications Ordering Service on 1300 720 092, visiting an ATO office (refer to 2016 Tax Pack for details), or downloading further information at www.ato.gov.au.

Contact Information

For any further information regarding the tax aspects of your investment in The GPT Group, please contact your tax adviser. If you have questions regarding the ATS please call the Securityholder Service Centre on freecall 1800 025 095 (within Australia) or +61 1800 025 095, between 8.30am and 5.30pm Sydney time.

Disclaimer

This Guide has been prepared for information purposes only and does not constitute tax or financial advice to any person with respect to any of the matters discussed therein. While every effort is made to provide accurate and complete information, The GPT Group does not warrant or represent that the information in this Guide is free from errors or omissions or is suitable for your intended use. Subject to any terms implied by law and which cannot be excluded, The GPT Group, its related bodies corporate, directors, employees or agents, or any other person do not accept any liability including, without limitation, any liability arising from fault or negligence for any loss, damage, cost or expense (whether direct or indirect) incurred by you as a result of any error, omission or misrepresentation in the information or from the use of this document or its contents or otherwise arising in connection with it.