



ASX Announcement

18 August 2025

Appendix 4D – The GPT Group

The GPT Group ('GPT' or 'Group') provides the Appendix 4D for The GPT Group, including half year information required under ASX Listing Rule 4.2A and should be read in conjunction with GPT's Interim Report.

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Authorised for release by The GPT Group Board.

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Appendix 4D

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

Interim Financial Report
For the half year ended 30 June 2025

Results for announcement to the market

	30 June 2025 \$ million	30 June 2024 \$ million	Change %
2.1 Total revenues and other income	668.9	57.9	1055.3%
2.2 Profit from operations as assessed by Directors ⁽¹⁾	322.6	309.1	4.4%
2.3 Net profit/(loss) after income tax expense attributable to stapled security holders	329.1	(249.4)	(232.0%)
2.4 Distributions For the six months period ended 30 June 2025 This distribution was declared on 20 June 2025 and is expected to be paid on 29 August 2025.	Amount per stapled security	Franked amount per stapled security	
	12.00 cents	—	
2.5 Record date for determining entitlement to the distributions	30 June 2025		
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 half year ended 30 June 2025.			
3.0 Net tangible assets per security ⁽²⁾	30 June 2025 \$5.31	31 December 2024 \$5.27	
4.0 Details of entities over which control has been gained or lost during the period Not applicable for the half year ended 30 June 2025.			
5.0 Details of individual and total dividends or distribution payments. 6 month period ended 30 June 2025 - to be paid 29 August 2025 No part of the distribution constitutes conduit foreign income.	Amount per stapled security	Total	
	12.00 cents	\$229.9 million	

⁽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 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.

6.0 Details of any dividend or distribution reinvestment plans in operation

The DRP will not be available with respect to the June 2025 half yearly distribution.

7.0 Details of associates and joint venture entities

The associates and joint ventures who contribute to The GPT Group's net profit/(loss) are detailed below:

Name of associate and joint venture entities	Contribution to GPT Group's net profit/ (loss)	
	30 June 25 \$ million	30 June 24 \$ million
Joint Ventures*		
Entities Incorporated in Australia		
2 Park Street Trust	32.5	(42.9)
Horton Trust	0.8	0.2
Lendlease GPT (Rouse Hill) Pty Limited	0.1	—
GPT QuadReal Logistics Trust	3.9	(1.7)
Associates*		
Entities Incorporated in Australia		
GPT Wholesale Shopping Centre Fund	33.7	27.0
GPT Wholesale Office Fund	32.6	(123.7)
Darling Park Trust	19.4	(54.7)
Total share of after tax profit/(loss) of equity accounted investments	123.0	(195.8)

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

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