

ASX Announcement

16 February 2026

Appendix 4E – GPT Management Holdings Limited

The GPT Group provides the Appendix 4E for GPT Management Holdings Limited, including full year information required under ASX Listing Rule 4.3A and should be read in conjunction with GPT Management Holdings Limited's Full Year Financial Report.

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Authorised for release by The GPT Group Board.

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GPT Group – GPT Management Holdings Limited
(comprising GPT Management Holdings Limited and its controlled entities)

Annual Financial Report
For the year ended 31 December 2025
Results for announcement to the market

	31 Dec 25 \$'000	31 Dec 24 \$'000	Change %
2.1 Total revenues and other income	382,024	340,034	12.3 %
2.2 Net loss after income tax expense from ordinary activities	(12,350)	(40,555)	(69.5)%
2.3 Net loss after income tax expense attributable to members	(12,435)	(40,566)	(69.3)%
2.4 Dividends			Amount per security
	12 month period ended 31 December 2025		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:	<p>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 full year ended 31 December 2025.</p>		
3 - 6 A statement of comprehensive income, statement of financial position, a statement of cash flows and a statement of changes in equity	<p>Refer to the attached Annual Financial Report for the full year ended 31 December 2025.</p>		
7.0 Details of individual and total dividends or distribution payments	Amount per security	Total	
	Nil	Nil	
8.0 Details of any dividend or distribution reinvestment plans in operation	<p>Nil</p>		
9.0 Net tangible assets per security ⁽ⁱ⁾	31 Dec 25 \$(0.02)	31 Dec 24 \$0.01	

10.0 Details of entities over which control has been gained or lost during the period

Not applicable for the full year ended 31 December 2025.

11.0 Details of associates and joint ventures entities

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

Name of associate and joint venture entities(*)	Contribution to GPT Management Holdings Limited's net profit	
	31 Dec 25 \$'000	31 Dec 24 \$'000
Joint ventures		
Entities incorporated in Australia		
Lendlease GPT (Rouse Hill) Pty Limited	176	23
GT PP Investment Trust	—	—
Associates		
DPT Operator Pty Limited 1	—	—
DPT Operator Pty Limited 2	—	—
GPT Funds Management Limited	—	—
Total share of after tax profits of equity accounted investments		176
		23

(*) Refer to Note 2 of the Annual Financial Report of GPT Management Holdings Ltd and its controlled entities for the ownership interest of the joint venture or associate.

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 Annual Financial Report for a detailed discussion on the performance and financial position of GPT Management Holdings Limited and its controlled entities for the full year ended 31 December 2025.

13.0 A commentary on the results for the period

Refer to the attached Annual Financial Report for a detailed discussion on the performance and financial position of GPT Management Holdings Limited and its controlled entities for the full year ended 31 December 2025.

14.0 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 full year ended 31 December 2025.

⁽ⁱ⁾ Includes all right-of-use assets of the Consolidated Entity.