ASX Announcement

16 February 2026

Appendix 4E – The GPT Group

The GPT Group ('GPT' or 'Group') provides the Appendix 4E for the Group, including full year information required under ASX Listing Rule 4.3A and should be read in conjunction with GPT's Annual Report.

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Authorised for release by The GPT Group Board.

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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 2025

Results for announcement to the market

2.1	Total revenues and other income	up	264.1 %	to	$1,623.2 million
2.2	Profit from operations as assessed by Directors [1]	up	5.5 %	to	$650.5 million
2.3	Net profit after income tax expense attributable to stapled security holders	up	588.8 %	to	$981.0 million

		Amount per stapled security	Franked amount per stapled security
2.4	Distributions For the six months period ended 31 December 2025 This distribution was declared on 17 December 2025 and is expected to be paid on 27 February 2026.	12.00 cents	–
2.5	Record date for determining entitlement to the distributions		31 December 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 year ended 31 December 2025.

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 year ended 31 December 2025

7.0	Details of individual and total dividends or distribution payments.	Amount per stapled security	Total
	6 month period ended 30 June 2025 - paid 29 August 2025	12.00 cents	$229.9 million
	6 month period ended 31 December 2025 - to be paid 27 February 2026	12.00 cents	$229.9 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 2025 half yearly distribution.

9.0	Net tangible assets per security [2]	31 December 2025	31 December 2024
		$5.53	$5.27

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

Not applicable for the year ended 31 December 2025.

(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, one-off 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.

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 25	**31 Dec 24**
	$ million	**$ million**
Joint Ventures*		
Entities Incorporated in Australia		
2 Park Street Trust	95.2	(64.6)
Horton Trust	2.4	1.2
Lendlease GPT (Rouse Hill) Pty Limited	0.2	—
GPT QuadReal Logistics Trust	8.3	0.2
GPT QuadReal Logistics Trust 2	4.4	—
Associates*		
Entities Incorporated in Australia		
GPT Wholesale Shopping Centre Fund	88.0	54.5
GPT Wholesale Office Fund	93.3	(202.1)
Darling Park Trust	40.0	(75.4)
Total share of after tax profit/(loss) of equity accounted investments	331.8	(286.2)

* 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 2025.

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 2025.

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 2025.