



# ASX Announcement

16 February 2026

## 2025 Annual Results Presentation

The GPT Group provides its 2025 Annual Results Presentation.

-ENDS-

Authorised for release by The GPT Group Board.

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Experience First



Grosvenor Place, Sydney

gpt

# 2025 Annual Result

Presentation and appendices



GPT acknowledges the Traditional Custodians of the lands on which our business operates

We pay our respects to Elders past, present and emerging, and to their knowledge, leadership and connections

We honour our responsibility for Country, culture and community in the places we create and how we do business.

Artwork: 'Saltwater Spirit' by Lowell Hunter (Nyul Nyul Saltwater man) and Bobbi Lockyer (Ngarluma, Kariyarrwa, Nyul Nyul and Yawuru).

# Agenda

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# 2025 Annual Result

## Group financial metrics

**\$650.5m**

Funds from operations

**\$494.4m**

Adjusted funds from operations

**\$981.0m**

Statutory net profit after tax

**\$1.2b**

Liquidity

**34.0c**

Funds from operations per security

**24.0c**

Distribution per security

**\$5.53**

Net tangible assets per security

**31.1%**

Net gearing

## Full year highlights

**5.5%**

Funds from operations (FFO) growth

**6.9%**

FFO growth (excluding trading profits)

**5.2%**

Adjusted FFO growth

**6.3%**

Like-for-like Investment portfolio net property income growth

**97.6%**

Investment portfolio occupancy<sup>1</sup>

**5.76%**

Investment portfolio weighted average capitalisation rate

**\$39.8b**

Group assets under management (AUM) up \$5.4b

**15.6%**

Group AUM growth

**10.8%**

Management operations net income growth

<sup>(1)</sup> Includes heads of agreement (HoA) and Grosvenor Place, Sydney (Grosvenor) acquisition which settled December 2025. Excluding Grosvenor, Investment portfolio occupancy (including HoA) was 98.1%.

# The GPT platform

Generating sustainable income growth from our ~\$40 billion Group management platform

Group AUM \$39.8b	Balance sheet AUM \$12.2b	Investment management AUM \$27.6b		
Retail \$16.6b	Investment properties \$12.2b	Pooled funds \$12.2b	Mandates \$11.4b	Partnerships \$4.0b
Office \$17.0b	\$5.0b	\$3.6b	\$6.9b	\$1.0b
Logistics \$4.9b	\$3.7b	\$8.5b	\$2.9b	\$1.8b
Living \$1.3b	\$3.5b	—	\$0.3b	\$1.2b
	—	—	\$1.3b	—

Note: Totals may not sum due to rounding.

# Our strategy

To be the leading diversified real estate investment manager in Australia, dedicated to delivering exceptional value, innovation and sustainable growth for our investors and stakeholders

Our execution strategy is underpinned by four fundamental pillars

## Build on existing foundations

Exceptional operational capability is core to our value proposition for our investors and partners

### Continued operational excellence



## Enduring value creation

Investment proficiency and effective capital allocation to drive long-term performance

### Superior outcomes



## Diversified platform

Breadth of expertise provides strategic flexibility and enables a superior offering to partners

### Resilience through cycles



## Aligned partnering

Fostering trusted relationships underpins successful and sustainable growth

### Capital alignment for mutual success



# Delivering against strategy FY2025

## Build on existing foundations

**6.3% Investment portfolio net property income (NPI) growth**  
on a like-for-like basis

**Retail**  
99.8% Occupancy  
5.1% like-for-like NPI growth  
4.9% Leasing spreads

**Office**  
93.2% Occupancy<sup>1,2</sup>  
95.6% Occupancy<sup>1</sup> excl. Grosvenor  
8.3% like-for-like NPI growth  
7.2% Leasing spreads

**Logistics**  
98.4% Occupancy<sup>1</sup>  
5.1% like-for-like NPI growth  
28% Leasing spreads

## Enduring value creation

**\$860 million investment in Grosvenor Place**  
enhances Office portfolio, with leasing opportunity and valuation upside

**Retail development pipeline**  
RHTC progressing on time, on budget; Melbourne Central re-development planned to proceed in 2026

**\$410 million capital surfaced**  
from divestment of Logistics balance sheet assets into GQLT2

**~\$280 million of capital raised for GWSCF**  
through primary issuance & secondaries

## Diversified platform

**Management of five new shopping centres now transitioned**  
with GAV of ~\$5 billion

**Investment management capability strengthened**  
with new senior leadership hires across CIO, CFO and Office

**Research-driven investment approach**  
informs disciplined capital deployment in established & emerging sectors.

**~\$3 billion Logistics development pipeline progress**  
with Kemps Creek & Deer Park Estate projects underway

## Aligned partnering

**Third strategy with trusted partner**  
across asset classes, with new QuadReal partnership (GQLT2)

**New Office partnership with CSC**  
50% joint venture at Grosvenor Place, Sydney

**New sector agnostic value-add partnership**  
with global capital partner provides growth opportunity

**Renegotiated GWOF liquidity event**  
2026 full redemption window moved to 2028 with partial liquidity provided in the interim

(1) Includes HoA. (2) Includes Grosvenor.

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Darling Park, Sydney

personal use only

Financials

# Segment financial performance

- Investment properties net income growth from improvement in office occupancy offset by retail and logistics divestments
- Significant growth in income from co-investments reflects full year contribution of Perron partnership assets
- Management operations uplift reflects progressive increase in assets under management throughout the period
- Net finance costs increase due to higher weighted average cost of debt (+30 bps) and higher average debt levels
- Increased corporate management expenses reflect full year run rate of new hires and performance-based compensation
- Maintenance and leasing capex higher due to office leasing. We expect this trend to continue and remain elevated at ~\$170 million for FY 2026

As at 31 December \$m	2025	2024	Change
<b>Investment property</b>			
Retail	278.0	275.9	0.8%
Office	232.2	207.5	11.9%
Logistics	174.4	187.5	(7.0%)
<b>Investment properties net income (NPI)</b>	<b>684.6</b>	<b>670.9</b>	<b>2.0%</b>
<b>Co-investment net income</b>	<b>147.9</b>	<b>114.5</b>	<b>29.2%</b>
<b>Total Investment portfolio</b>	<b>832.5</b>	<b>785.4</b>	<b>6.0%</b>
<b>Investment management</b>			
Management operations	97.8	88.3	10.8%
Trading profits	14.3	24.2	(40.9%)
<b>Total Investment management</b>	<b>112.1</b>	<b>112.5</b>	<b>(0.4%)</b>
<b>Investment portfolio &amp; Investment management FFO</b>	<b>944.6</b>	<b>897.9</b>	<b>5.2%</b>
<b>Corporate</b>			
Net finance costs	(219.7)	(205.3)	7.0%
Corporate management expenses	(58.6)	(56.1)	4.5%
Income tax expense	(15.8)	(20.2)	(21.8%)
<b>Total corporate</b>	<b>(294.1)</b>	<b>(281.6)</b>	<b>4.4%</b>
<b>Funds from Operations (FFO)</b>	<b>650.5</b>	<b>616.3</b>	<b>5.5%</b>
Maintenance and leasing capex	(156.1)	(146.3)	6.7%
<b>Adjusted Funds from Operations (AFFO)</b>	<b>494.4</b>	<b>470.0</b>	<b>5.2%</b>
<b>Statutory net profit / (loss) after tax</b>	<b>981.0</b>	<b>(200.7)</b>	<b>n/m</b>

# Strong financial position

## Balance Sheet

As at 31 December \$m	2025	2024	Change
Investment properties	12,205.7	12,285.6	(0.7%)
Co-investments	3,893.4	2,335.1	66.7%
Other assets	828.7	1,009.1	(17.9%)
<b>Total assets</b>	<b>16,927.8</b>	<b>15,629.8</b>	<b>8.3%</b>
Borrowings	5,491.8	4,839.3	13.5%
Other liabilities	807.9	680.8	18.7%
<b>Total liabilities</b>	<b>6,299.7</b>	<b>5,520.1</b>	<b>14.1%</b>
<b>Net assets</b>	<b>10,628.1</b>	<b>10,109.7</b>	<b>5.1%</b>
Net tangible assets <sup>12</sup> (NTA) per security	\$5.53	\$5.27	4.9%
Net gearing	31.1%	28.7%	+240bp
Look-through gearing	34.1%	31.2%	+290bp
Liquidity <sup>3</sup>	\$1.2b	\$1.1b	+\$0.1b
Weighted average cost of debt	5.3%	5.0%	+30bp
Credit ratings (S&P/Moody's)	A- (stable) / A2 (stable)	A- (stable) / A2 (stable)	Unchanged

- Group balance sheet strengthened, with growth in total assets driven by higher co-investments
  - comprising ~\$1.4 billion into new partnerships plus development and valuation gains
- NTA increased 4.9% to \$5.53
- Disciplined approach to capital management continues
  - gearing at 31.1% within the target range of 25–35%
  - liquidity of \$1.2 billion and no unfunded commitments; and
  - A2 Moody's and A- S&P ratings maintained

(1) Includes right of use assets. (2) Period end securities on issue 1,915.6 million. (3) Excludes Commercial paper (comprising uncommitted funding program).

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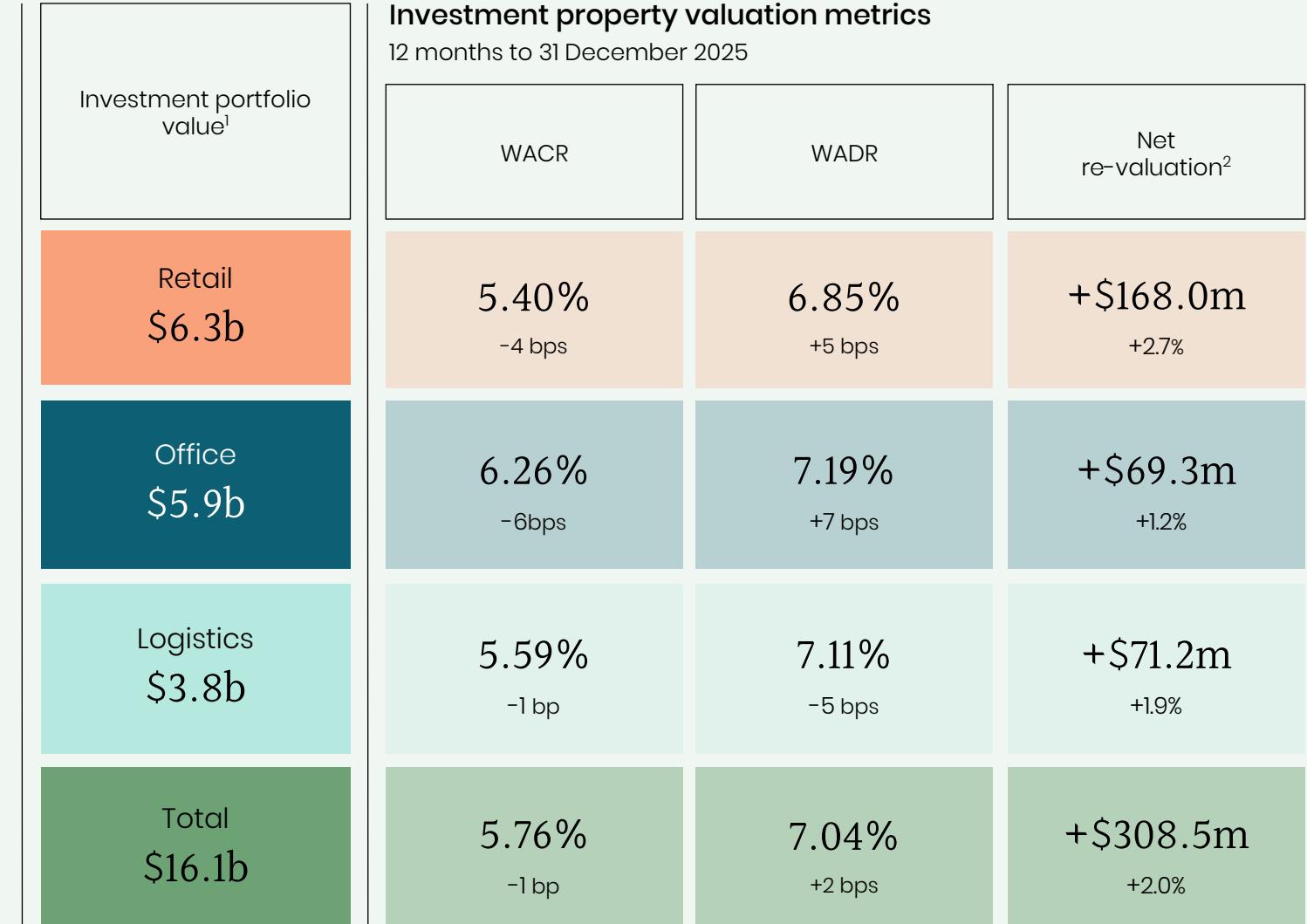


43-45 Australia Street, Camperdown, NSW

Investments

# Investment portfolio valuations

Investment property valuation increase of \$308.5 million or +2.0% for the 12 months to 31 December 2025



Note: Totals may not sum due to rounding. (1) Reflects value of GPT's ownership share in Investment properties and development land on balance sheet, and co-investments in GWSCF, Perron, GWO, Grosvenor, GQLT1 and GQLT2. (2) Reflects revaluation of GPT's weighted ownership of Investment properties and development land.

# Investment capability driving value creation

Gross transactions of ~\$4.9 billion across the Group platform in the 12 months to 31 December 2025

## Acquisitions

Total acquisitions of ~\$3.3 billion underpinned by strategic investment opportunities

\$860 million investment in 50% of Grosvenor Place with significant value to be realised from leasing opportunity

\$500 million acquisition of 50% share in Perron assets driving scale benefits for Retail platform and co-investment income

\$205 million investment in Highpoint Shopping Centre increasing GPT's stake to a strategic 25% holding

## Divestments

Total divestments of ~\$1.6 billion including ~\$460 million of GPT logistics investment properties into GQLT2

Portfolio curation by GWOF & GWSCF with over \$1 billion of strategic divestments to drive enhanced returns

Sale of GWSCF's \$385 million 50% Northland interest, reducing exposure to externally managed assets consistent with strategy

\$395 million surfaced from sale of GPT's 50% interest in Rouse Hill Town Centre



Grosvenor Place, Sydney

# Capital partnering driving long term returns

## Investment in sector leading products

- Aligned partnering with meaningful Co-investments in GWSCF (33.2%) and GWOF (21.6%)
- Strong focus on continued delivery of GPT Pooled fund outperformance given significant balance sheet investment

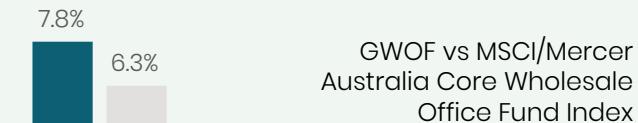
## Aligned capital partnering

- \$1.8 billion Grosvenor partnership with CSC elevates long standing mandate relationship
- Partnership with Perron Group to drive mutual benefits and scale
- GQLT2 \$1 billion core-plus logistics partnership with QuadReal seeded with ~\$460 million of balance sheet assets
- New sector agnostic value-add partnership with global capital partner poised for growth
- ~\$280 million capital raised in GWSCF for future growth opportunities
- Agreed terms for GWOF liquidity review with deferral of 100% liquidity event until 2028

## GPT Pooled fund 3-year performance

Total return % at 31 December 2025

- GWOF
- GWSCF
- Benchmark



# Our integrated sustainability approach

Embedding scalable sustainability solutions across our platform to optimise asset performance while enhancing long-term portfolio value

**\$1.3b**  
of combined debt issued by GPT and GWOF under our Sustainable Debt Framework

**100%**  
of GPT owned assets reviewed for climate vulnerability<sup>1</sup>

**91%**  
of employees participated in The GPT Foundation through volunteering, workplace giving and fundraising

**Carbon Neutral**  
100% of GPT's wholly-owned & property managed assets<sup>2</sup> certified carbon neutral at December 2025

**Group Scorecard**  
aligning operating performance & remuneration includes an Environmental sustainability metric

**87%**  
employees who participated in our annual survey said they are proud to work for GPT

**Ranked 5<sup>th</sup>**  
in 2025 Equileap Gender Equality Global Report

**\$11 million**  
in community investment

**94%**  
Improvement in Net Scope 1 and 2 emissions intensity since 2019

## Signatories & memberships



WORLD  
GREEN  
BUILDING  
COUNCIL



PRI  
Principles for  
Responsible  
Investment



RECONCILIATION  
ACTION PLAN  
STRETCH



(1) Does not include assets held for development. (2) Does not include assets held for development or operationally controlled by the tenant.

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Rouse Hill Town Centre, NSW

Retail

personal  
experience

# GPT Retail platform

18  
Owned or  
managed assets

1.5m sqm  
Gross Lettable  
Area (GLA)

\$12.6b  
Moving Annual  
Turnover (MAT)

4,300+  
Tenancies

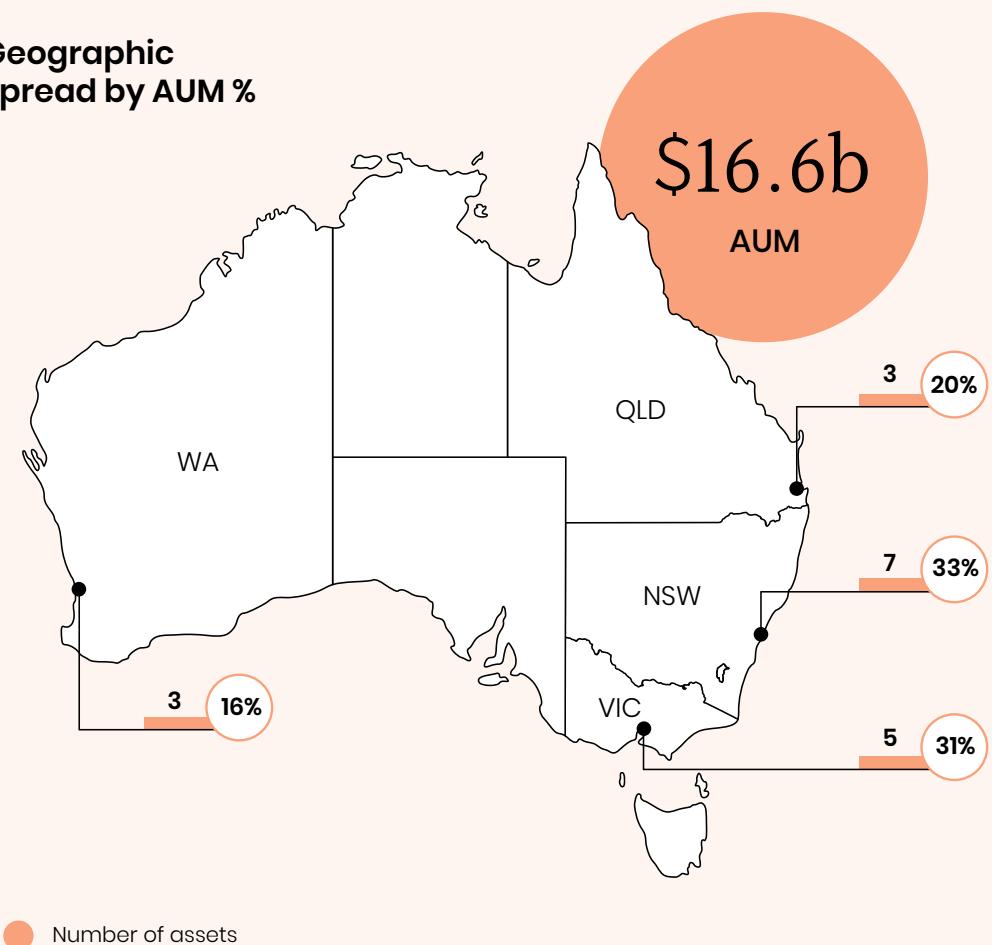
244m  
Annual  
customer visits

Retail platform AUM  
by source



- Investment property \$5.0b
- Pooled funds \$3.6b
- Partnerships \$1.0b
- Mandates \$6.9b

Geographic  
spread by AUM %



Note: Totals may not sum due to rounding.

# Investment portfolio performance

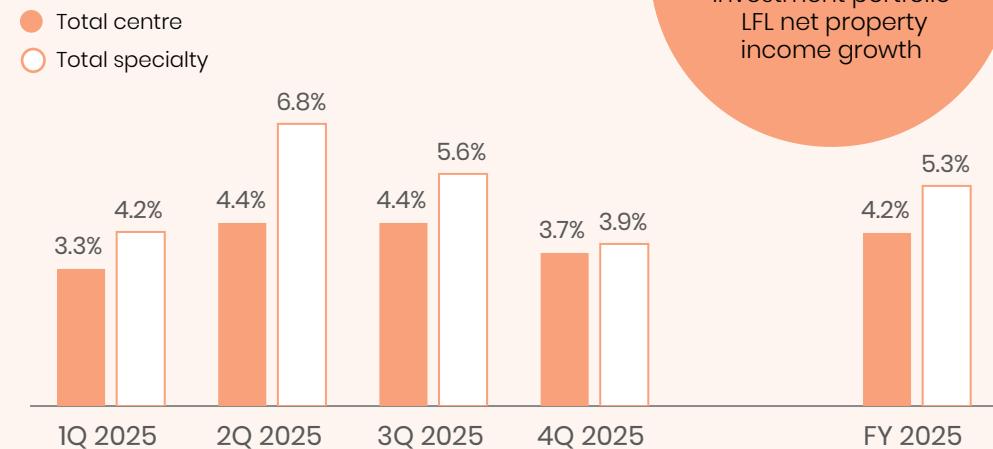
## Leasing and occupancy metrics<sup>1</sup>

As at 31 December	2025	2024
Occupancy by area	99.8%	99.8%
WALE by income	3.9 yrs	4.0 yrs
Specialty occupancy cost <sup>3</sup>	15.9%	16.5%
Specialty MAT psm <sup>3</sup>	\$13,788	\$13,207
Total centre MAT <sup>3</sup>	\$3.8b	\$3.0b

## Deals completed – Total specialty

12 months to 31 December	2025	2024
Total deals	565	570
Average lease term	5.2 yrs	5.1 yrs
Average lease spreads	4.9%	4.2%
Average annual rent increase	4.8%	4.9%
Holdovers as % of base rent	2.9%	1.9%

## Sales growth 2025 vs 2024<sup>2,3</sup>



5.1%

Investment portfolio  
LFL net property  
income growth

## Sales growth by category as at 31 December 2025<sup>2,3</sup>

	MAT growth
Total specialty	5.3%
Supermarkets	1.5%
Department stores & DDS	(0.6)%
Cinemas & Other retail	7.6%
<b>Total centre</b>	<b>4.2%</b>

(1) Managed weighted basis. (2) Assets owned for less than 12 months excluded from like for like MAT growth metrics. (3) Excludes development impacted centre (Rouse Hill Town Centre). 2024 Sales and related metrics re-stated to exclude Rouse Hill Town Centre.

# Retail platform growth drivers



Melbourne Central, VIC

- Retail sales momentum expected to continue throughout 2026
- Continued limited new retail centre supply is expected to underpin further rental growth and high occupancy
- Leverage GPT's expanded retail scale to drive strong leasing and asset management outcomes
- Retail development pipeline
  - Rouse Hill Town Centre ~\$200 million redevelopment on track to complete end 2026; on time, on budget
  - Melbourne Central redevelopment planned to proceed in 2026
  - Cockburn Gateway to progress development design options

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Office



Queen & Collins, Melbourne

Architectural  
personality  
personalized

# GPT Office platform

28

Owned or  
managed assets

1.3m sqm

Net Lettable Area (NLA)

700+

Tenant customers

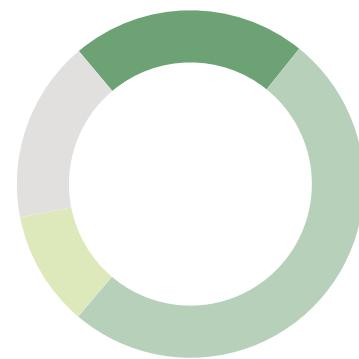
100%

Prime grade owned  
or managed assets<sup>1</sup>

97%

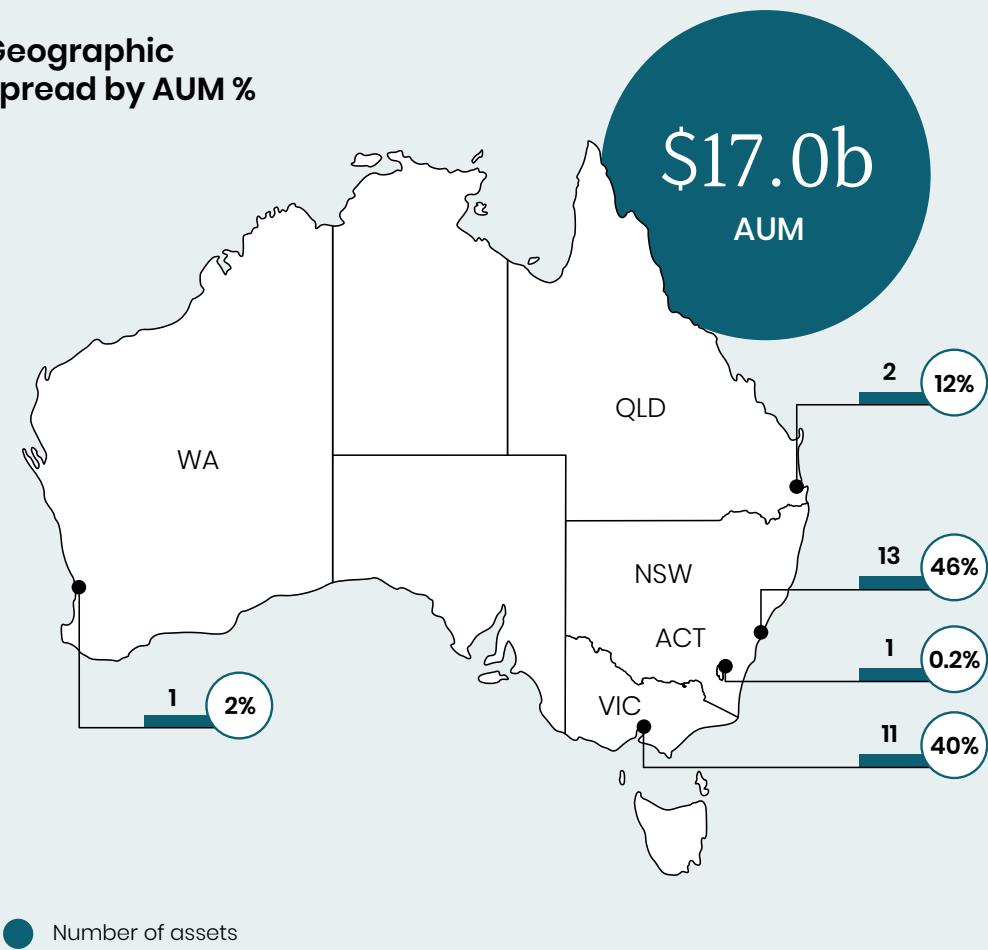
Owned and managed  
assets certified carbon  
neutral<sup>2</sup>

## Office platform AUM by source



- Investment property \$3.7b
- Pooled funds \$8.5b
- Partnerships \$1.8b
- Mandates \$2.9b

## Geographic spread by AUM %



Note: Totals may not sum due to rounding. (1) Excludes assets under or held for development. (2) Management platform operational assets. Excludes assets under the operational control of the tenant.

# Investment portfolio performance

## Leasing and occupancy metrics<sup>1</sup>

As at 31 December	2025 <sup>2</sup>	2024
Occupancy by area	93.2%	94.7%
WALE by income	4.8 yrs	5.0 yrs

## Deals completed

12 months to 31 December	2025	2024
Total leasing <sup>3</sup>	135,900sqm	202,200sqm
Total deals	137	147
Lease renewals	56%	54%
Average lease term	6.5 yrs	5.9 yrs
Average lease spreads	7.2%	4.8%
Average gross incentive	33%	35%

**Strong LFL NPI growth demonstrates sustained office market recovery**

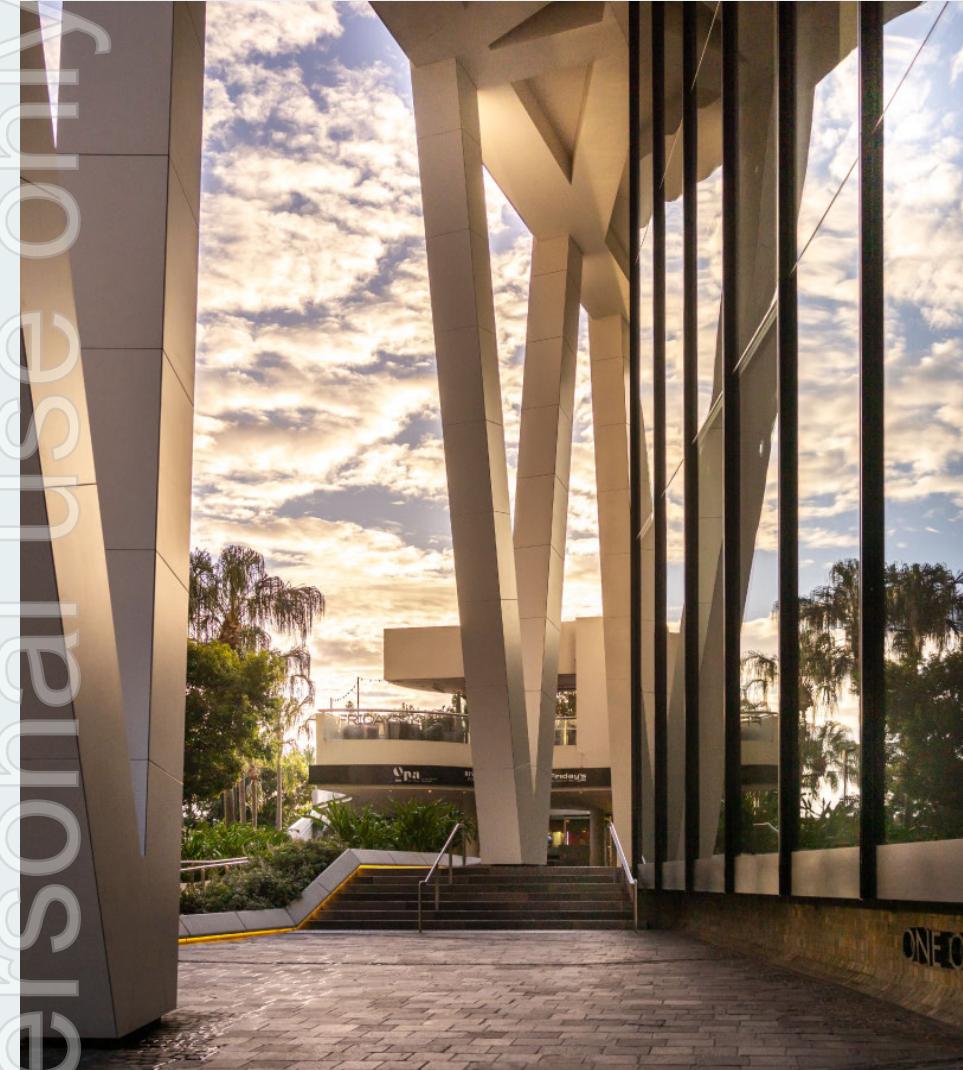
8.3%

Investment portfolio  
LFL net property  
income growth



(1) Managed weighted basis, includes HoA. (2) Includes Grosvenor. Excluding Grosvenor, occupancy (including HoA) was 95.6% and WALE was 4.7 years. (3) Leasing at 100% sqm basis.

# Office platform growth drivers



One One One Eagle Street, Brisbane

- Hybrid work model transition largely complete, driving recentralisation to CBDs and flight to quality buildings with strong amenity
- Leasing market strengthening as tenant demand headwinds ease, with face rents and incentives expected to improve
- Economic rent gap to constrain new supply and drive rental growth in existing assets
- Accelerating new investment product development and capital partnerships
- Transaction activity to increase on sustained valuation growth

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Wembley Business Park, QLD

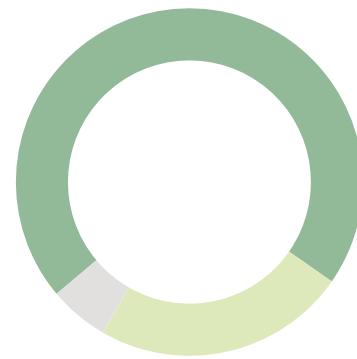
Logistics

# GPT Logistics platform

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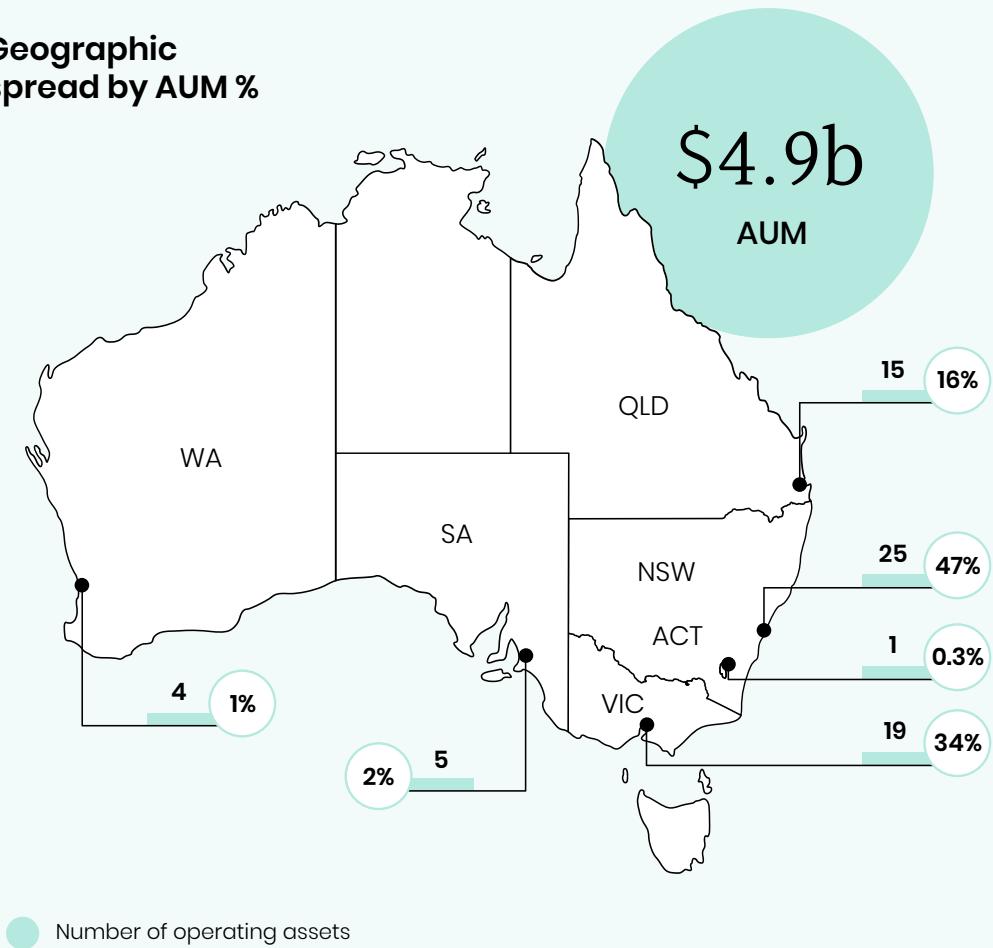
69	Owned or managed assets
1.3m sqm	Gross Lettable Area (GLA)
80+	Tenant customers
~\$3b	Development pipeline <sup>1</sup>
~60%	Developed by GPT (by value)

Logistics platform AUM by source



- Investment property \$3.5b
- Partnerships \$1.2b
- Mandates \$0.3b

Geographic spread by AUM %



Note: Totals may not sum due to rounding. (1) Estimated end value on completion.

# Investment portfolio performance

## Leasing and occupancy metrics<sup>1</sup>

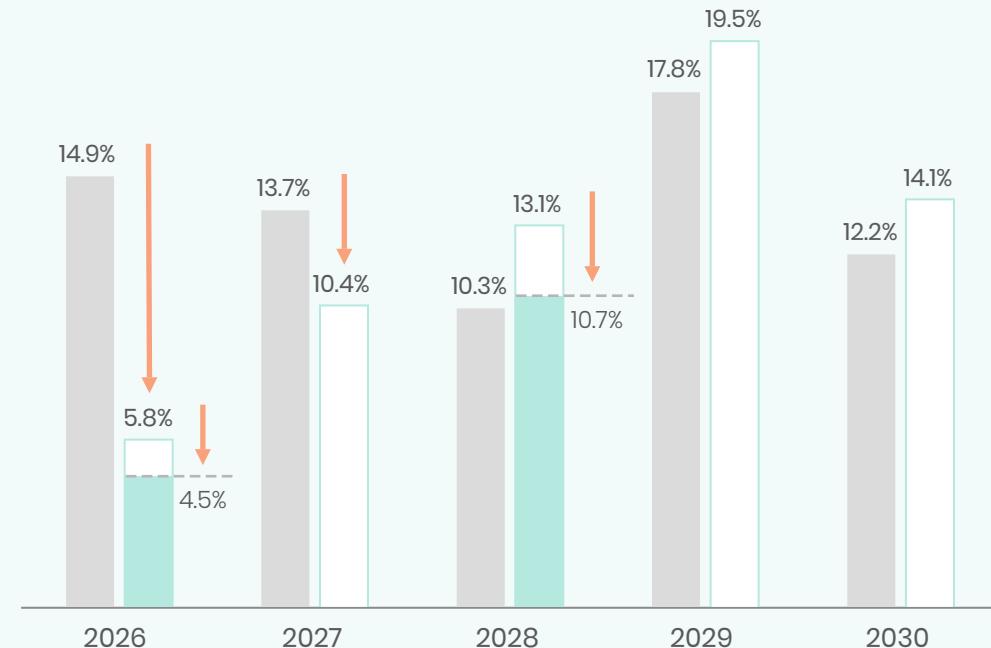
As at 31 December	2025	2024
Occupancy by area	98.4%	99.5%
WALE by income	5.0 yrs	5.1 yrs

## Deals completed

12 months to 31 December	2025	2024
Total leasing <sup>2</sup>	188,100sqm	103,800sqm
Total deals	17	12
Average lease term	5.6 yrs	4.4 yrs
Average lease spreads	28%	35%

## Significant forward solving of 2026 and 2027 expiries

- Dec-24
- Dec-25
- Post Balance Date - 31 Jan 2026



(1) Managed weighted basis, includes HoA. (2) Leasing at 100% sqm basis.

5.1%

Investment portfolio  
LFL net property  
income growth

# Logistics platform growth drivers



29-55 Lockwood Road, Erskine Park, NSW

- Continued investor appetite for Australian logistics given strength of market fundamentals
- Expect balanced market demand / supply dynamics, with vacancy rates expected to stabilise before trending down
- Demand underpinned by population growth and rising ecommerce
- Build out of the \$3 billion<sup>1</sup> development pipeline continues
- Logistics platform growth to be delivered via aligned partnerships and formation of new products

(1) Estimated end value on completion, includes capital partnerships and mandates.

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Highpoint Shopping Centre, VIC

2026  
Guidance

# 2026 Guidance

Barring unforeseen circumstances, the Group expects to deliver FY 2026 FFO of approximately 35.4 cents per security, representing approximately 4% growth on FY 2025 (approximately 5.7% growth excluding trading profits), and a FY 2026 distribution of 24.5 cents per security.



42 Cox Place, Glendenning, NSW

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Appendices

9pt

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# Group platform



# Overview

The GPT Group is a leading, diversified real estate investment manager with assets under management (AUM) of \$39.8 billion across the retail, office, logistics and living sectors. Group platform AUM comprises \$12.2 billion of Investment property on balance sheet, and a further \$27.6 billion of property assets managed on behalf of our capital partners across pooled funds, partnerships and mandates.

1971

First listed on Australian Securities Exchange

~20 years

Managing wholesale capital, mandates & partnerships

720+

Real estate & investment professionals

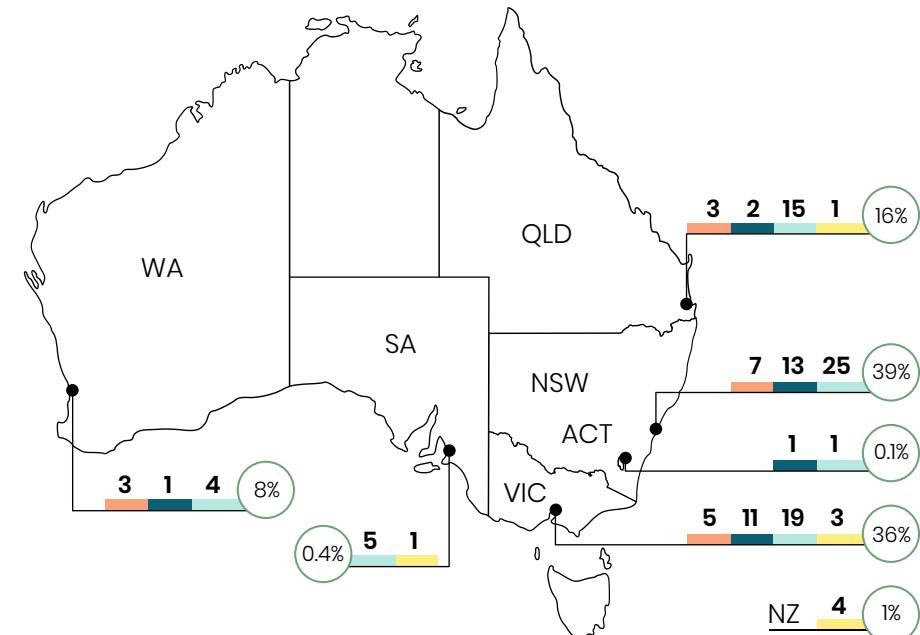
4m+sqm

Total lettable area<sup>1</sup>

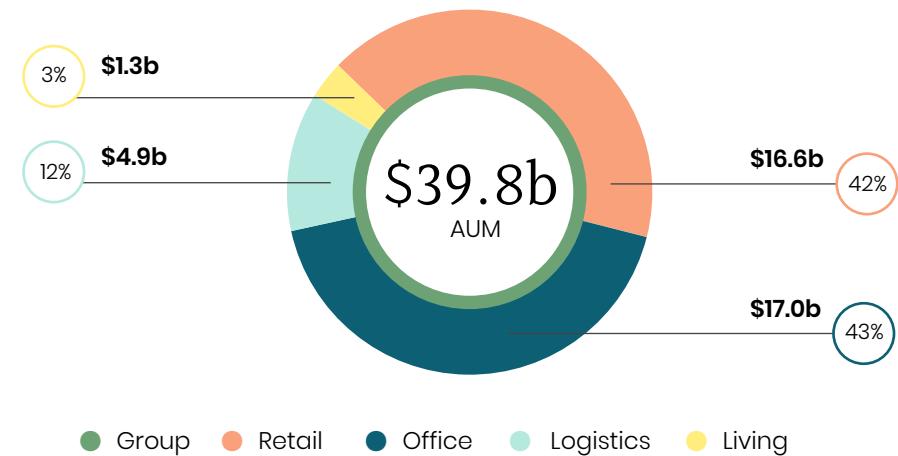
124

Owned and/ or managed assets

## Group platform geographic spread by AUM % and number



## Group platform AUM by sector



Note: Totals may not sum due to rounding.

(1) 2.8 million sqm GLA (Retail & Logistics) and 1.3 million sqm NLA (Office). Excludes Living (5000+beds).

# Group assets under management

RETAIL	State	GPT ownership %
<b>Investment property</b>		
Charlestown Square		
	NSW	100.0
Rouse Hill Town Centre	NSW	50.0
Westfield Penrith	NSW	50.0
Highpoint Shopping Centre	VIC	25.0
Melbourne Central	VIC	100.0
Sunshine Plaza	QLD	50.0
<b>Pooled fund - GPT Wholesale Shopping Centre Fund (GWSCF)</b>		<b>33.2</b>
Rouse Hill Town Centre (50%)	NSW	
Macarthur Square (50%)	NSW	
Chirnside Park	VIC	
Highpoint Shopping Centre (75%)	VIC	
Parkmore Shopping Centre	VIC	
<b>Partnership - GPT and Perron Group (Perron)</b>		<b>50.0</b>
Belmont Forum	WA	
Cockburn Gateway	WA	
<b>Mandates - UniSuper, Australian Core Retail Trust (ACRT), Commonwealth Superannuation Corporation (CSC)</b>		<b>—</b>
Dapto Mall	NSW	
Marrickville Metro	NSW	
Macquarie Centre	NSW	
Malyvern Central	VIC	
Pacific Fair Shopping Centre	QLD	
Indooroopilly Shopping Centre (50%)	QLD	
Karrinyup Shopping Centre	WA	

OFFICE	State	GPT ownership %
<b>Investment property</b>		
Australia Square		
	NSW	50.0
2 Park Street	NSW	50.0
Darling Park 1 & 2	NSW	25.0
60 Station Street, Parramatta	NSW	100.0
32 Smith, Parramatta	NSW	100.0
4 Murray Rose Avenue, Sydney Olympic Park	NSW	100.0
Melbourne Central Tower	VIC	100.0
181 William & 550 Bourke Streets	VIC	50.0
One One One Eagle Street	QLD	33.3
62 Northbourne Avenue, Canberra	ACT	100.0
<b>Pooled fund - GPT Wholesale Office Fund (GWOOF)</b>		<b>21.6</b>
Liberty Place (50%)	NSW	
Darling Park 1 & 2 (50%)	NSW	
Darling Park 3	NSW	
580 George Street	NSW	
workplace <sup>6</sup>	NSW	
2 Southbank Boulevard	VIC	
8 Exhibition Street	VIC	
Queen & Collins	VIC	
150 Collins Street	VIC	
530 Collins Street	VIC	
750 Collins Street	VIC	
800/808 Bourke Street	VIC	

# Group assets under management

(continued)

OFFICE	State	GPT ownership %
<b>Pooled fund - GWOF</b>		<b>21.6</b>
181 William & 550 Bourke Streets (50%)	VIC	
51 Flinders Lane	VIC	
One One One Eagle Street (66.7%)	QLD	
Riverside Centre	QLD	
<b>Partnership - GPT and CSC (Grosvenor)</b>		<b>50.0</b>
Grosvenor Place, Sydney	NSW	
<b>Mandates - UniSuper, CSC</b>		—
Brookfield Place (24.9%)	NSW	
7 Macquarie Place	NSW	
101 Collins Street	VIC	
QVI, Perth (50%)	WA	
LOGISTICS	State	GPT ownership %
<b>Investment property</b>		
54 Eastern Creek Drive, Eastern Creek	NSW	100.0
50 Old Wallgrove Road, Eastern Creek	NSW	100.0
16-34 Templar Road, Erskine Park	NSW	100.0
36-52 Templar Road, Erskine Park	NSW	100.0
54-70 Templar Road, Erskine Park	NSW	100.0
67-75 Templar Road, Erskine Park	NSW	100.0
29-55 Lockwood Road, Erskine Park	NSW	100.0
57-87 Lockwood Road, Erskine Park	NSW	100.0
88-99 Lockwood Road, Erskine Park	NSW	100.0

LOGISTICS	State	GPT ownership %
<b>Investment property</b>		
128 Andrews Road, Penrith	NSW	100.0
407 Pembroke Road, Minto	NSW	50.0
4 Holker Street, Newington	NSW	100.0
Quad 1, Sydney Olympic Park	NSW	100.0
Quad 4, Sydney Olympic Park	NSW	100.0
372-374 Victoria Street, Wetherill Park	NSW	100.0
1A Huntingwood Drive, Huntingwood	NSW	100.0
1B Huntingwood Drive, Huntingwood	NSW	100.0
104 Vanessa Street, Kingsgrove	NSW	100.0
30-32 Bessemer Street, Blacktown	NSW	100.0
21 Pipeclay Avenue, Thornton	NSW	100.0
12 Faulding Street, Symonston	ACT	100.0
Citiwest Industrial Estate, Altona North	VIC	100.0
Sunshine Business Estate, Sunshine	VIC	100.0
521 Geelong Road, Brooklyn	VIC	100.0
40 Fulton Drive, Derrimut	VIC	100.0
21 Shiny Drive, Truganina	VIC	100.0
2 Prosperity Street, Truganina	VIC	100.0
24A & 24B Niton Drive, Truganina	VIC	100.0
25 Niton Drive, Truganina	VIC	100.0
30 Niton Drive, Truganina	VIC	100.0
1 Botero Place, Truganina	VIC	100.0

# Group assets under management (continued)

LOGISTICS	State	GPT ownership %
<b>Investment property</b>		
<b>Foundation Estate, Truganina</b>		
Foundation Estate, Truganina	VIC	100.0
143 Foundation Road, Truganina	VIC	100.0
399 Boundary Road, Truganina	VIC	100.0
235-239 Boundary Road, Laverton North	VIC	100.0
79 Cherry Lane, Laverton North	VIC	100.0
16 Henderson Road, Knoxfield	VIC	100.0
59 Forest Way, Karawatha	QLD	100.0
1 Wattlebird Court, Berrinba	QLD	100.0
2 Wattlebird Court, Berrinba	QLD	100.0
102-108 Magnesium Drive, Crestmead	QLD	100.0
48 Miller Street, Murarrie	QLD	100.0
4 Enterprise Street, Wulkuraka	QLD	100.0
15 Northern Link Circuit, Townsville	QLD	100.0
1 Vimy Avenue, Adelaide Airport	SA	100.0
26 Butler Boulevard, Adelaide Airport	SA	100.0
176 Eastern Parade, Gillman	SA	100.0
1A Symonds Street, Royal Park	SA	100.0
6-10 Senna Road, Wingfield	SA	100.0
15 Modal Crescent, Canning Vale	WA	100.0
23 Destiny Way, Wangara	WA	100.0
50 Triumph Avenue, Wangara	WA	100.0
56 Triumph Avenue, Wangara	WA	100.0

LOGISTICS	State	GPT ownership %
<b>Partnership<sup>1</sup> - GPT QuadReal Logistics Trust 1 (GQLT1)</b>		
<b>1 Hurst Drive, Tarneit</b>		
1 Hurst Drive, Tarneit	VIC	50.1
<b>Keylink Estate - South, Keysborough</b>		
Keylink Estate - South, Keysborough	VIC	
<b>Keylink Estate - North, Keysborough</b>		
Keylink Estate - North, Keysborough	VIC	
<b>100 Metroplex Place, Wacol</b>		
100 Metroplex Place, Wacol	QLD	
<b>149 &amp; 153 Coulson Street, Wacol</b>		
149 & 153 Coulson Street, Wacol	QLD	
<b>18 Gorrick Court, Bundamba</b>		
18 Gorrick Court, Bundamba	QLD	
<b>22 Hume Drive, Bundamba</b>		
22 Hume Drive, Bundamba	QLD	
<b>Partnership<sup>2</sup> - GPT QuadReal Logistics Trust 2 (GQLT2)</b>		
<b>10 Interchange Drive, Eastern Creek</b>		
10 Interchange Drive, Eastern Creek	NSW	20.0
<b>42 Cox Place, Glendenning</b>		
42 Cox Place, Glendenning	NSW	
<b>38 Pine Road, Yennora</b>		
38 Pine Road, Yennora	NSW	
<b>38A Pine Road, Yennora</b>		
38A Pine Road, Yennora	NSW	
<b>18-24 Abbott Road, Seven Hills</b>		
18-24 Abbott Road, Seven Hills	NSW	
<b>55 Whitelaw Place, Wacol</b>		
55 Whitelaw Place, Wacol	QLD	
<b>2 Ironbark Close, Berrinba</b>		
2 Ironbark Close, Berrinba	QLD	
<b>30 Ironbark Close, Berrinba</b>		
30 Ironbark Close, Berrinba	QLD	
<b>248 Fleming Road, Tingalpa</b>		
248 Fleming Road, Tingalpa	QLD	
<b>LIVING</b>		
<b>Mandate - QuadReal Student Accommodation (QRSA)</b>		
<b>9 Assets (5000+ beds)</b>		
9 Assets (5000+ beds)	AUS/NZ	—

(1) GQLT1 ownership share 50.1% GPT and 49.9% QuadReal. (2) GQLT2 ownership share 20% GPT and 80% QuadReal.



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# Financials

# Segment financial performance

12 months to 31 December \$m	2025	2024
<b>Retail</b>		
Investment property net income	278.0	275.9
Co-investment net income	66.3	40.7
<b>Investment portfolio</b>	<b>344.3</b>	<b>316.6</b>
Management operations net income	56.4	43.4
Trading profit	—	5.6
<b>Retail segment FFO</b>	<b>400.7</b>	<b>365.6</b>
<b>Office</b>		
Investment property net income	232.2	207.5
Co-investment net income	73.9	66.2
<b>Investment portfolio</b>	<b>306.1</b>	<b>273.7</b>
Management operations net income	37.6	43.4
Trading profit	—	—
<b>Office segment FFO</b>	<b>343.7</b>	<b>317.1</b>
<b>Logistics</b>		
Investment property net income	174.4	187.5
Co-investment net income	7.7	7.6
<b>Investment portfolio</b>	<b>182.1</b>	<b>195.1</b>
Management operations net income	3.8	1.5
Trading profit	14.3	18.6
<b>Logistics segment FFO</b>	<b>200.2</b>	<b>215.2</b>
<b>Corporate</b>		
Net finance costs	(219.7)	(205.3)
Corporate overheads	(58.6)	(56.1)
Tax expense	(15.8)	(20.2)
<b>FFO</b>	<b>650.5</b>	<b>616.3</b>
Valuation increase/(decrease) <sup>1</sup>	310.0	(770.7)
Financial instruments mark to market, net foreign exchange movements and other items	20.5	(46.3)
<b>Statutory net profit / (loss) after tax</b>	<b>981.0</b>	<b>(200.7)</b>

## FFO to AFFO reconciliation

12 months to 31 December \$m	2025	2024
Business segment income	944.6	897.9
Corporate costs	(294.1)	(281.6)
<b>FFO</b>	<b>650.5</b>	<b>616.3</b>
Maintenance and leasing capex	(156.1)	(146.3)
<b>Adjusted FFO (AFFO)</b>	<b>494.4</b>	<b>470.0</b>

(1) Includes valuation of investment properties and share of valuations of investment properties and other assets within equity accounted investments.

# Group financial metrics

## Interest Cover

\$m	31 Dec 2025	31 Dec 2024
FFO	650.5	616.3
Add: taxes deducted	15.8	20.2
Add: Finance costs for the period <sup>1</sup>	226.4	209.0
<b>Earnings before interest and tax (EBIT)</b>	<b>892.7</b>	<b>845.5</b>
<b>Finance costs<sup>1</sup></b>	<b>226.4</b>	<b>209.0</b>

<b>Interest cover multiple</b>	<b>3.9 times</b>	<b>4.0 times</b>
--------------------------------	------------------	------------------

<b>Net Tangible Assets (NTA)</b>	<b>\$m</b>	<b>\$ per security<sup>3</sup></b>
<b>NTA at 31 December 2024<sup>2</sup></b>	<b>10,088.7</b>	<b>5.27</b>

FFO	650.5	0.34
Valuation increase	310.0	0.16
Financial Instruments MTM and other movements <sup>4</sup>	(4.3)	0.00
Distribution	(459.8)	(0.24)
Other	6.7	0.00
<b>Movement in NTA</b>	<b>503.1</b>	<b>0.26</b>
<b>NTA at 31 December 2025<sup>2</sup></b>	<b>10,591.8</b>	<b>5.53</b>

## Gearing

\$m	31 Dec 2025	31 Dec 2024
Total assets	16,927.8	15,629.8
Less: Intangible assets	(36.3)	(21.0)
Less: Right of use asset	(18.5)	(7.2)
Less: Lease liabilities - investment properties	(15.7)	(13.6)
Less: Cross currency swap assets	(280.7)	(499.3)
<b>Adjusted total tangible assets</b>	<b>16,576.6</b>	<b>15,088.7</b>
Current borrowings	565.3	585.6
Non-current borrowings	4,926.5	4,253.7
Less: Net cross currency derivative positions	(270.0)	(453.2)
<b>Total borrowings<sup>5</sup></b>	<b>5,221.8</b>	<b>4,386.1</b>
<b>Cash</b>	<b>99.4</b>	<b>72.2</b>
<b>Net gearing</b>	<b>31.1%</b>	<b>28.7%</b>
<b>Look through gearing based on net debt</b>	<b>34.1%</b>	<b>31.2%</b>

(1) Excludes finance costs - leases, net of capitalised interest cost of \$27.2 million. (2) Includes right of use assets. (3) Securities on issue at 1 January 2025 1915.6 million. Securities on issue at 31 December 2025 1915.6 million. (4) Includes fair value movements of derivatives, foreign currency borrowings, reserves and other items. (5) Includes borrowing costs and other adjustments. As at 31 December 2025 the external drawn debt balance was \$5,215.4 million.

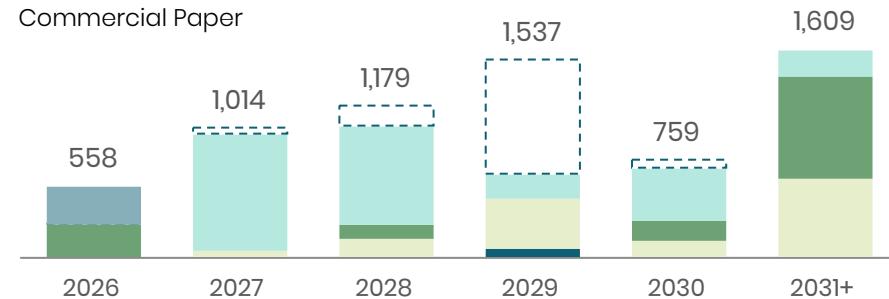
# Debt metrics

## Key metrics

As at 31 December \$m	2025	2024	Change
Interest cover	3.9x	4.0x	(0.1x)
Net gearing	31.1%	28.7%	+240bp
Look-through gearing	34.1%	31.2%	+290bp
Liquidity <sup>1</sup>	\$1.2b	\$1.1b	+\$0.1b
Weighted average debt term	4.4yrs	5.1yrs	(0.7yrs)
Weighted average cost of debt	5.3%	5.0%	+30bp
Weighted average hedge term	2.6yrs	2.9yrs	(0.3yrs)
Credit ratings (S&P/Moody's)	A- (stable) / A2 (stable)	A- (stable) / A2 (stable)	Unchanged

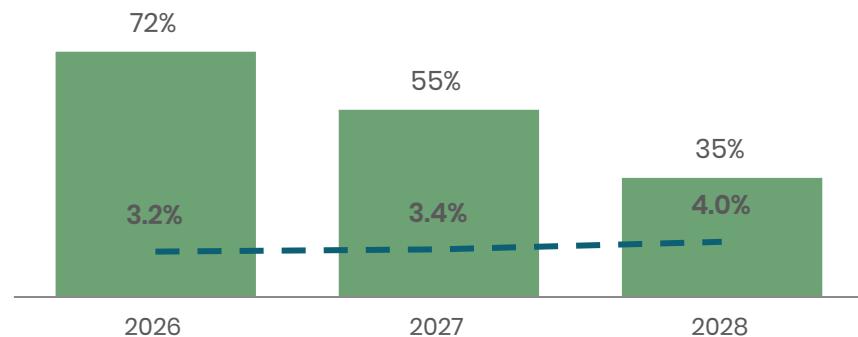
## Debt maturity profile \$m

- Undrawn Bank Facilities
- Drawn Bank Facilities
- Medium Term Notes
- US Private Placements
- CPI Bonds
- Commercial Paper



## Drawn debt hedging profile

- Average drawn debt hedged %
- Average hedge rate



(1) Excludes Commercial Paper (comprising uncommitted funding program).



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# Investment portfolio

Australia Square, Sydney

# Key operating metrics

GPT's \$16.1 billion Investment portfolio spans the Australian retail, office and logistics sectors, comprising \$12.2 billion of Investment property on balance sheet and \$3.9 billion of co-investments in pooled funds and partnerships alongside our capital partners.

	Investment portfolio value \$b				WALE <sup>1</sup> (years)	Occupancy <sup>1</sup> %	WACR %	Average structured rent increase <sup>2,3</sup> %	Rent structure <sup>2,3</sup>		
	Investment properties	Co-investments	Total	Sector weight %					Fixed %	CPI-linked %	Other %
<b>Retail</b>	5.0	1.4	6.3	39.5	3.9	99.8	5.40	4.7	66.3	8.0	25.6
<b>Office<sup>4</sup></b>	3.7	2.2	5.9	36.6	4.8	93.2	6.26	3.7	81.8	0.3	17.8
<b>Logistics</b>	3.5	0.4	3.8	23.9	5.0	98.4	5.59	3.3	60.3	25.1	14.4
<b>Total<sup>5</sup></b>	<b>12.2</b>	<b>3.9</b>	<b>16.1</b>	<b>100</b>	<b>4.5</b>	<b>97.6</b>	<b>5.76</b>	<b>4.0</b>			

## Co-investment metrics

Segment	Retail		Office		Logistics	
Investment vehicle	GWSCF	Perron	GWOF	Grosvenor	GQLT1	GQLT2
GPT ownership %	33.2	50.0	21.6	50.0	50.1	20.0
GPT co-investment value \$m	863.2	490.6	1,268.8	900.0	322.9	47.7

## Investment portfolio geographic spread



(1) Includes heads of agreement (HoA) and signed leases. (2) Retail metrics reference Specialty GLA<400sqm. (3) Fixed rent and CPI-linked reviews for the 12 months to 31 December 2026. CPI assumption of 3.1% utilised. CPI-linked includes a range of review provisions that have reference to CPI. Other includes market reviews and expiries in 2026. (4) Includes Grosvenor Place, Sydney acquisition (Grosvenor) which settled December 2025. Excluding Grosvenor, Office occupancy (including HoA) was 95.6% and WALE was 4.7 years. (5) Includes Grosvenor. Excluding Grosvenor, Investment portfolio occupancy (including HoA) was 98.1% and WALE was 4.4 years.

# Environmental metrics

## NABERS Ratings

	Dec 2025	Jun 2025	Dec 2024
<b>Office</b>			
Energy	5.0 stars	5.0 stars	5.0 stars
Water	4.3 stars	4.5 stars	4.3 stars
<b>Retail</b>			
Energy	4.5 stars	4.6 stars	4.3 stars
Water	2.9 stars	2.9 stars	3.0 stars

## Key metrics

Assured as at 31 December	2025	2024	2023
<b>Energy</b>			
Energy intensity (MJ/m <sup>2</sup> )	266	274	272
<b>Greenhouse gas emissions</b>			
Scope 1 – (tCO <sub>2</sub> e)	7,874	7,147	7,525
Scope 2 – Location-based (tCO <sub>2</sub> e)	72,365	81,555	84,235
Scope 2 – Market-based (tCO <sub>2</sub> e)	10,080	16,612	26,532
Scope 1 & 2 intensity – Net of offsets (kgCO <sub>2</sub> e/m <sup>2</sup> )	3	6	11
<b>Water</b>			
Water intensity (L/m <sup>2</sup> )	705	687	670
<b>Materials and resource circularity</b>			
Closed loop (A-grade) waste recovery %	34	35	34

Note: Key metrics assured as at 31 December. Refer to GPT's Sustainability Data Dashboard for further information regarding our management approach, priorities and performance in addressing material environmental and social matters.

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# Retail



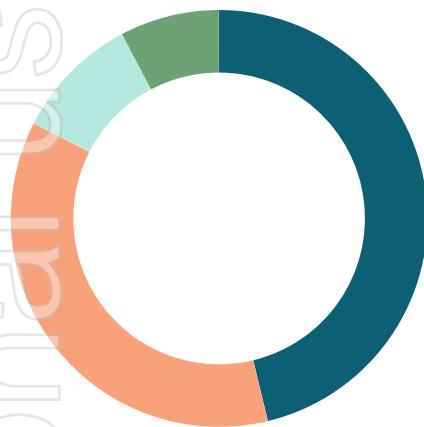
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# Overview

GPT's Retail Investment portfolio comprises ownership in 11 high quality assets with a total investment of \$6.3 billion. The portfolio includes \$5.0 billion of Investment property on balance sheet, and \$1.4 billion of co-investments in the GPT Wholesale Shopping Centre Fund (GWSCF) and the Perron partnership with Perron Group.

## Geographic weighting



- VIC 46%
- NSW 36%
- QLD 10%
- WA 8%

## Top ten tenants<sup>1</sup>

Tenant	% Income
Myer	4.0
Woolworths Group	3.7
Wesfarmers	3.0
Coles Group	2.4
Accent Group	2.2
Cotton On Clothing	2.1
Hoyts	1.6
Mecca	1.5
Retail Apparel Group	1.3
Country Road Group	1.2

## Total specialty sales growth by category<sup>2</sup>

Category	MAT growth %
Fashion	3.0
Technology	8.5
Dining	4.7
Health & Beauty	6.8
Leisure	(3.4)
General retail	15.7
Food retail	5.9
Jewellery	6.8
Homewares	3.3
Retail services	12.6
<b>Total specialty</b>	<b>5.3</b>
Mini-majors	10.0
Specialty	3.0

(1) Based on gross rent (including turnover rent). (2) Development impacted centre (Rouse Hill Town Centre) and assets owned for less than 12 months excluded from like for like MAT growth metrics.

# Operating performance metrics

As at 31 December 2025	GPT ownership %	Valuation <sup>1</sup> \$m	Capitalisation rate %	GLA 100% basis (sqm)	Occupancy %	Total centre MAT <sup>2</sup> \$m	Like-for-like MAT growth <sup>2,3</sup> %		Specialty <sup>2</sup>	
							Total centre	Specialty	MAT \$ psm	Occupancy cost %
<b>Investment property</b>										
Charlestown Square	100.0	890.5	6.00	91,500	99.8	634.0	4.2	(0.4)	12,988	14.1
Highpoint Shopping Centre	25.0	640.0	5.00	149,700	99.7	1,353.8	3.7	3.8	13,950	16.9
Melbourne Central	100.0	1,675.0	5.00	55,800	100.0	721.8	6.5	4.4	16,029	18.5
Rouse Hill Town Centre	50.0	455.5	5.75	69,300	100.0	—	—	—	—	—
Sunshine Plaza	50.0	616.8	5.50	106,800	99.8	899.0	5.0	6.6	12,883	14.0
Westfield Penrith	50.0	713.0	5.50	92,100	100.0	760.2	3.6	1.3	13,465	18.4
<b>Co-investments</b>										
GWSCF <sup>2</sup>	33.2	863.2	5.39	401,000	99.8	2,073.4	2.0	2.9	13,030	15.6
Perron	50.0	490.6	5.69	119,100	99.2	1,105.1	—	—	13,249	11.9
<b>GPT weighted total<sup>4</sup></b>		<b>6,344.6</b>	<b>5.40</b>	<b>866,300</b>	<b>99.8</b>	<b>3,774.8</b>	<b>4.2</b>	<b>3.0</b>	<b>13,788</b>	<b>15.9</b>

(1) Ownership share. (2) Excludes development impacted asset (Rouse Hill Town Centre). (3) Excludes assets owned for less than 12 months (Perron). (4) Weighted total includes GPT's ownership share in Investment property on balance sheet and co-investments in GWSCF & Perron. Assets co-owned with GWSCF included once in GLA at 100%.

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# Office



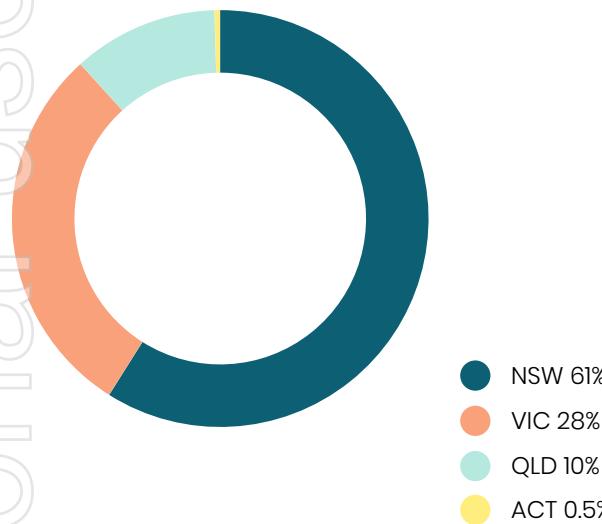
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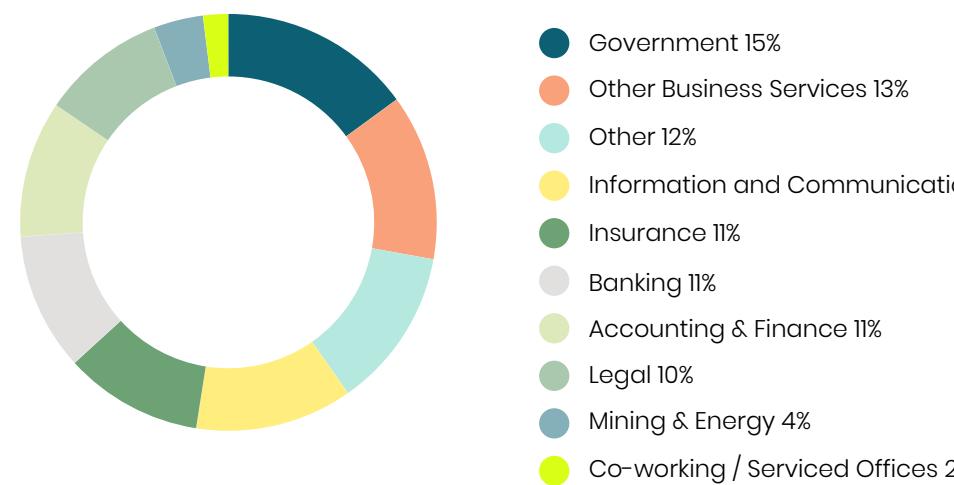
# Overview

GPT's Office Investment portfolio comprises ownership in 24 high quality assets with a total investment of \$5.9 billion. The portfolio includes \$3.7 billion of Investment property on balance sheet and \$2.2 billion of co-investments in the GPT Wholesale Office Fund (GWO), and the Grosvenor Place partnership with CSC (Grosvenor).

## Geographic weighting



## Tenant mix by industry<sup>1</sup>



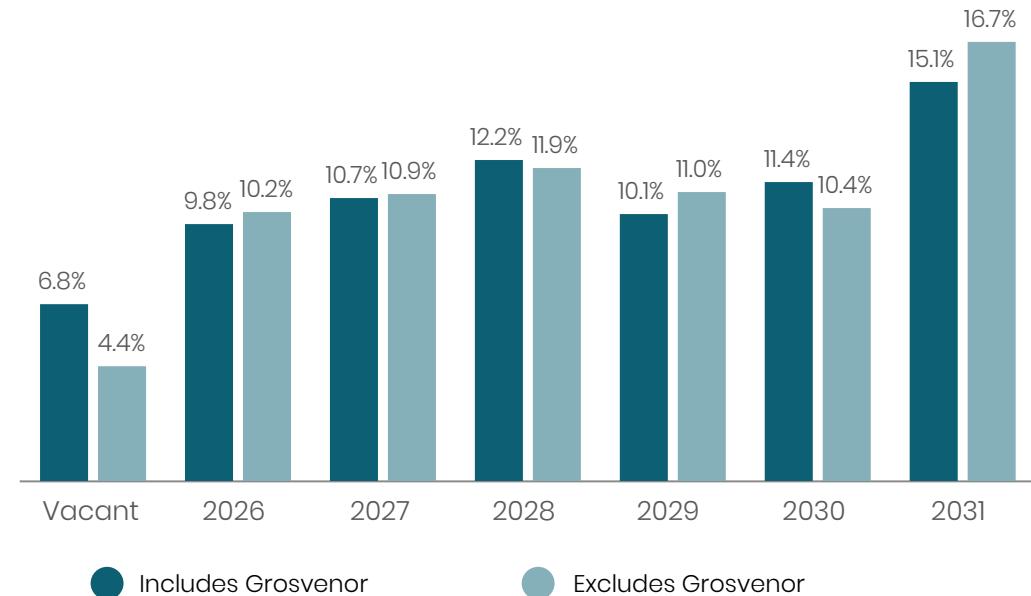
Note: Totals may not sum due to rounding. All metrics based on GPT's ownership share in Investment property on balance sheet and co-investments in GWO and Grosvenor. (1) Includes signed leases, by area.

# Overview (continued)

## Top ten tenants<sup>1</sup>

Tenant	Income %
Government	10.7
IAG	4.6
Amazon Web Services	4.4
ME Bank	2.8
QBE	2.6
CBA	2.0
ANZ	1.5
Monash	1.4
EY	1.3
McMillan Shakespeare	1.2

## Lease expiry by income<sup>2%</sup>



Note: All metrics based on GPT's share of Investment property on balance sheet and co-investments in GWO and Grosvenor. (1) Includes signed leases. Based on gross rent. (2) Includes HoA. Vacant % by area.

# Operating performance metrics

As at 31 December 2025	GPT ownership %	Valuation <sup>1</sup> \$m	Capitalisation rate %	NLA <sup>2</sup> 100% basis (sqm)	Occupancy <sup>3,4</sup> %	WALE by income <sup>3</sup> (years)
<b>Investment property</b>						
Australia Square, Sydney	50.0	522.8	6.24	50,900	90.2	2.7
2 Park Street, Sydney	50.0	783.0	5.75	72,400	94.8	7.1
Darling Park 1 & 2, Sydney	25.0	437.0	DP 1: 6.63 DP 2: 6.38	101,400	DP1: 96.7 DP 2: 95.9	4.0 4.2
60 Station Street, Parramatta	100.0	172.0	7.50	25,100	88.6	2.7
32 Smith, Parramatta	100.0	250.0	7.00	25,800	96.0	4.3
4 Murray Rose Avenue, Sydney Olympic Park	100.0	111.0	7.50	15,600	98.8	4.0
62 Northbourne Avenue, Canberra	100.0	28.0	8.00	10,200	100.0	0.5
Melbourne Central Tower, Melbourne	100.0	642.0	6.38	65,800	93.3	4.8
181 William & 550 Bourke Streets, Melbourne	50.0	403.0	6.63	77,500	98.3	4.1
One One One Eagle Street, Brisbane	33.3	366.7	5.88	63,600	99.5	5.9
<b>Co-investment</b>						
GWOF	21.6	1,268.8	6.27	751,900	97.2	4.8
<b>GPT weighted total (excluding Grosvenor)<sup>5</sup></b>		<b>4,984.3</b>	<b>6.33</b>	<b>1,017,700</b>	<b>95.6</b>	<b>4.7</b>
Grosvenor Place, Sydney	50.0	900.0	5.88	82,000	69.3	5.7
<b>GPT weighted total (including Grosvenor)<sup>6</sup></b>		<b>5,884.3</b>	<b>6.26</b>	<b>1,099,600</b>	<b>93.2</b>	<b>4.8</b>

(1) Ownership share. (2) Includes Landlord operated flexible space. Excludes assets under or held for development. Assets co-owned with GWOF included once in weighted total NLA at 100%. (3) Includes HoA. (4) Excludes Landlord operated flexible space. (5) Weighted total includes GPT's ownership share in Investment property on balance sheet and co-investment in GWOF. (6) Weighted total includes GPT's ownership share in Investment property on balance sheet and co-investments in GWOF and Grosvenor.



# Logistics

29-55 Lockwood Road, Erskine Park, NSW

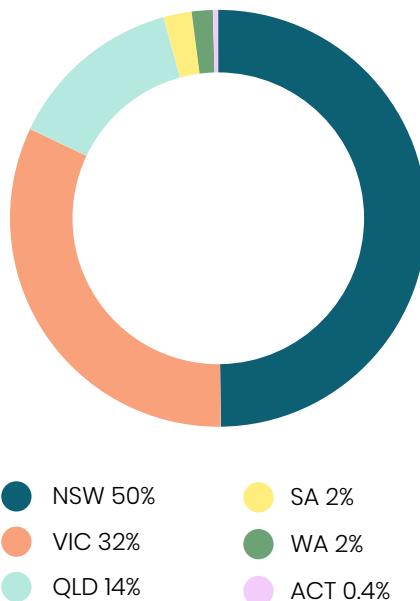
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# Overview

GPT's Logistics Investment portfolio comprises ownership in 69 high quality assets and a landbank for future development, with a total investment of \$3.8 billion. The portfolio includes \$3.5 billion of Investment property on balance sheet and \$0.37 billion of co-investments in the GPT QuadReal Logistics Trust 1 (GQLT1) and GPT QuadReal Logistics Trust 2 (GQLT2) partnerships.

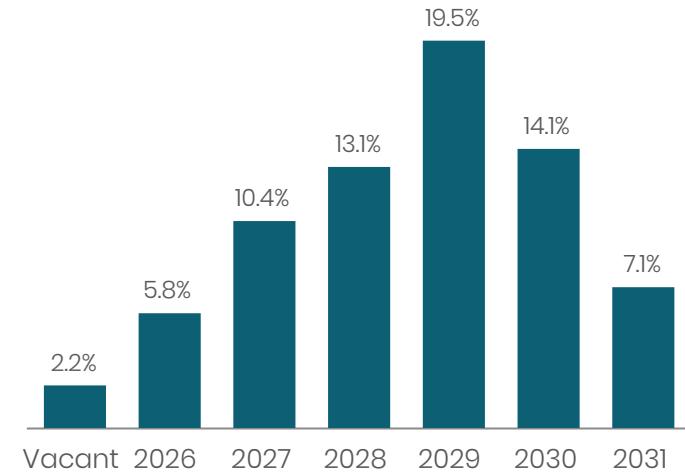
## Geographic weighting<sup>1</sup>



## Top ten tenants<sup>2</sup>

Tenant	Income %
Coles Group	7.3
Team Global Express / Toll	5.2
IVE Group	5.0
Woolworths Group	4.3
FedEx	4.0
DHL	3.0
Visy Glass	2.7
Goodman Fielder	2.7
Asahi	2.6
Super Retail Group	2.5

## Lease expiry by income<sup>3</sup>



(1) Includes GPT's ownership share in Investment property on balance sheet and share in the net assets of GQLT1 and GQLT2. (2) Based on net rent. (3) Includes HoA. Vacant % by area.

# Operating performance metrics

As at 31 December 2025	GPT ownership %	Valuation \$m	Capitalisation rate %	GLA 100% basis (sqm)	Occupancy <sup>1</sup> %	WALE by income <sup>1</sup> (years)
<b>Investment property</b>						
NSW	Various	1,543.0	5.39	365,700	96.6	5.1
ACT	100.0	15.5	7.00	3,300	100.0	2.0
VIC	100.0	981.3	5.71	456,700	100.0	4.7
QLD	100.0	406.6	5.89	125,800	100.0	5.9
SA	100.0	83.9	5.99	40,000	100.0	5.6
WA	100.0	63.0	5.91	21,000	100.0	3.7
<b>Co-Investments</b>						
GQLT1	50.1	322.9	5.69	189,800	93.8	4.4
GQLT2	20.0	47.7	5.39	134,400	100.0	3.1
Assets under development	Various	378.1	N/A			
<b>GPT weighted total<sup>2</sup></b>		<b>3,842.0</b>	<b>5.59</b>	<b>1,336,700</b>	<b>98.4</b>	<b>5.0</b>

(1) Includes HoA. (2) Weighted total includes GPT's ownership share in Investment property on balance sheet and share in the net assets of GQLT1 and GQLT2.



# Investment management

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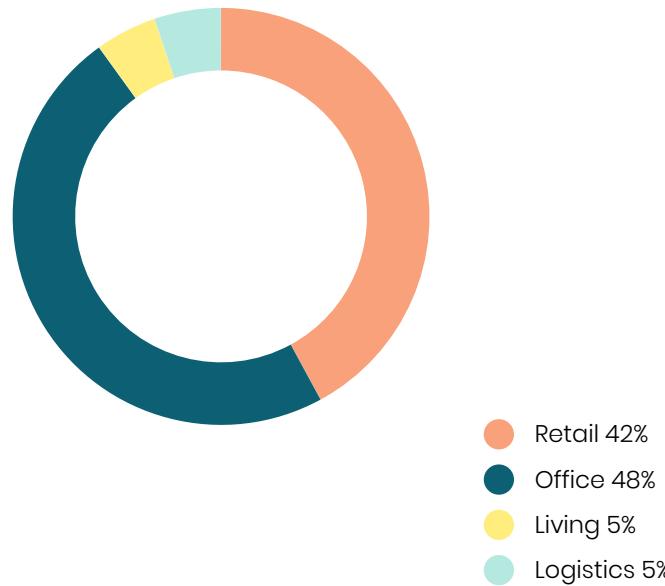
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Highpoint Shopping Centre, VIC

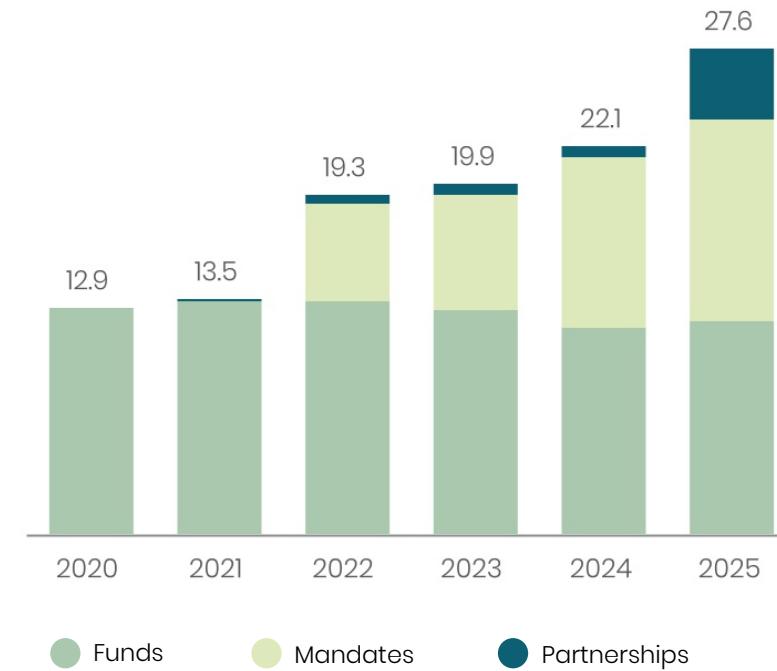
# Overview

The Group Investment management platform comprises \$27.6 billion of assets under management across the retail, office, logistics and living sectors, on behalf of our pooled funds, strategic capital partnerships and mandates.

AUM by sector



AUM by capital source \$b



# Investment vehicles

As at 31 December 2025	Established	AUM (GAV) \$b	GPT ownership %	GPT co-investment value \$m	WACR %	Net gearing %	Credit rating
<b>Pooled funds</b>							
GWOF	Jul 2006	8.5	21.6	1,268.8	6.27	27.4	A- (Stable)
GWSCF	Mar 2007	3.6	33.2	863.2	5.39	25.6	BBB+ (Stable)
<b>Partnerships</b>							
GQLT1	Nov 2020	0.7	50.1	322.9	5.69		
GQLT2	Aug 2025	0.5	20.0	47.7	5.39		
Perron	Jan 2025	1.0	50.0	490.6	5.69		
Grosvenor	Dec 2025	1.8	50.0	900.0	5.88		
<b>Mandates</b>							
UniSuper	Sep 2022	3.4					
QRSA	Oct 2023	1.3					
ACRT	Dec 2022	3.9					
CSC	Apr 2024	2.8					

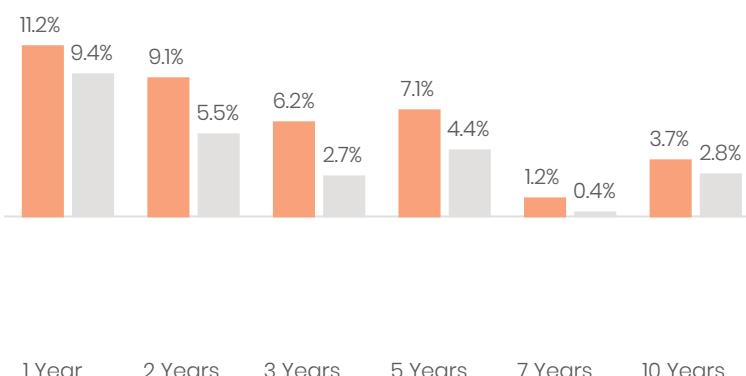
## 10-year Pooled fund performance at 31 December 2025

Total return %



## GWOF vs MSCI/Mercer Australia Core Wholesale Office Fund Index

## GWSCF vs MSCI/Mercer Australia Core Wholesale Retail Fund Index



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# Development

Rouse Hill Town Centre development, NSW



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# Underway projects

	GPT ownership %	Earliest practical completion date	Estimated project size <sup>2</sup> sqm	Estimated end value <sup>2,3</sup> \$m
<b>Balance sheet</b>				
<b>RETAIL</b>				
Rouse Hill Town Centre, NSW	50.0	Q4 2026	10,500	230
Westfield Penrith, NSW	50.0	Q2 2027	1,500	16
<b>LOGISTICS</b>				
Yiribana Logistics Estate - East, Mamre Road, Kemps Creek, NSW	100.0	2H 2026	20,000	95
<b>Total Balance sheet \$m</b>				<b>341</b>
<b>Investment management (excluding mandates)</b>				
<b>RETAIL</b>				
GWSCF	<b>33.2</b>			
Rouse Hill Town Centre, NSW (50%)		Q4 2026	10,500	230
<b>OFFICE</b>				
GWOF	<b>21.6</b>			
51 Flinders Lane, Melbourne, VIC		1H 2026	29,000	585
<b>LOGISTICS</b>				
GQLT1	<b>50.1</b>			
Yiribana Logistics Estate - West, Mamre Road, Kemps Creek, NSW		2H 2026	21,000	100
<b>Total Investment management (excluding mandates) \$m</b>				<b>685</b>
<b>TOTAL UNDERWAY PROJECTS<sup>1</sup> \$m</b>				<b>1,026</b>

(1) Rouse Hill Town Centre included once at 100%. (2) 100% basis, NLA for Office, and GLA for Logistics and Retail, subject to authority approvals. (3) 100% basis.

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# Glossary

Darling Park, Sydney



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# Glossary

Term	Meaning
<b>A-grade</b>	As per the Property Council of Australia's 'a guide to office building quality'
<b>AFFO</b>	Adjusted funds from operations is defined as FFO less maintenance capex, leasing incentives and one-off items calculated in accordance with the Property Council of Australia 'voluntary best practice guidelines for disclosing FFO and AFFO'
<b>AREIT</b>	Australian Real Estate Investment Trust
<b>ASX</b>	Australian Securities Exchange
<b>AUM</b>	Assets under management comprises Investment property fair value and the gross asset value of pooled funds, mandates and partnerships
<b>bps</b>	Basis points
<b>Capex</b>	Capital expenditure
<b>CBD</b>	Central business district
<b>Carbon neutral</b>	Carbon neutral means reducing emissions where possible and compensating for the remainder by investing in carbon offset projects to achieve net zero overall emissions, as defined in the Australian Government Climate Active Carbon Neutral Standards
<b>CO<sub>2</sub></b>	Carbon dioxide
<b>CPI</b>	Consumer price index
<b>Co-investments</b>	GPT's ownership share in the net asset value of GWSCF, Perron, GWOI, Grosvenor and GQLT1 and GQLT2.
<b>cps</b>	Cents per security
<b>Development management</b>	Oversight of planning, design and construction of real estate development projects.
<b>DPS</b>	Distribution per security
<b>EBIT</b>	Earnings before interest and tax
<b>EPS</b>	Earnings per security is defined as Funds from operations per security
<b>FFO</b>	Funds from operations is defined as the underlying earnings calculated in accordance with the Property Council of Australia 'voluntary best practice guidelines for disclosing FFO and AFFO'

# Glossary (continued)

Term	Meaning
<b>Free cash flow</b>	Defined as operating cash flow less maintenance and leasing capex and inventory movements. The Group may make other adjustments in its determination of free cash flow for one-off or abnormal items
<b>GAV</b>	Gross asset value, includes the market value of all assets
<b>GFA</b>	Gross floor area
<b>GLA</b>	Gross lettable area
<b>Group total return</b>	Calculated at the Group level as the change in NTA per security plus distributions per security declared over the year, divided by the NTA per security at the beginning of the year
<b>HoA</b>	Heads of agreement
<b>Investment management</b>	Management of real estate investment funds or portfolios, pooled funds, partnerships and mandates.
<b>Investment portfolio</b>	GPT's balance sheet assets (also known as Investment properties) and co-investments.
<b>IRR</b>	Internal rate of return
<b>Major tenants</b>	Retail tenancies including supermarkets, discount department stores, department stores and cinemas
<b>MAT</b>	Moving annual turnover
<b>Mini-major tenants</b>	Retail tenancies with a GLA above 400sqm not classified as a major tenant
<b>MTN</b>	Medium term notes
<b>NABERS</b>	National Australian Built Environment Rating System
<b>NAV</b>	Net asset value
<b>Net gearing</b>	Defined as debt less cash less cross currency derivative assets plus cross currency derivative liabilities divided by total tangible assets less cash less cross currency derivative assets less right-of-use assets less lease liabilities – investment properties
<b>NLA</b>	Net lettable area
<b>NPAT</b>	Net profit after tax

# Glossary (continued)

Term	Meaning
<b>NTA</b>	Net tangible assets
<b>Occupancy</b>	The proportion of lettable area of a portfolio or asset that is occupied, divided by the asset's total lettable area. Office and Logistics segments report Actual (rent-paying) and Total occupancy (actual plus signed leases plus HoA).
<b>Ordinary securities</b>	Securities which carry no special or preferred rights. Holders of ordinary securities will usually have the right to vote at a general meeting of the company, and to participate in any dividends or any distribution of assets on winding up of the company on the same basis as other ordinary securityholders
<b>Portfolio total return</b>	Calculated as the sum of the net income and revaluation movement of the portfolio divided by the average book value of the portfolio, compounded monthly for a rolling 12 month period
<b>ppt/s</b>	Percentage point/s
<b>Premium grade</b>	As per the Property Council of Australia's 'a guide to office building quality'
<b>Prime grade</b>	Includes assets of premium and A-grade quality
<b>Property management</b>	Management and operation of real estate assets, including responsibility for leasing
<b>psm</b>	Per square metre
<b>Specialty sales</b>	Reported in accordance with the Shopping Centre Council of Australia (SCCA) guidelines
<b>Specialty tenants</b>	Retail tenancies with a GLA below 400sqm
<b>sqm</b>	Square metre
<b>Total Specialty</b>	Specialty tenants plus Mini-major tenants
<b>Total tangible assets</b>	Defined as per the Constitution of the Trust and equals total assets less intangible assets reported in the statement of financial position
<b>TSR</b>	Total securityholder return is defined as distribution per security plus change in security price
<b>USPP</b>	United States Private Placement
<b>VWAP</b>	Volume weighted average price

# Glossary (continued)

Term	Meaning
<b>WACD</b>	Weighted average cost of debt
<b>WACR</b>	Weighted average capitalisation rate
<b>WALE</b>	Weighted average lease expiry

# Disclaimer

Authorised for release by The GPT Group Board



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Funds from operations (FFO) is reported in the Segment Note disclosures which are included in the financial report of GPT for the 12 months ended 31 December 2025. FFO is a financial measure that 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 based on guidelines established by the Property Council of Australia.

Key metrics for the Retail, Office, Logistics and Living sectors relate to GPT owned Investment properties, GPT's weighted ownership interests in the GPT Wholesale Shopping Centre Fund (GWSCF), the GPT Wholesale Office Fund (GWOOF), GPT QuadReal Logistics Trust 1 (GQLT1), GPT QuadReal Logistics Trust 2 (GQLT2), Perron Partnership (Perron) and Grosvenor Place partnership (Grosvenor) respectively and where applicable, assets under management of GPT but owned by its external mandate clients.