

ASX Announcement

17 August 2026

Appendix 4D – GPT Management Holdings Limited

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

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Authorised for release by The GPT Group Board.

For more information, please contact:

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

Interim Financial Report
For the half year ended 30 June 2026
Results for announcement to the market

	30 June 26	30 June 25	Change
	\$'000	\$'000	%
2.1 Total revenues and other income	152,186	205,860	(26.1)%
2.2 Net profit after income tax expense from ordinary activities	14,069	43,901	(68.0)%
2.3 Net profit after income tax expense attributable to members	14,064	43,851	(67.9)%
2.4 Dividends	Amount per security		
6 month period ended 30 June 2026	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:	Refer to the attached Interim Financial Report for a detailed discussion on the performance of GPT Management Holdings Limited and its controlled entities results for the half year ended 30 June 2026.		
3.0 Net tangible assets per security ⁽¹⁾	30 June 2026	31 December 2025	
	-\$0.008	-\$0.016	
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 2026.		
5.0 Details of individual and total dividends or distribution payments	Amount per security	Total	
	Nil	Nil	

6.0 Details of any dividend or distribution reinvestment plans in operation

Nil

7.0 Details of associates and joint ventures entities

The associates 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	
	30 June 26 \$'000	30 June 25 \$'000
Joint ventures		
Entities incorporated in Australia		
Lendlease GPT (Rouse Hill) Pty Limited	9	103
GT PP Investment Trust	(118)	—
Associates		
DPT Operator Pty Limited 1	—	—
DPT Operator Pty Limited 2	—	—
GPT Funds Management Limited	—	—
Total share of after tax (loss)/profit of equity accounted investments	<u>(109)</u>	<u>103</u>

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

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