

# ASX Announcement

17 August 2026

## 2026 Interim Result Presentation

The GPT Group provides its 2026 Interim Result Presentation.

–ENDS–

Authorised for release by The GPT Group Board.

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# Interim Result 2026

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Experience First

8 Exhibition Street & 51 Flinders Lane, Melbourne



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

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.

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# 2026 Interim Result

## Group financial metrics

**\$338.8m**

Funds from operations  
(FFO)

**17.7c**

FFO per security

**\$263.4m**

Adjusted funds from  
operations (AFFO)

**12.25c**

Distribution  
per security

**\$400.1m**

Statutory net profit  
after tax

**\$5.61**

Net tangible assets  
(NTA)  
per security

**\$1.0b**

Liquidity

**31.5%**

Net gearing

## Half year highlights

**5.0%**

FFO growth

**2.3%**

AFFO growth

**\$41.6b**

Group assets under  
management (AUM)  
(Dec 2025: \$39.8b)

**8.3%**

FFO growth  
(excluding trading profits  
post tax)

**6.4%**

AFFO growth  
(excluding trading profits  
post tax)

**4.6%**

Group AUM  
growth  
(up \$1.8b<sup>2</sup>)

**5.8%**

Investment portfolio like-  
for-like net property  
income (NPI) growth

**97.6%**

Investment portfolio  
occupancy<sup>1</sup>

**\$1.2b**

New asset acquisitions  
for GWSCF<sup>2</sup>

(1) Includes heads of agreement (HoA) and Grosvenor Place, Sydney (Grosvenor). Excluding Grosvenor, Investment portfolio occupancy (including HoA) was 98.2%.

(2) Includes transactions that were contractually committed at 30 June 2026 and completed by 31 July 2026.

# The GPT platform

Generating sustainable income growth from our ~\$42 billion Group management platform

| Group AUM<br>\$41.6b           | Investment properties<br>\$12.4b | Investment management<br>AUM \$29.3b |                     |                        |
|--------------------------------|----------------------------------|--------------------------------------|---------------------|------------------------|
|                                |                                  | Pooled funds<br>\$13.4b <sup>1</sup> | Mandates<br>\$11.7b | Partnerships<br>\$4.1b |
| Retail<br>\$18.2b <sup>1</sup> | \$5.1b                           | \$5.0b <sup>1</sup>                  | \$7.1b              | \$1.0b                 |
| Office<br>\$17.0b              | \$3.8b                           | \$8.4b                               | \$3.0b              | \$1.9b                 |
| Logistics<br>\$5.0b            | \$3.5b                           | —                                    | \$0.3b              | \$1.2b                 |
| Living<br>\$1.4b               | —                                | —                                    | \$1.3b              | \$0.1b                 |

Note: Totals may not sum due to rounding.

(1) Includes transactions that were contractually committed at 30 June 2026 and completed by 31 July 2026.

# 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 on strategy

## Build on existing foundations

**5.8% Investment portfolio net property income (NPI) growth**  
on a like-for-like basis

### Retail

99.8% occupancy  
4.6% like-for-like NPI growth  
6.6% leasing spreads

### Office

92.1% occupancy<sup>1</sup>  
94.3% occupancy<sup>1</sup> excl. Grosvenor  
8.0% like-for-like NPI growth  
4.7% leasing spreads

### Logistics

98.9% occupancy<sup>1</sup>  
4.0% like-for-like NPI growth  
38% leasing spreads

## Enduring value creation

### Rouse Hill Town Centre

Expansion fully leased ahead of program; on track for completion 4Q 2026

### Melbourne Central expansion

Anchor tenant Kinokuniya announced; construction commenced

### 51 Flinders Lane

Practical completion achieved; 39% committed<sup>1</sup>

### Kemps Creek Development

Two of three under construction facilities are leased,<sup>1</sup> with completion in 2H 2026

## Diversified platform

**\$1.8 billion<sup>2</sup> growth in Group AUM**  
to \$41.6 billion, up 4.6%

**\$697 million capital raised** for GPT Wholesale Shopping Centre Fund (GWSCF) through primary issuance & secondaries

### GWSCF \$700 million Asian Term Loan

diversifying funding sources and extending maturity profile

## Aligned partnering

**50% acquisition of Sunshine Plaza**  
by GWSCF

**50% acquisition of Macarthur Square**  
by GWSCF

**~\$383 million sale of 750 Collins St, Melbourne**  
providing liquidity for GPT Wholesale Office Fund (GWOFF) investors

(1) Includes HoA.

(2) Includes transactions that were contractually committed at 30 June 2026 and completed by 31 July 2026.

# Financials

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Deer Park, VIC (construction progress July 2026)

# Group financial performance

## Financial Result

| For the half year ended \$m                  | June 2026    | June 2025    | Change         |
|----------------------------------------------|--------------|--------------|----------------|
| <b>Investment property</b>                   |              |              |                |
| Retail                                       | 138.7        | 140.2        | (1.1%)         |
| Office                                       | 124.0        | 117.3        | 5.7%           |
| Logistics                                    | 80.3         | 90.0         | (10.8%)        |
| <b>Investment property net income</b>        | <b>343.0</b> | <b>347.5</b> | <b>(1.3%)</b>  |
| <b>Co-investment net income</b>              | <b>99.0</b>  | <b>69.5</b>  | <b>42.4%</b>   |
| <b>Investment portfolio net income</b>       | <b>442.0</b> | <b>417.0</b> | <b>6.0%</b>    |
| <b>Investment management</b>                 |              |              |                |
| Management operations                        | 45.9         | 44.8         | 2.5%           |
| Trading profits                              | —            | 13.9         | (100.0%)       |
| <b>Management operations net income</b>      | <b>45.9</b>  | <b>58.7</b>  | <b>(21.8%)</b> |
| <b>Group platform net income</b>             | <b>487.9</b> | <b>475.7</b> | <b>2.6%</b>    |
| <b>Corporate</b>                             |              |              |                |
| Net finance costs                            | (113.4)      | (112.7)      | 0.6%           |
| Corporate management expenses                | (29.2)       | (27.8)       | 5.0%           |
| Income tax expense                           | (6.5)        | (12.6)       | (48.4%)        |
| <b>Funds from Operations (FFO)</b>           | <b>338.8</b> | <b>322.6</b> | <b>5.0%</b>    |
| Maintenance and leasing capex <sup>2</sup>   | (75.4)       | (65.2)       | 15.6%          |
| <b>Adjusted Funds from Operations (AFFO)</b> | <b>263.4</b> | <b>257.4</b> | <b>2.3%</b>    |
| <b>Statutory net profit after tax</b>        | <b>400.1</b> | <b>329.1</b> | <b>21.6%</b>   |
| FFO excluding trading profits <sup>1</sup>   | 338.8        | 312.9        | 8.3%           |
| AFFO excluding trading profits <sup>1</sup>  | 263.4        | 247.7        | 6.4%           |

(1) FFO and AFFO excluding trading profits, net of associated tax.

(2) Excludes maintenance and leasing capex related to co-investments

- Strong investment property income growth from all sectors, offset by retail and logistics divestments to Funds
- Significant growth in income from co-investments largely driven by the Grosvenor Place partnership
- Management operations uplift reflecting AUM growth, partially offset by a reduction in GWOF contribution
- No trading profits recognised in the period, with a corresponding reduction in income tax expense
- Net finance costs broadly flat, with higher average debt levels offset by a lower weighted average cost of debt (-34bps)
- Increased corporate management expenses reflect full year run rate of new hires and performance based compensation
- Maintenance and leasing capex trending in line with guidance at the full year of ~\$170 million for FY 2026<sup>2</sup>

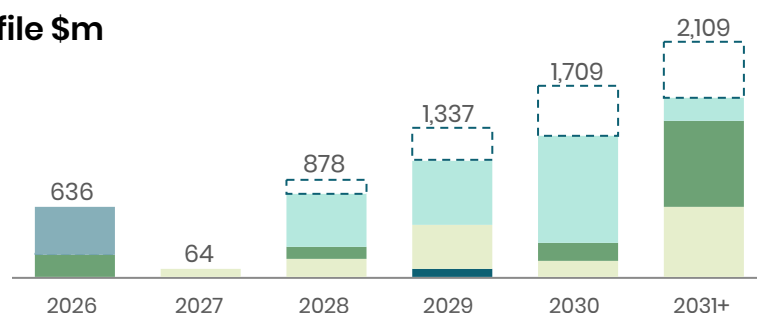
# Strong financial position

| As at \$m                              | June 2026                 | Dec 2025                  | Change      |
|----------------------------------------|---------------------------|---------------------------|-------------|
| Investment properties                  | 12,394.6                  | 12,205.7                  | 1.5%        |
| Co-investments                         | 3,967.5                   | 3,893.4                   | 1.9%        |
| Other assets                           | 759.3                     | 828.7                     | (8.4%)      |
| <b>Total assets</b>                    | <b>17,121.4</b>           | <b>16,927.8</b>           | <b>1.1%</b> |
| Borrowings                             | 5,554.5                   | 5,491.8                   | 1.1%        |
| Other liabilities                      | 790.8                     | 807.9                     | (2.1%)      |
| <b>Total liabilities</b>               | <b>6,345.3</b>            | <b>6,299.7</b>            | <b>0.7%</b> |
| <b>Net assets</b>                      | <b>10,776.1</b>           | <b>10,628.1</b>           | <b>1.4%</b> |
| <b>NTA<sup>1</sup> \$ per security</b> | <b>\$5.61</b>             | <b>\$5.53</b>             | <b>1.4%</b> |
| Net gearing                            | 31.5%                     | 31.1%                     | +40bp       |
| Look-through gearing                   | 33.4%                     | 34.1%                     | (70bp)      |
| Liquidity <sup>2</sup>                 | \$1.0b                    | \$1.2b                    | (\$0.2b)    |
| Weighted average cost of debt          | 5.0%                      | 5.3%                      | (34bp)      |
| Credit ratings (S&P/Moody's)           | A- (stable) / A2 (stable) | A- (stable) / A2 (stable) | Unchanged   |

- Balance sheet continues to strengthen with growth in total assets driven by development capital expenditure and net revaluation gains
- NTA increased 1.4% to \$5.61
- Disciplined approach to capital management continues
  - gearing at 31.5% within the target range of 25% - 35%
  - liquidity of \$1.0 billion and no unfunded commitments; and
  - A2 Moody's and A- S&P ratings maintained

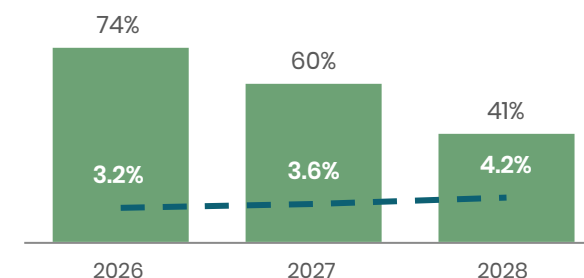
## Debt maturity profile \$m

- Undrawn Bank Facilities<sup>3</sup>
- Drawn Bank Facilities<sup>3</sup>
- Medium Term Notes
- US Private Placements
- CPI Bonds
- Commercial Paper



## Drawn debt hedging profile

- Average drawn debt hedged %
- Average hedge rate



(1) Period end securities on issue 1,915.6 million. (2) Excludes Commercial Paper (comprising uncommitted funding program). (3) Includes bank facility extensions undertaken post-balance date.

# Investments

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personally  
use  
square  
only



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Macarthur Square, NSW

# Investment portfolio valuations

Investment property valuation increase of \$45.0 million or +0.3% for the 6 months to 30 June 2026

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, GWOF, Grosvenor, GQLT1 and GQLT2.

(2) Reflects revaluation of GPT's weighted ownership of Investment properties and development land.

| Investment portfolio value <sup>1</sup> | Investment property valuation metrics<br>6 months to 30 June 2026 |                 |                              |
|-----------------------------------------|-------------------------------------------------------------------|-----------------|------------------------------|
|                                         | WACR                                                              | WADR            | Net revaluation <sup>2</sup> |
| Retail<br>\$6.4b                        | 5.41%<br>+1 bps                                                   | 6.88%<br>+3 bps | +\$28.3m<br>+0.4%            |
| Office<br>\$6.0b                        | 6.26%<br>0 bps                                                    | 7.20%<br>+1 bps | +\$12.1m<br>+0.2%            |
| Logistics<br>\$3.9b                     | 5.61%<br>+2 bps                                                   | 7.10%<br>-1 bps | +\$4.6m<br>+0.1%             |
| Total<br>\$16.3b                        | 5.76%<br>0 bps                                                    | 7.05%<br>+1 bps | +\$45.0m<br>+0.3%            |

# Investment capability driving value creation

Gross transactions of ~\$1.7 billion across the Group platform in the 6 months to 30 June 2026

## Acquisitions

- Total acquisitions<sup>1</sup> of \$1.2 billion underpinned by strategic investment opportunities
- \$622 million investment in 50% of Sunshine Plaza shopping centre for GWSCF
- \$568 million investment in 50% of Macarthur Square shopping centre for GWSCF
- Additional assets under review for sector agnostic value-add partnership

## Divestments

- Total divestments of \$0.4 billion, a result of portfolio curation and return enhancement activity
- Strategic divestment of 750 Collins St, Melbourne by GWOF to drive enhanced returns and provide liquidity for GWOF investors

(1) Includes transactions that were contractually committed at 30 June 2026 and completed by 31 July 2026.



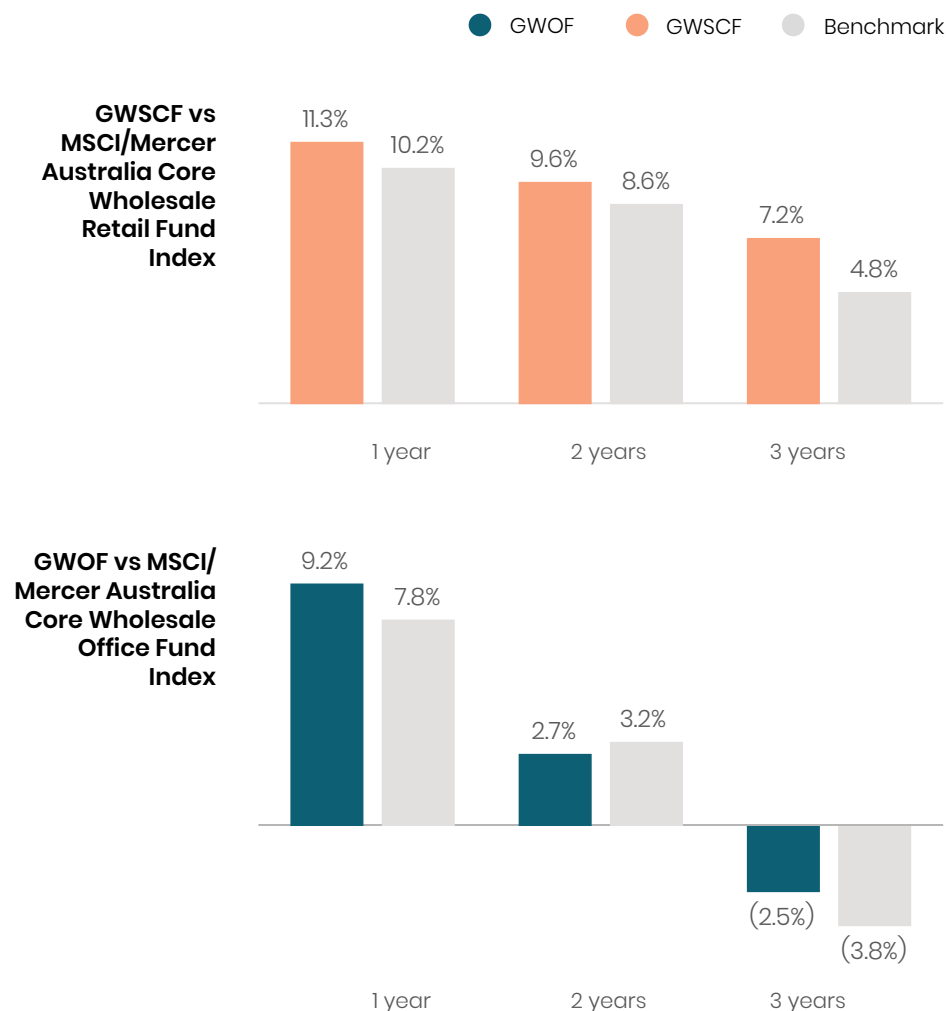
# Aligned investing

## Aligned investor partnering

- Consistent with strategy, GPT aims to be 20-50% of the equity across our co-investments
- Across our \$13.4 billion pooled funds, GPT is the largest investor, with a \$0.9 billion co-investment in GWSCF (26.6% interest) and a \$1.3 billion co-investment in GWOFF (21.6% interest)
- We have invested capital of \$1.8 billion in our \$4.1 billion partnerships, aligning with our capabilities in office, retail, logistics and PBSA
- We believe these co-investments drive alignment and outperformance:
  - GWOFF has outperformed the MSCI/Mercer Wholesale Office Fund Index over 1, 3 and 5 years
  - GWSCF has outperformed the MSCI/Mercer Wholesale Retail Fund Index over every time period since inception

## GPT pooled fund 3-year performance

Total return to 30 June %



# Our integrated sustainability approach

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

Note: Unless otherwise stated, sustainability metrics are as at 31 December 2025.

(1) Does not include assets held for development.

**3rd** highest-ranked REIT in the S&P Global Sustainability Yearbook 2026

**\$1.3b**

of debt issued by GPT and GWO 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

**94%**

improvement in Net Scope 1 and 2 emissions intensity since 2019

**105,575 tonnes**

of carbon dioxide equivalent (CO<sub>2</sub>-e) sequestered through GPT's 'Restoring Country for Climate' partnership

**89%**

of employees who participated in our 2026 annual survey said they are proud to work for GPT

**4<sup>th</sup>**

highest-ranked company globally in Equileap's 2026 Top 100 Companies for Gender Equality

**\$11**

**million**  
in community investment

**Signatories & memberships**



# Retail

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Rouse Hill Town Centre, NSW

# GPT Retail platform

18

Owned or managed assets

1.4m sqm

Gross Lettable Area (GLA)

\$12.7b

Moving Annual Turnover (MAT)

4,300+

Tenancies

246m

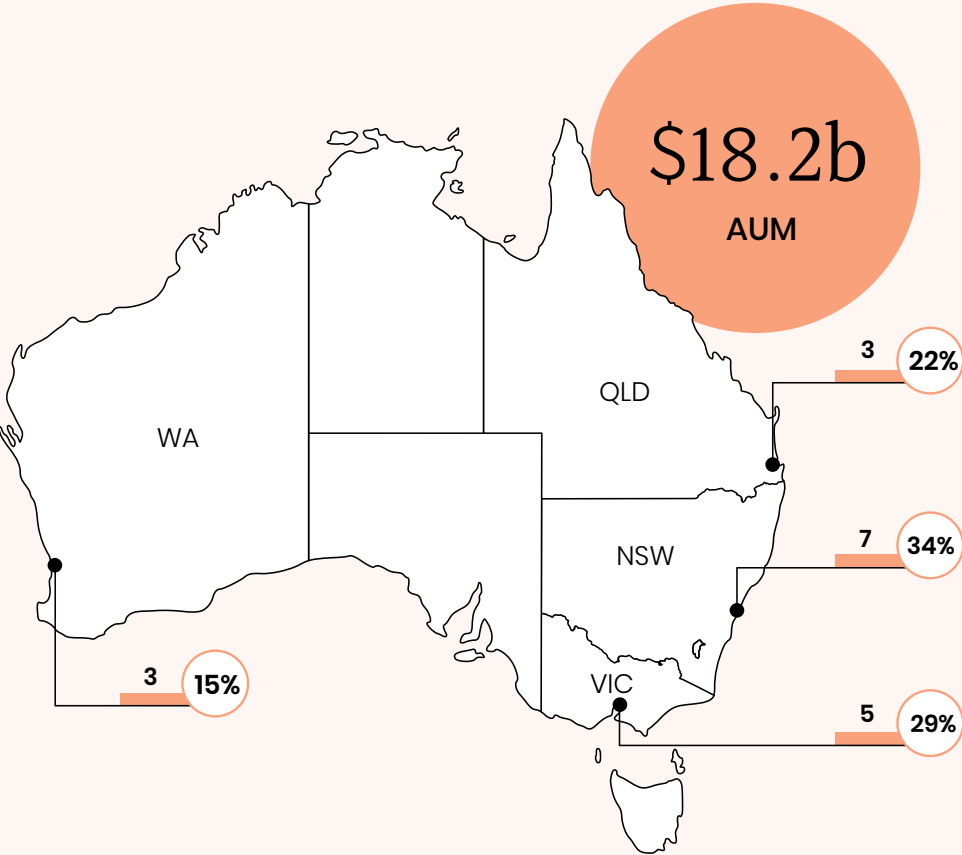
Annual customer visits

Retail platform AUM by source



- Investment property \$5.1b
- Pooled funds \$5.0b
- Mandates \$7.1b
- Partnerships \$1.0b

Retail platform AUM geographic spread



- AUM %
- Number of assets

Note: Totals may not sum due to rounding.

# Investment portfolio performance

## Leasing and occupancy metrics

| As at 30 June                         | 2026     | 2025     |
|---------------------------------------|----------|----------|
| Occupancy by area                     | 99.8%    | 99.7%    |
| WALE by income                        | 3.9 yrs  | 3.8 yrs  |
| Specialty occupancy cost <sup>1</sup> | 15.8%    | 15.7%    |
| Specialty MAT psm <sup>1</sup>        | \$14,062 | \$13,428 |
| Total centre MAT <sup>1</sup>         | \$3.7b   | \$3.7b   |

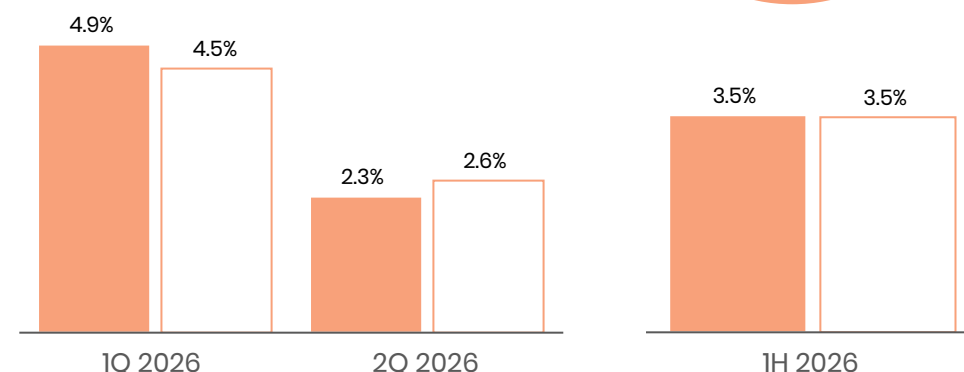
## Total specialty deals completed

| 6 months to 30 June          | 2026    | 2025    |
|------------------------------|---------|---------|
| Number of deals              | 232     | 209     |
| Average lease term           | 5.1 yrs | 5.3 yrs |
| Average lease spreads        | 6.6%    | 4.2%    |
| Average annual rent increase | 4.8%    | 4.8%    |
| Holdovers as % of base rent  | 3.8%    | 5.2%    |

All metrics shown on a managed weighted basis. ( 1 ) Excludes development impacted Rouse Hill Town Centre, 2025 Sales metrics re-stated to exclude Rouse Hill Town Centre for 1H 2025. ( 2 ) Excludes development impacted major tenant (Parkmore Big W). ( 3 ) Assets owned for less than 24 months excluded from like-for-like MAT growth metrics.

## Sales growth 1H 2026 vs 1H 2025<sup>1,2</sup>

- Total centre
- Total specialty



## Sales growth by category

| 12 months to 30 June 2026 <sup>1,2,3</sup> | MAT growth % |
|--------------------------------------------|--------------|
| Total specialty                            | 4.2%         |
| Supermarkets                               | 3.5%         |
| Department stores & DDS                    | 1.6%         |
| Cinemas & Other retail                     | 7.1%         |
| <b>Total centre</b>                        | <b>4.0%</b>  |

# Retail platform growth drivers

- Retail sales expected to grow throughout 2026
- Limited new retail centre supply expected to underpin further rental growth and sustained high occupancy
- GPT's quality portfolio and platform scale will continue to deliver strong leasing and asset management outcomes
- Retail development pipeline
  - Rouse Hill Town Centre expansion is fully leased ahead of program and construction is on time and on budget, with completion expected in late 2026
  - Melbourne Central ~\$170 million expansion; construction commenced. Completion 1H 2028
  - Cockburn Gateway advancing, with design and commercial assessment underway
- Leverage GPT's development capability to unlock over \$1 billion of projects for our funds and mandate partners



Rouse Hill Town Centre expansion, NSW (construction progress June 2026)

# Office

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One One One Eagle, Brisbane

# GPT Office platform

27

Owned or managed assets

1.3m sqm

Net Lettable Area (NLA)

700+

Tenant customers

100%

Prime grade owned or managed assets

97%

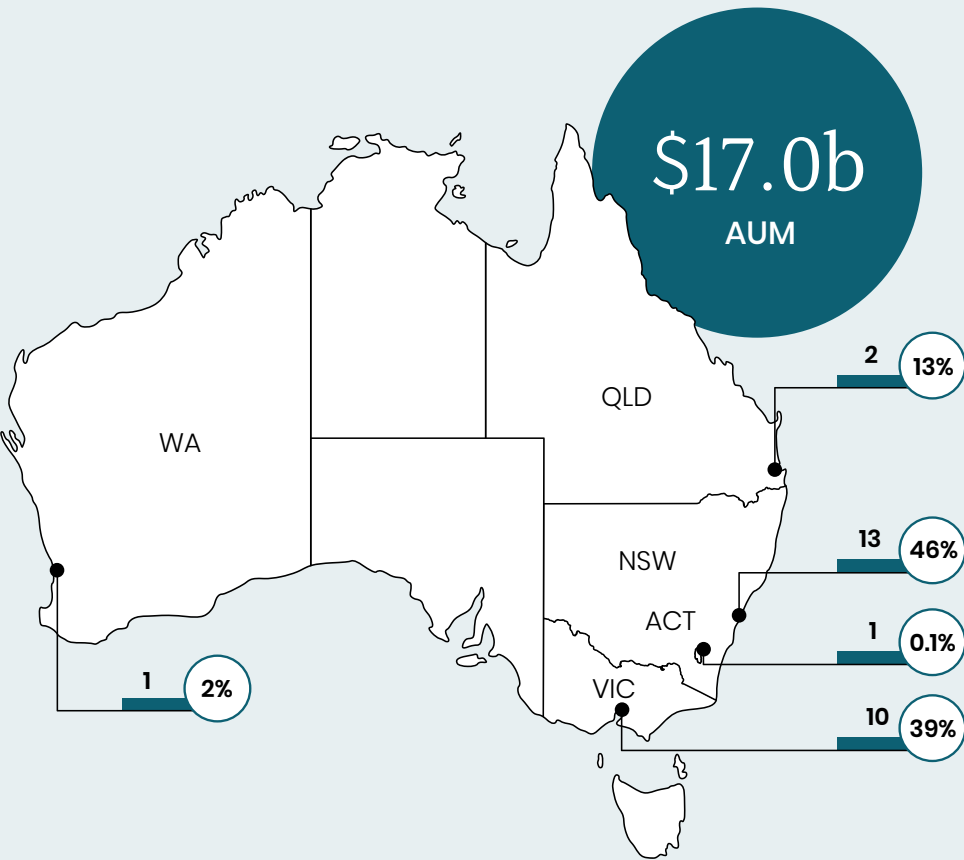
Owned and managed assets certified carbon neutral<sup>1</sup>

Office platform AUM by source



- Investment property \$3.8b
- Pooled funds \$8.4b
- Mandates \$3.0b
- Partnerships \$1.9b

Office platform AUM geographic spread



- AUM %
- Number of assets

Note: Totals may not sum due to rounding.  
( 1 ) Excludes 51 Flinders Lane which is not yet eligible for certification.

# Investment portfolio performance

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

| As at 30 June     | 2026 <sup>2</sup> | 2025    |
|-------------------|-------------------|---------|
| Occupancy by area | 92.1%             | 94.4%   |
| WALE by income    | 4.8 yrs           | 4.8 yrs |

## Total deals completed

| 6 months to 30 June        | 2026       | 2025       |
|----------------------------|------------|------------|
| Total leasing <sup>3</sup> | 78,600 sqm | 55,900 sqm |
| Number of deals            | 71         | 70         |
| Lease renewals             | 65%        | 46%        |
| Average lease term         | 5.7 yrs    | 6.1 yrs    |
| Average lease spreads      | 4.7%       | 7.6%       |
| Average gross incentive    | 33%        | 35%        |

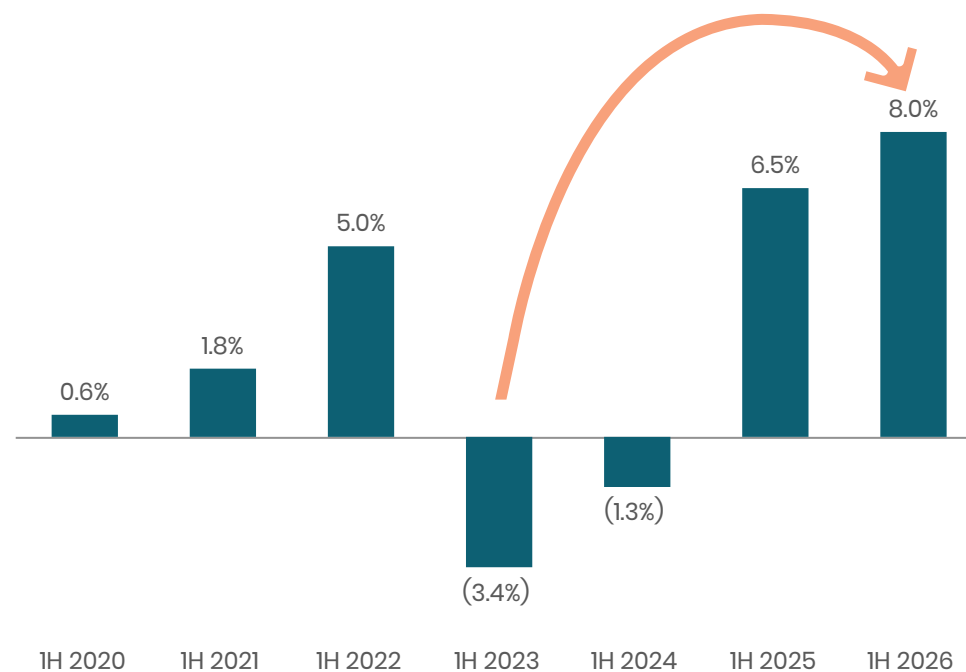
(1) Managed weighted basis, includes HoA. (2) Includes Grosvenor. Excluding Grosvenor, occupancy (including HoA) was 94.3% and WALE was 4.7 years. (3) Leasing at 100% sqm basis.

## HY Like-for-like NPI growth

Strong LFL NPI growth demonstrates sustained office market recovery

8.0%

Investment portfolio LFL net property income growth



# Office platform growth drivers

- Positive leasing momentum to continue for prime assets in key submarkets
- Renewed investor interest and increased transaction volumes driven by improving office market conditions
- Active portfolio curation to maximise exposure to high-conviction eastern seaboard markets
- Creation of new investment products and partnerships to capture growing investor appetite
- Targeted approach to community, occupier experience and wellness to help drive asset outperformance



# Logistics

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1 and 2 Wattlebird Court, Berrinba, QLD

# GPT Logistics platform

68

Owned or  
managed assets

1.3m sqm

Gross Lettable  
Area (GLA)

80+

Tenant customers

~\$3b

Development  
pipeline<sup>1</sup>

~60%

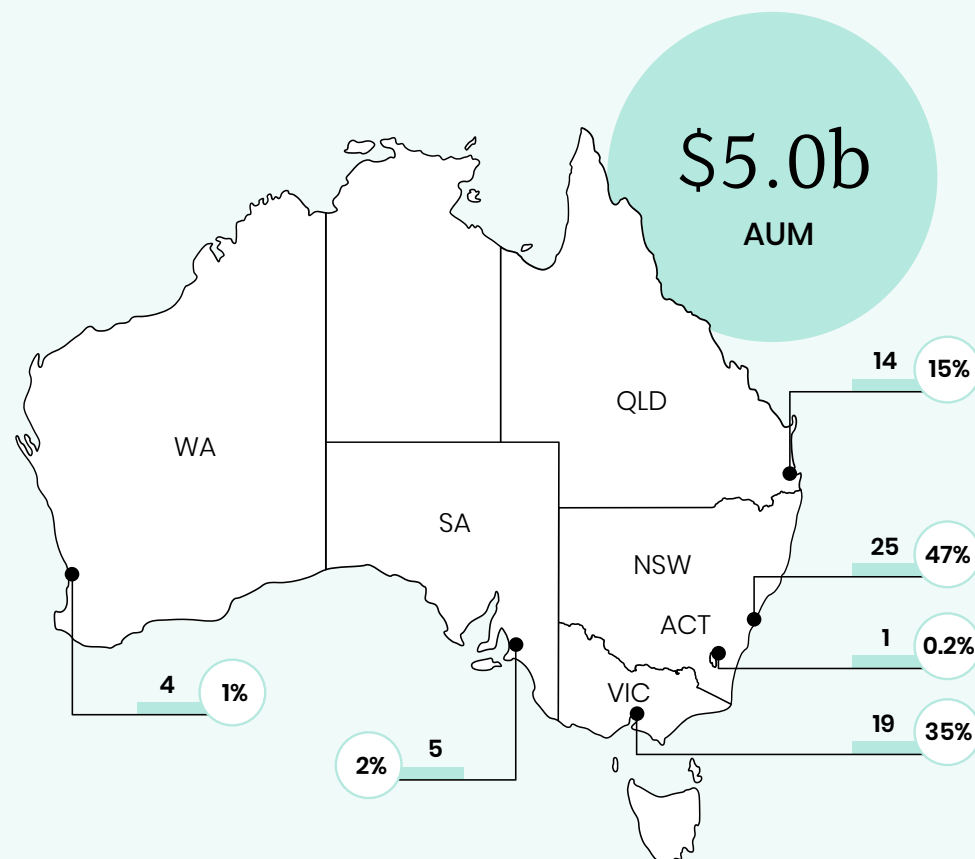
Assets developed by GPT  
(by value)

## Logistics platform AUM by source



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

## Logistics platform AUM geographic spread



- AUM %
- Number of assets

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 30 June     | 2026    | 2025    |
|-------------------|---------|---------|
| Occupancy by area | 98.9%   | 99.5%   |
| WALE by income    | 4.9 yrs | 4.7 yrs |

## Total deals completed

| 6 months to 30 June        | 2026        | 2025       |
|----------------------------|-------------|------------|
| Total leasing <sup>2</sup> | 100,400 sqm | 52,500 sqm |
| Number of deals            | 7           | 5          |
| Average lease term         | 5.7 yrs     | 5.0 yrs    |
| Average lease spreads      | 38%         | 37%        |

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

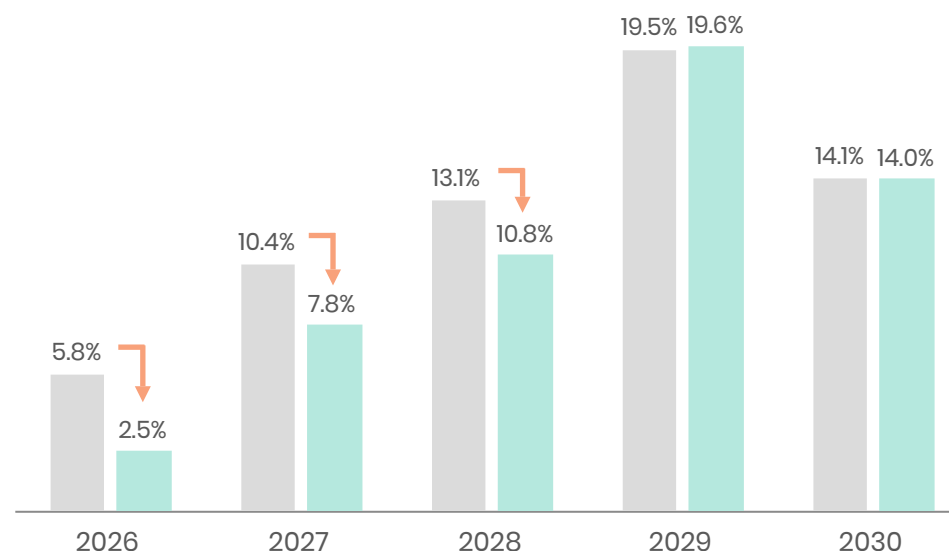
## Lease expiry profile

Significant forward solving of 2026 and 2027 expiries

● Dec 25  
● Jun 26

4.0%

Investment portfolio  
LFL net property  
income growth



# Logistics platform growth drivers

- GPT's weighting to modern facilities positions the portfolio to secure demand, with 77% of occupier take-up in prime space<sup>1</sup>
- Strong leasing momentum into second half with additional ~65,000 sqm of deals<sup>2</sup>
- Forward income growth underpinned by portfolio under-renting
- Market-wide speculative supply running below average, supporting low vacancy and rent growth
- \$3 billion pipeline to deliver platform growth, with two of three Kemps Creek facilities already leased<sup>2</sup> and next stage to commence in 2H
- Scale of GPT's directly held portfolio provides opportunity to seed stabilised assets and developments into new investment products

(1) Cushman & Wakefield Research, 12 months to June 2026.

(2) Includes HoAs post balance date.



Yiribana Logistics Estate - West, Kemps Creek, NSW (construction progress August 2026)

# 2026 Guidance

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Grosvenor Place, Sydney

# 2026 Guidance

Barring unforeseen circumstances, the Group continues to expect 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.



# Appendices

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21 Shiny Drive, Truganina, VIC

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# Group Platform

GPT Head Office, 2 Park Street, Sydney



# Group platform overview

The GPT Group is a leading, diversified real estate investment manager with assets under management (AUM) of \$41.6 billion across the retail, office, logistics and living sectors. Group platform AUM comprises \$12.4 billion of Investment property on balance sheet, and a further \$29.3 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

770+

Real estate & investment professionals

4m+ sqm

Total lettable area<sup>1</sup>

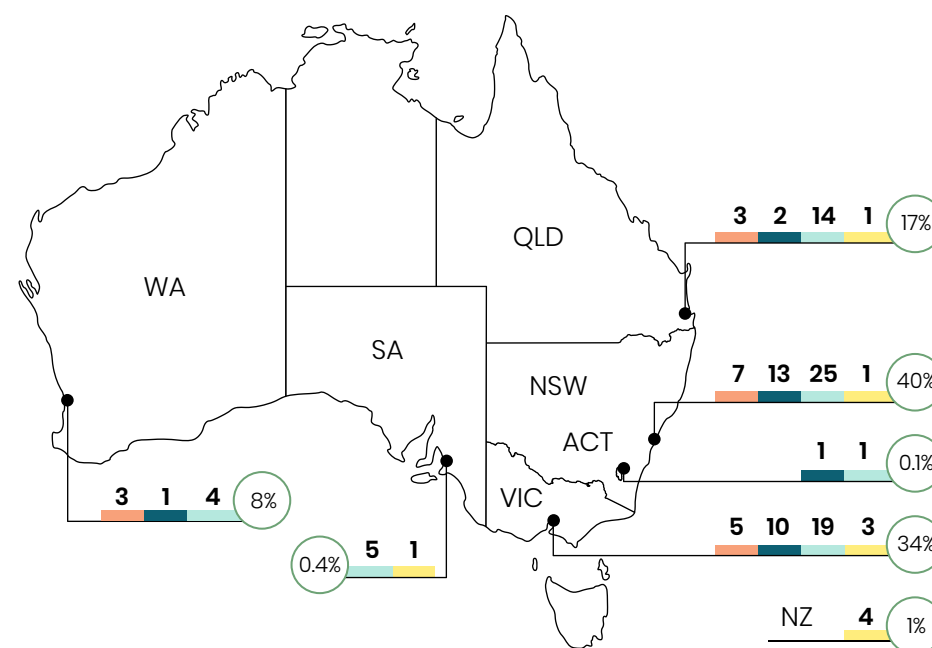
123

Owned and/or managed assets

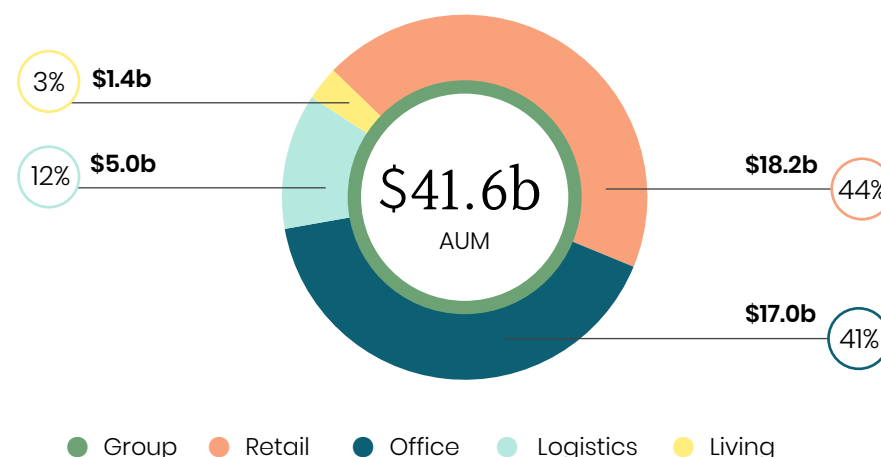
Note: Totals may not sum due to rounding.  
(1) 2.7 million sqm GLA (Retail & Logistics) and 1.3 million sqm NLA (Office). Excludes Living (5,000+beds).

## Geographic spread

by AUM % and sector (asset number)



## Group platform AUM by sector



# 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>26.6</b>     |
| Rouse Hill Town Centre (50%)                                    | NSW   |                 |
| Macarthur Square (100%) <sup>(1)</sup>                          | NSW   |                 |
| Chirnside Park                                                  | VIC   |                 |
| Highpoint Shopping Centre (75%)                                 | VIC   |                 |
| Parkmore Shopping Centre                                        | VIC   |                 |
| Sunshine Plaza (50%) <sup>(1)</sup>                             | QLD   |                 |
| <b>Partnership - Perron - GPT and Perron Group</b>              |       | <b>50.0</b>     |
| Belmont Forum                                                   | WA    |                 |
| Cockburn Gateway                                                | WA    |                 |

|                                                                                                                | State | GPT ownership % |
|----------------------------------------------------------------------------------------------------------------|-------|-----------------|
| <b>Mandates - UniSuper, Australian Core Retail Trust (ACRT), Commonwealth Superannuation Corporation (CSC)</b> |       |                 |
| Dapto Mall                                                                                                     | NSW   |                 |
| Marrickville Metro                                                                                             | NSW   |                 |
| Macquarie Centre                                                                                               | NSW   |                 |
| Malvern Central                                                                                                | VIC   |                 |
| Pacific Fair Shopping Centre                                                                                   | QLD   |                 |
| Indooroopilly Shopping Centre (50%)                                                                            | QLD   |                 |
| Karrinyup Shopping Centre                                                                                      | WA    |                 |

(1) Ownership interest adjusted for transactions that were contractually committed at 30 June 2026 and completed by 31 July 2026.

# Group assets under management

## 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 <sup>1</sup> | ACT   | 100.0           |
| <b>Partnership - Grosvenor - GPT and CSC</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    |                 |

(1) Asset held for sale as at 30 June 2026.

|                                                        | State | GPT ownership % |
|--------------------------------------------------------|-------|-----------------|
| <b>Pooled fund - GPT Wholesale Office Fund (GWOFF)</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   |                 |
| 800/808 Bourke Street                                  | VIC   |                 |
| 181 William & 550 Bourke Streets (50%)                 | VIC   |                 |
| 51 Flinders Lane                                       | VIC   |                 |
| One One One Eagle Street (66.7%)                       | QLD   |                 |
| Riverside Centre                                       | QLD   |                 |

# Group assets under management

## 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           |
| 89-99 Lockwood Road, Erskine Park             | NSW   | 100.0           |
| 123 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 <sup>1</sup> | NSW   | 100.0           |
| 21 Pipeclay Avenue, Thornton                  | NSW   | 100.0           |

(1) Asset held for sale as at 30 June 2026.

|                                          | State | GPT ownership % |
|------------------------------------------|-------|-----------------|
| 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           |
| 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           |

# Group assets under management

## Logistics & Living

|                                                                         | State | GPT ownership % |
|-------------------------------------------------------------------------|-------|-----------------|
| <b>Investment property</b>                                              |       |                 |
| 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           |
| 171 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           |
| <b>Partnership<sup>1</sup> - GPT QuadReal Logistics Trust 1 (GQLT1)</b> |       | <b>50.1</b>     |
| 1 Hurst Drive, Tarneit                                                  | VIC   |                 |
| Keylink Estate - South, Keysborough                                     | VIC   |                 |
| Keylink Estate - North, Keysborough                                     | VIC   |                 |
| 100 Metroplex Place, Wacol                                              | QLD   |                 |
| 149 & 153 Coulson Street, Wacol                                         | QLD   |                 |
| 18 Gorrick Court, Bundamba                                              | QLD   |                 |

|                                                                         | State | GPT ownership % |
|-------------------------------------------------------------------------|-------|-----------------|
| <b>Partnership<sup>2</sup> - GPT QuadReal Logistics Trust 2 (GQLT2)</b> |       | <b>20.0</b>     |
| 10 Interchange Drive, Eastern Creek                                     | NSW   |                 |
| 42 Cox Place, Glendenning                                               | NSW   |                 |
| 38 Pine Road, Yennora                                                   | NSW   |                 |
| 38A Pine Road, Yennora                                                  | NSW   |                 |
| 18-24 Abbott Road, Seven Hills                                          | NSW   |                 |
| 55 Whitelaw Place, Wacol                                                | QLD   |                 |
| 2 Ironbark Close, Berrinba                                              | QLD   |                 |
| 30 Ironbark Close, Berrinba                                             | QLD   |                 |
| 248 Fleming Road, Tingalpa                                              | QLD   |                 |

## Living

|                                                                |        |             |
|----------------------------------------------------------------|--------|-------------|
| <b>Partnership - GPT Sector Agnostic Value Add Partnership</b> |        | <b>10.0</b> |
| 43-45 Australia Street, Camperdown                             | NSW    |             |
| <b>Mandate - QuadReal Student Accommodation (QRSA)</b>         |        | <b>—</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

Darling Park, Sydney



# Group financial performance

## Group Financial Result

| For the half year ended \$m                                                          | 30 June 2026 | 30 June 2025 |
|--------------------------------------------------------------------------------------|--------------|--------------|
| <b>Retail</b>                                                                        |              |              |
| Investment property net income                                                       | 138.7        | 140.2        |
| Co-investment income                                                                 | 35.0         | 32.1         |
| <b>Investment portfolio</b>                                                          | <b>173.7</b> | <b>172.3</b> |
| Management operations net income                                                     | 30.7         | 27.0         |
| <b>Retail segment FFO</b>                                                            | <b>204.4</b> | <b>199.3</b> |
| <b>Office</b>                                                                        |              |              |
| Investment property net income                                                       | 124.0        | 117.3        |
| Co-investment income                                                                 | 59.0         | 33.5         |
| <b>Investment portfolio</b>                                                          | <b>183.0</b> | <b>150.8</b> |
| Management operations net income                                                     | 15.4         | 17.1         |
| <b>Office segment FFO</b>                                                            | <b>198.4</b> | <b>167.9</b> |
| <b>Logistics</b>                                                                     |              |              |
| Investment property net income                                                       | 80.3         | 90.0         |
| Co-investment income                                                                 | 5.0          | 3.9          |
| <b>Investment portfolio</b>                                                          | <b>85.3</b>  | <b>93.9</b>  |
| Management operations net income                                                     | (0.2)        | 0.7          |
| Trading profits                                                                      | —            | 13.9         |
| <b>Logistics segment FFO</b>                                                         | <b>85.1</b>  | <b>108.5</b> |
| <b>Corporate</b>                                                                     |              |              |
| Net finance costs                                                                    | (113.4)      | (112.7)      |
| Corporate overheads                                                                  | (29.2)       | (27.8)       |
| Tax expense                                                                          | (6.5)        | (12.6)       |
| <b>FFO</b>                                                                           | <b>338.8</b> | <b>322.6</b> |
| Valuation increase <sup>1</sup>                                                      | 63.4         | 48.3         |
| Financial instruments mark to market, net foreign currency movements and other items | (2.1)        | (41.8)       |
| <b>Statutory net profit after tax</b>                                                | <b>400.1</b> | <b>329.1</b> |

## FFO to AFFO reconciliation

| For the half year ended \$m                | 30 June 2026 | 30 June 2025 |
|--------------------------------------------|--------------|--------------|
| Business segment income                    | 487.9        | 475.7        |
| Corporate costs                            | (149.1)      | (153.1)      |
| <b>FFO</b>                                 | <b>338.8</b> | <b>322.6</b> |
| Maintenance and leasing capex <sup>2</sup> | (75.4)       | (65.2)       |
| <b>Adjusted FFO (AFFO)</b>                 | <b>263.4</b> | <b>257.4</b> |

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

(2) Excludes maintenance and leasing capex related to co-investments

# Group financial metrics

## Interest Cover

| As at \$m                                      | 30 June 2026     | 30 June 2025     |
|------------------------------------------------|------------------|------------------|
| FFO                                            | 338.8            | 322.6            |
| Add: taxes deducted                            | 6.5              | 12.6             |
| Add: finance costs for the period <sup>1</sup> | 116.2            | 114.5            |
| <b>Earnings before interest and tax (EBIT)</b> | <b>461.5</b>     | <b>449.7</b>     |
| <b>Finance costs<sup>1</sup></b>               | <b>116.2</b>     | <b>114.5</b>     |
| <b>Interest cover multiple</b>                 | <b>4.0 times</b> | <b>3.9 times</b> |

## Net Tangible Assets (NTA)

|                                                            | \$m             | \$ per security <sup>3</sup> |
|------------------------------------------------------------|-----------------|------------------------------|
| <b>NTA at 31 December 2025<sup>2</sup></b>                 | 10,591.8        | 5.53                         |
| FFO                                                        | 338.8           | 0.18                         |
| Valuation increase                                         | 63.4            | 0.03                         |
| Financial instruments MTM and other movements <sup>4</sup> | 0.9             | 0.00                         |
| Distribution                                               | (234.7)         | (0.12)                       |
| Other                                                      | (19.1)          | (0.01)                       |
| <b>Movement in NTA</b>                                     | <b>149.3</b>    | <b>0.08</b>                  |
| <b>NTA at 30 June 2026<sup>2</sup></b>                     | <b>10,741.1</b> | <b>5.61</b>                  |

## Gearing

| As at \$m                                       | 30 June 2026    | 31 Dec 2025     |
|-------------------------------------------------|-----------------|-----------------|
| Total assets                                    | 17,121.4        | 16,927.8        |
| Less: Intangible assets                         | (35.0)          | (36.3)          |
| Less: Right of use asset                        | (17.1)          | (18.5)          |
| Less: Lease liabilities – investment properties | (15.5)          | (15.7)          |
| Less: Cross currency swap assets                | (205.8)         | (280.7)         |
| <b>Adjusted total tangible assets</b>           | <b>16,848.0</b> | <b>16,576.6</b> |
| Current borrowings                              | 717.0           | 565.3           |
| Non-current borrowings                          | 4,837.5         | 4,926.5         |
| Less: Net cross currency swap positions         | (159.3)         | (270.0)         |
| <b>Total borrowings<sup>5</sup></b>             | <b>5,395.2</b>  | <b>5,221.8</b>  |
| <b>Cash</b>                                     | <b>120.3</b>    | <b>99.4</b>     |

|                                               |              |              |
|-----------------------------------------------|--------------|--------------|
| <b>Net gearing</b>                            | <b>31.5%</b> | <b>31.1%</b> |
| <b>Look through gearing based on net debt</b> | <b>33.4%</b> | <b>34.1%</b> |

| Other Key Metrics                       | 30 June 2026 | 31 Dec 2025 |
|-----------------------------------------|--------------|-------------|
| Weighted average debt term <sup>6</sup> | 4.4yrs       | 4.4yrs      |
| Weighted average hedge term             | 2.5yrs       | 2.6yrs      |

(1) Excludes finance costs – leases of \$0.6 million, net of capitalised interest cost of \$16.4 million and unwind of discount on deferred consideration of \$3.9 million. (2) Includes right of use assets.

(3) Securities on issue at 1 January 2026 1915.6 million. Securities on issue at 30 June 2026 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 30 June 2026 the external drawn debt balance was \$5,388.2 million. (6) Includes bank facility extensions undertaken post balance date.

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# Investment Portfolio

Australia Square, Sydney



# Key operating metrics

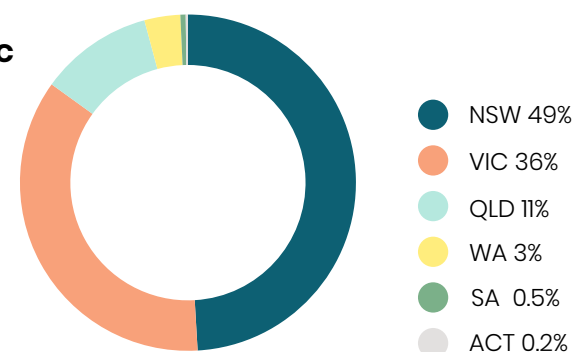
GPT's \$16.3 billion Investment portfolio spans the Australian retail, office and logistics sectors, comprising \$12.4 billion of Investment property on balance sheet and \$4.0 billion of co-investments in pooled funds and partnerships alongside our capital partners.

|                           | Investment portfolio value \$ billion |                    |             |                    | WALE <sup>1</sup><br>(years) | Occupancy <sup>1</sup> % | WACR %      | Average<br>structured rent<br>review <sup>2,3</sup> % | Rent structure <sup>2,3</sup> |              |         |
|---------------------------|---------------------------------------|--------------------|-------------|--------------------|------------------------------|--------------------------|-------------|-------------------------------------------------------|-------------------------------|--------------|---------|
|                           | Investment<br>properties              | Co-<br>investments | Total       | Sector<br>weight % |                              |                          |             |                                                       | Fixed %                       | CPI-linked % | Other % |
| <b>Retail</b>             | 5.1                                   | 1.4                | 6.4         | 39.5               | 3.9                          | 99.8                     | 5.41        | 4.7                                                   | 66.3                          | 8.0          | 25.6    |
| <b>Office<sup>4</sup></b> | 3.8                                   | 2.2                | 6.0         | 36.6               | 4.8                          | 92.1                     | 6.26        | 3.7                                                   | 81.8                          | 0.3          | 17.8    |
| <b>Logistics</b>          | 3.5                                   | 0.4                | 3.9         | 23.9               | 4.9                          | 98.9                     | 5.61        | 3.3                                                   | 60.3                          | 25.1         | 14.4    |
| <b>Total<sup>5</sup></b>  | <b>12.4</b>                           | <b>4.0</b>         | <b>16.3</b> | <b>100</b>         | <b>4.4</b>                   | <b>97.6</b>              | <b>5.76</b> | <b>4.0</b>                                            |                               |              |         |

## Co-investment metrics

| Segment                            | Retail |        | Office  |           | Logistics |       |
|------------------------------------|--------|--------|---------|-----------|-----------|-------|
|                                    | GWSCF  | Perron | GWOF    | Grosvenor | GQLT1     | GQLT2 |
| <b>Investment vehicle</b>          |        |        |         |           |           |       |
| <b>GPT ownership %</b>             | 26.6   | 50.0   | 21.6    | 50.0      | 50.1      | 20.0  |
| <b>GPT co-investment value \$m</b> | 875.9  | 501.5  | 1,296.6 | 918.0     | 325.3     | 48.1  |

## Investment portfolio geographic spread



Note: Totals may not sum due to rounding.

(1) Includes heads of agreement 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%. CPI-linked includes a range of review provisions with reference to CPI. Other includes market reviews and expiries in 2026. (4) Excluding Grosvenor, occupancy was 94.3% and WALE was 4.7 years.

(5) Excluding Grosvenor, Investment portfolio occupancy was 98.2% and WALE was 4.4 years.

# Environmental metrics

## NABERS Ratings

|                            | Jun 2026  | Dec 2025  |
|----------------------------|-----------|-----------|
| <b>Office</b>              |           |           |
| Energy                     | 5.0 stars | 5.0 stars |
| Water                      | 4.3 stars | 4.3 stars |
| <b>Retail <sup>1</sup></b> |           |           |
| Energy                     | 4.4 stars | 4.5 stars |
| Water                      | 3.0 stars | 2.9 stars |

## Key metrics

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

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. (1) Retail energy and water portfolio averages as at June 2026 represent 67% rating coverage of the portfolio by area.

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# Retail

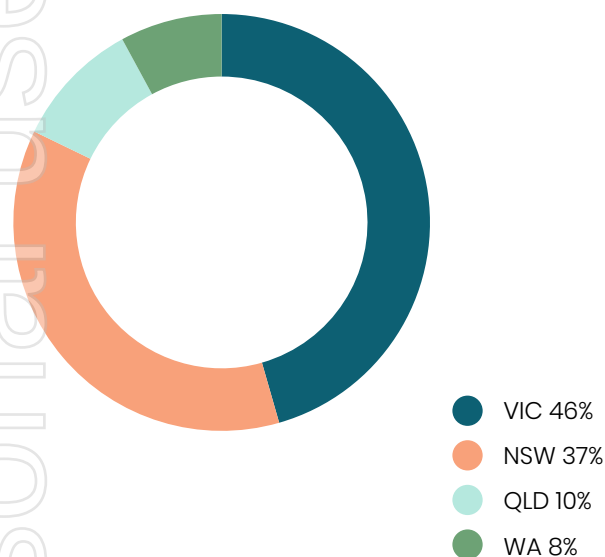
Highpoint Shopping Centre, VIC



# Overview

GPT's Retail Investment portfolio comprises ownership in 11 high quality assets with a total investment of \$6.4 billion. The portfolio includes \$5.1 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 Group partnership.

## Geographic weighting



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

| Tenant               | % Income |
|----------------------|----------|
| Myer                 | 4.0      |
| Woolworths Group     | 3.7      |
| Wesfarmers           | 3.0      |
| Coles Group          | 2.5      |
| Cotton On Clothing   | 2.1      |
| Accent Group         | 1.9      |
| 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                | 2.6          |
| Technology             | 6.5          |
| Dining                 | 5.8          |
| Health & Beauty        | 1.5          |
| Leisure                | (1.6)        |
| General retail         | 2.2          |
| Food retail            | 6.6          |
| Jewellery              | 4.6          |
| Homewares              | (1.1)        |
| Retail services        | 11.2         |
| <b>Total specialty</b> | <b>4.2</b>   |
| <i>Mini-majors</i>     | 5.4          |
| <i>Specialty</i>       | 3.6          |

(1) Based on gross rent (including turnover rent).

(2) Assets owned for less than 24 months and development impacted centre (Rouse Hill Town Centre) and development impacted major tenant (Parkmore Big W) excluded from like-for-like MAT growth metrics.

# Operating performance metrics

| As at 30 June 2026              | 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>2,4</sup> |                  |
|---------------------------------|-----------------|----------------------------|-----------------------|----------------------|-------------|-----------------------------------|-------------------------------------------|-----------|--------------------------|------------------|
|                                 |                 |                            |                       |                      |             |                                   | Total centre                              | Specialty | MAT \$ psm               | Occupancy cost % |
| Investment property             |                 |                            |                       |                      |             |                                   |                                           |           |                          |                  |
| Charlestown Square              | 100.0           | 885.0                      | 6.00                  | 91,500               | 99.7        | 649.7                             | 4.8                                       | 2.3       | 13,292                   | 13.9             |
| Highpoint Shopping Centre       | 25.0            | 652.5                      | 5.00                  | 149,500              | 99.7        | 1,372.2                           | 4.2                                       | 3.5       | 14,264                   | 16.8             |
| Melbourne Central               | 100.0           | 1,691.6                    | 5.00                  | 55,500               | 99.4        | 730.0                             | 4.2                                       | 5.8       | 16,287                   | 18.2             |
| Rouse Hill Town Centre          | 50.0            | 495.0                      | 5.75                  | 69,300               | 100.0       | -                                 | -                                         | -         | -                        | -                |
| Sunshine Plaza                  | 50.0            | 622.4                      | 5.50                  | 106,500              | 99.9        | 921.9                             | 5.4                                       | 6.1       | 13,054                   | 14.2             |
| Westfield Penrith               | 50.0            | 719.9                      | 5.50                  | 92,400               | 99.9        | 762.4                             | 1.7                                       | (0.2)     | 13,788                   | 18.4             |
| Co-investments                  |                 |                            |                       |                      |             |                                   |                                           |           |                          |                  |
| GWSCF                           | 26.6            | 875.9                      | 5.40                  | 400,400              | 99.8        | 2,108.7                           | 3.3                                       | 2.5       | 13,137                   | 15.6             |
| Perron                          | 50.0            | 501.5                      | 5.69                  | 118,900              | 99.8        | 1,128.7                           | -                                         | -         | 13,502                   | 12.0             |
| GPT weighted total <sup>5</sup> |                 | 6,443.8                    | 5.41                  | 865,100              | 99.8        | 3,690.2                           | 4.0                                       | 3.6       | 14,062                   | 15.8             |

( 1 ) Ownership share. ( 2 ) Excludes development impacted Rouse Hill Town Centre. ( 3 ) Excludes assets owned for less than 24 months (Perron) and development impacted tenant (Parkmore Big W).

( 4 ) Tenancies <400sqm. ( 5 ) 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

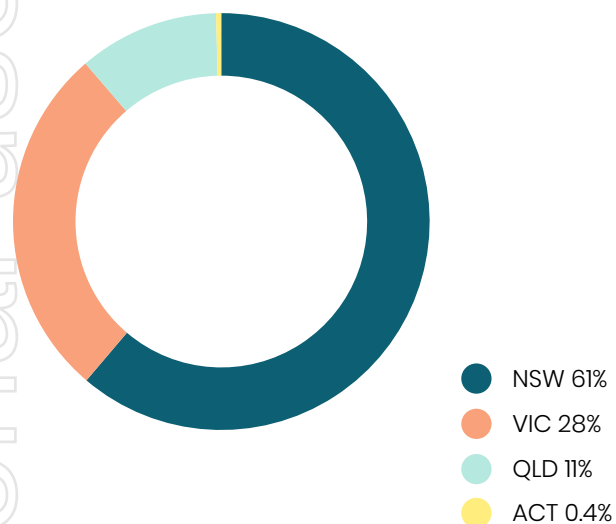
Melbourne Central Tower, Melbourne



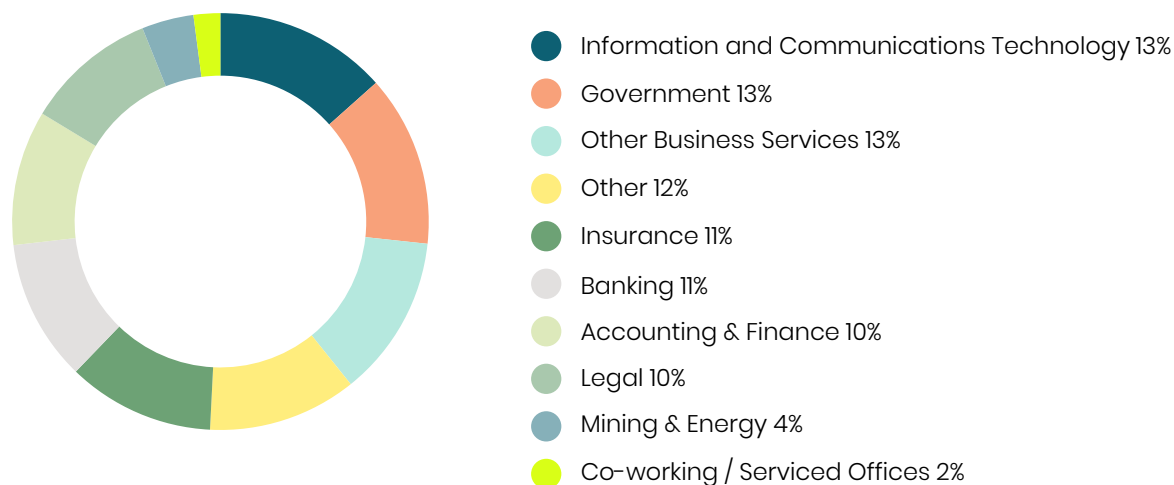
# Overview

GPT's Office Investment portfolio comprises ownership in 23 high quality assets with a total investment of \$6.0 billion. The portfolio includes \$3.8 billion of Investment property on balance sheet and \$2.2 billion of co-investments in the GPT Wholesale Office Fund (GWOF), and the Grosvenor Place partnership with CSC (Grosvenor).

## Geographic weighting



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



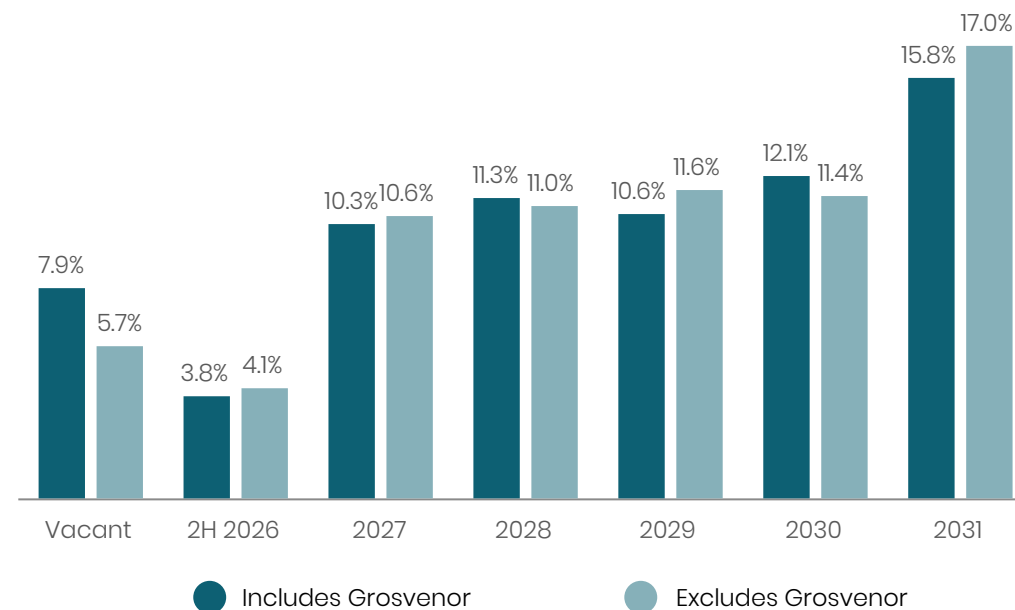
Note: Totals may not sum due to rounding. All metrics based on GPT's ownership share in Investment property on balance sheet and co-investments in GWOF and Grosvenor. (1) Includes signed leases, by area.

# Overview<sub>(continued)</sub>

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

| Tenant               | Income % |
|----------------------|----------|
| Government           | 9.7      |
| Amazon Web Services  | 4.6      |
| IAG                  | 4.5      |
| ME Bank              | 2.6      |
| QBE                  | 2.2      |
| CBA                  | 2.2      |
| ANZ                  | 1.5      |
| EY                   | 1.3      |
| McMillan Shakespeare | 1.2      |
| Citibank             | 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 GWOF and Grosvenor. (1) Includes signed leases. Based on gross rent. (2) Includes HoA. Vacant % by area.

# Operating performance metrics

| As at 30 June 2026                                          | 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            | 529.1                      | 6.24                  | 50,900                            | 95.1                       | 2.8                                 |
| 2 Park Street, Sydney                                       | 50.0            | 793.0                      | 5.75                  | 72,400                            | 97.2                       | 6.9                                 |
| Darling Park 1 & 2, Sydney                                  | 25.0            | 444.4                      | DP 1: 6.63            | 101,400                           | DP 1: 96.7                 | 3.4                                 |
|                                                             |                 |                            | DP 2: 6.38            |                                   | DP 2: 97.8                 | 4.0                                 |
| 60 Station Street, Parramatta                               | 100.0           | 173.9                      | 7.50                  | 25,100                            | 84.9                       | 2.9                                 |
| 32 Smith Street, Parramatta, NSW                            | 100.0           | 238.0                      | 7.38                  | 25,800                            | 96.7                       | 4.7                                 |
| 4 Murray Rose Avenue, Sydney Olympic Park                   | 100.0           | 111.2                      | 7.50                  | 15,600                            | 100.0                      | 3.5                                 |
| Melbourne Central Tower, Melbourne                          | 100.0           | 660.0                      | 6.38                  | 65,800                            | 89.9                       | 4.6                                 |
| 181 William and 550 Bourke Streets, Melbourne               | 50.0            | 408.5                      | 6.63                  | 77,500                            | 92.1                       | 5.0                                 |
| One One One Eagle Street, Brisbane                          | 33.3            | 382.3                      | 5.88                  | 63,600                            | 98.5                       | 5.7                                 |
| <b>Co-investment</b>                                        |                 |                            |                       |                                   |                            |                                     |
| GWOFF                                                       | 21.6            | 1,296.6                    | 6.24                  | 710,400                           | 95.2                       | 4.6                                 |
| Asset held for sale <sup>5</sup>                            | 100.0           | 22.5                       |                       | 10,200                            | 100.0                      |                                     |
| <b>GPT weighted total (excluding Grosvenor)<sup>6</sup></b> |                 | <b>5,059.5</b>             | <b>6.33</b>           | <b>976,200</b>                    | <b>94.3</b>                | <b>4.7</b>                          |
| Grosvenor Place, Sydney                                     | 50.0            | 918.0                      | 5.88                  | 81,900                            | 70.6                       | 5.6                                 |
| <b>GPT weighted total (including Grosvenor)<sup>7</sup></b> |                 | <b>5,977.5</b>             | <b>6.26</b>           | <b>1,058,100</b>                  | <b>92.1</b>                | <b>4.8</b>                          |

( 1 ) Ownership share. ( 2 ) Includes Landlord operated flexible space. Assets co-owned with GWOFF included once in weighted total NLA at 100%, excludes 51 Flinders Lane. ( 3 ) Includes HoA, excludes 51 Flinders Lane. ( 4 ) Excludes Landlord operated flexible space and 51 Flinders Lane. ( 5 ) 62 Northbourne Avenue, Canberra. ( 6 ) Weighted total includes GPT's ownership share in Investment property on balance sheet and co-investment in GWOFF. ( 7 ) Weighted total includes GPT's ownership share in Investment property on balance sheet and co-investments in GWOFF and Grosvenor.

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# Logistics

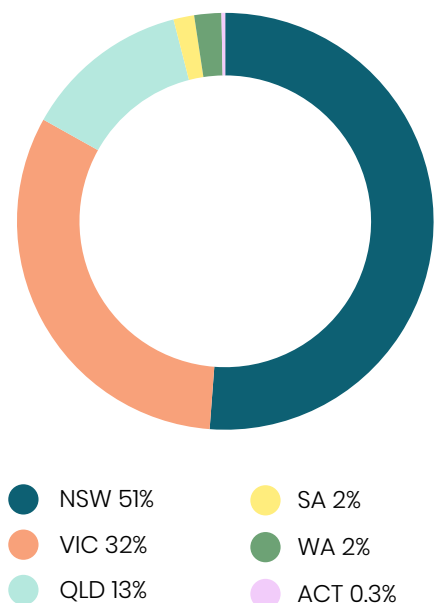
55 Whitelaw Place, Wacol, QLD



# Overview

GPT's Logistics Investment portfolio comprises ownership in 68 high quality assets and a landbank for future development, with a total investment of \$3.9 billion. The portfolio includes \$3.5 billion of Investment property on balance sheet and \$0.4 billion of co-investments in the GPT QuadReal Logistics Trust 1 (GQLT1) and GPT QuadReal Logistics Trust 2 (GQLT2) partnerships.

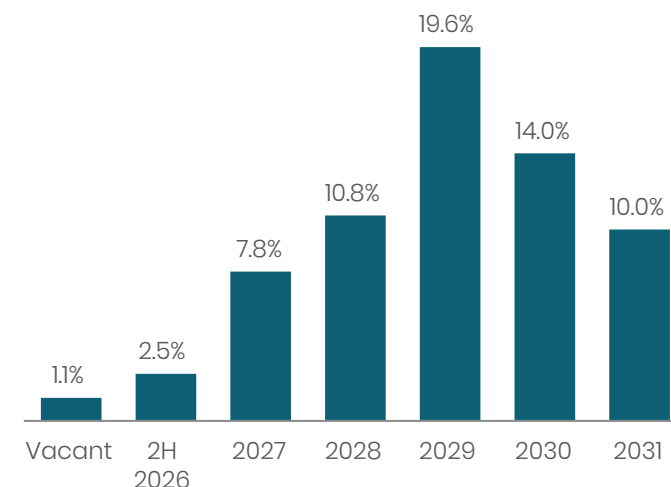
## Geographic weighting<sup>1</sup>



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

| Tenant                     | Income % |
|----------------------------|----------|
| Coles Group                | 7.4      |
| Team Global Express / Toll | 5.2      |
| IVE Group                  | 4.9      |
| Woolworths Group           | 4.4      |
| FedEx                      | 3.9      |
| Goodman Fielder            | 2.7      |
| Parratech Group            | 2.7      |
| Visy Glass                 | 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 30 June 2026                    | 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         | 1,532.0        | 5.33                  | 345,600              | 99.7                     | 5.4                                 |
| ACT                                   | 100.0           | 12.0           | 7.25                  | 3,300                | 100.0                    | 1.5                                 |
| VIC                                   | 100.0           | 978.8          | 5.84                  | 456,700              | 100.0                    | 4.5                                 |
| QLD                                   | 100.0           | 398.2          | 6.00                  | 125,800              | 100.0                    | 5.3                                 |
| SA                                    | 100.0           | 83.6           | 6.01                  | 40,000               | 82.7                     | 4.2                                 |
| WA                                    | 100.0           | 63.3           | 5.91                  | 21,000               | 100.0                    | 3.2                                 |
| <b>Co-investments</b>                 |                 |                |                       |                      |                          |                                     |
| GQLT1                                 | 50.1            | 325.3          | 5.68                  | 178,100              | 95.1                     | 4.2                                 |
| GQLT2                                 | 20.0            | 48.1           | 5.40                  | 134,400              | 100.0                    | 2.8                                 |
| Assets under development              | Various         | 417.3          |                       |                      |                          |                                     |
| Assets held for sale <sup>2</sup>     | 100.0           | 43.5           |                       |                      |                          |                                     |
| <b>GPT weighted total<sup>3</sup></b> |                 | <b>3,902.1</b> | <b>5.61</b>           | <b>1,304,900</b>     | <b>98.9</b>              | <b>4.9</b>                          |

( 1 ) Includes HoA. ( 2 ) 30-32 Bessemer Street, Blacktown. ( 3 ) Weighted total includes GPT's ownership share in Investment property on balance sheet and share in the net assets of GQLT1 and GQLT2.

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# Investment Management

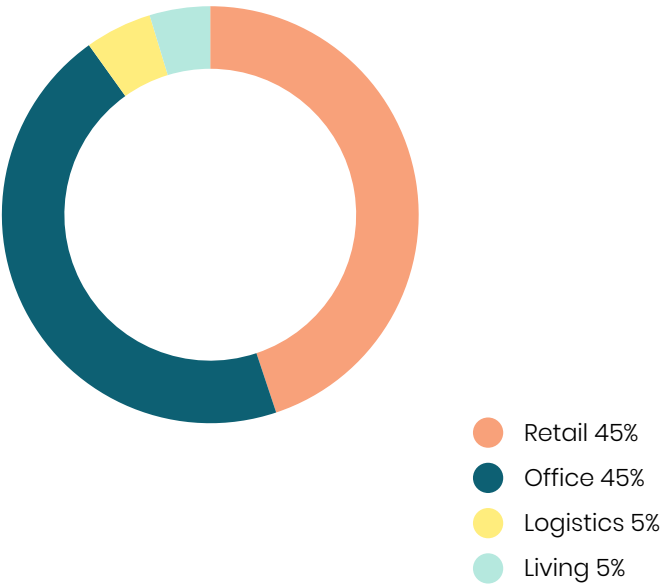
Charlestown Square, NSW



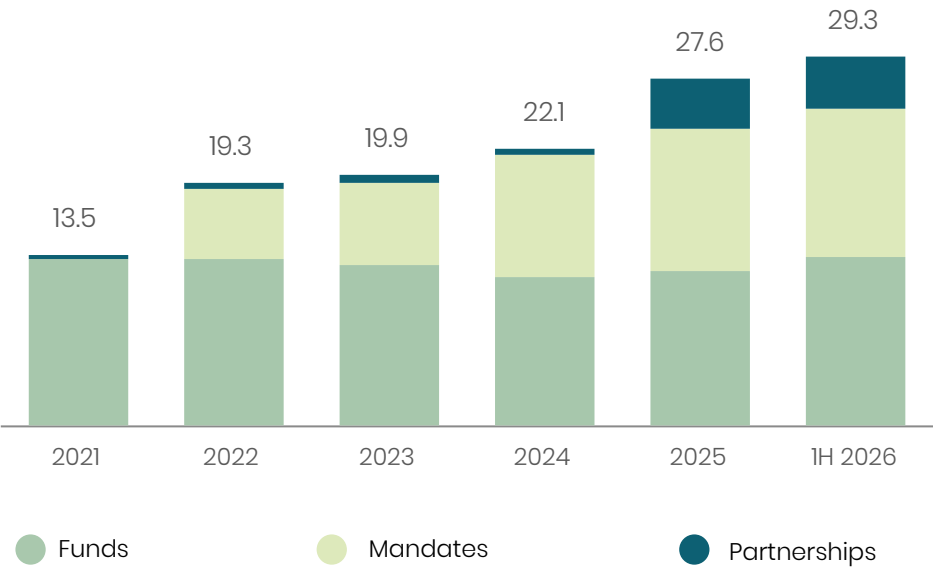
# Overview

The Group Investment management platform comprises \$29.3 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 \$ billions



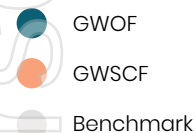
# Investment vehicles

|                |              | As at 30 June 2026                    | Established | AUM <sup>1</sup> \$b | GPT ownership % | GPT co-investment value \$m | WACR % | Net gearing % | Credit rating |
|----------------|--------------|---------------------------------------|-------------|----------------------|-----------------|-----------------------------|--------|---------------|---------------|
| Co-investments | Pooled funds | GWOFF                                 | Jul 2006    | 8.4                  | 21.6            | 1,296.6                     | 6.24   | 24.2          | A- (Stable)   |
|                |              | GWSCF                                 | Mar 2007    | 5.0                  | 26.6            | 875.9                       | 5.40   | 10.8          | BBB+ (Stable) |
|                | Partnerships | GQLT1                                 | Nov 2020    | 0.7                  | 50.1            | 325.3                       | 5.68   |               |               |
|                |              | GQLT2                                 | Aug 2025    | 0.5                  | 20.0            | 48.1                        | 5.40   |               |               |
|                |              | Perron                                | Jan 2025    | 1.0                  | 50.0            | 501.5                       | 5.69   |               |               |
|                |              | Grosvenor                             | Dec 2025    | 1.9                  | 50.0            | 918.0                       | 5.88   |               |               |
|                |              | Sector Agnostic Value Add Partnership | Dec 2025    | 0.1                  | 10.0            | 2.1                         |        |               |               |
|                | Mandates     | UniSuper                              | Sep 2022    | 3.5                  |                 |                             |        |               |               |
|                |              | QRSA                                  | Oct 2023    | 1.3                  |                 |                             |        |               |               |
|                |              | ACRT                                  | Dec 2022    | 4.1                  |                 |                             |        |               |               |
|                |              | CSC                                   | Apr 2024    | 2.8                  |                 |                             |        |               |               |

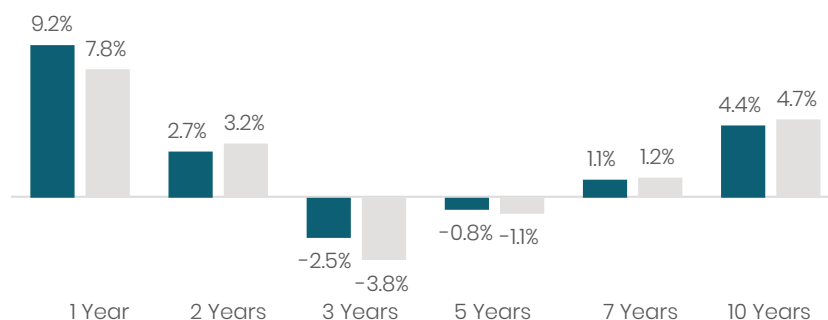
(1) Includes transactions that were contractually committed at 30 June 2026 and completed by 31 July 2026.

## 10-year Pooled fund performance

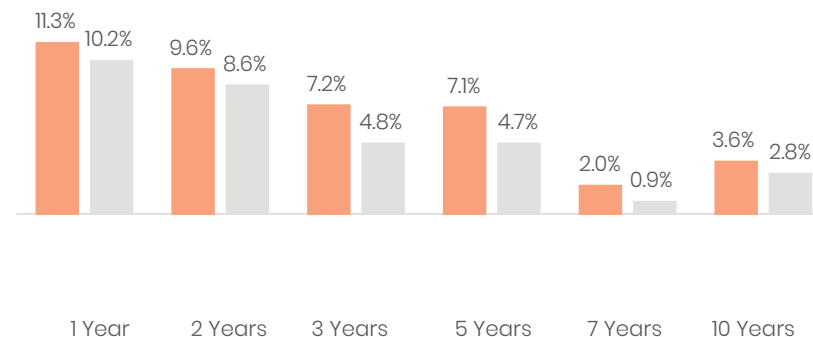
Total return at 30 June %



**GWOFF vs MSCI/Mercer Australia Core Wholesale Office Fund Index**



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



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# Development

Artist's render, Melbourne Central development, VIC



# Projects underway

|                                                |                                                                | GPT ownership % | Earliest practical completion date | Estimated project size <sup>1</sup> sqm | Estimated end value |
|------------------------------------------------|----------------------------------------------------------------|-----------------|------------------------------------|-----------------------------------------|---------------------|
| Balance sheet                                  | <b>RETAIL</b>                                                  |                 |                                    |                                         |                     |
|                                                | Rouse Hill Town Centre, NSW (50%) <sup>1</sup>                 | 50.0            | Q4 2026                            | 10,500                                  | 112                 |
|                                                | Melbourne Central, VIC <sup>1</sup>                            | 100.0           | Q2 2028                            | 7,800                                   | 170                 |
|                                                | 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>393</b>          |
| Invest management                              | <b>RETAIL</b>                                                  |                 |                                    |                                         |                     |
|                                                | <b>GWSCF</b>                                                   | 26.6            |                                    |                                         |                     |
|                                                | Rouse Hill Town Centre, NSW (50%) <sup>1</sup>                 |                 | Q4 2026                            | 10,500                                  | 112                 |
|                                                | <b>LOGISTICS</b>                                               |                 |                                    |                                         |                     |
|                                                | <b>GQLT 1</b>                                                  | 50.1            |                                    |                                         |                     |
|                                                | Yiribana Logistics Estate – West, Mamre Road, Kemps Creek, NSW |                 | 2H 2026                            | 21,000                                  | 100                 |
|                                                | <b>Total Investment management \$m</b>                         |                 |                                    |                                         | <b>212</b>          |
| <b>TOTAL PROJECTS UNDERWAY<sup>2</sup> \$m</b> |                                                                |                 |                                    |                                         | <b>605</b>          |

(1) Project cost.

(2) 100% basis unless otherwise stated, NLA for Office, and GLA for Logistics and Retail, subject to authority approvals. Excludes mandates.

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# Glossary

100 Metroplex Place, Wacol, QLD



# 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 assets of GWSCF, Perron, GWOF, Grosvenor, GQLTI & 2, and sector agnostic value-add partnership                                                                                                                         |
| <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>LFL</b>                   | Like-for-like                                                                                                                                                                                                                                                       |
| <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>PBSA</b>                   | Purpose-built student accommodation designed and managed specifically for university students.                                                                                                                                                                                                                    |
| <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, assuming distributions are reinvested                                                                                                                                                                          |
| <b>USPP</b>                   | United States Private Placement                                                                                                                                                                                                                                                                                   |
| <b>VWAP</b>                   | Volume weighted average price                                                                                                                                                                                                                                                                                     |

# Glossary<sup>(continued)</sup>

| Term        | Meaning                              |
|-------------|--------------------------------------|
| <b>WACD</b> | Weighted average cost of debt        |
| <b>WACR</b> | Weighted average capitalisation rate |
| <b>WADR</b> | Weighted average discount 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 6 months ended 30 June 2026. 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 (GWOFF), 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.