



GUIDE TO THE GPT GROUP 2017

Annual Tax Statement

This guide has been prepared to assist you in the preparation of your income tax return for the year ended 30 June 2017 (the “2017 year”) with respect to your GPT securities.

1. General Property Trust Distribution Components (Sample Extract)

| Distribution Components | Distribution Amounts | 2017 Tax Return Label | Tax Return Components |
|--|----------------------|-----------------------|-----------------------|
| Australian Sourced Income (non-primary production income) | \$0.00 | 13U | \$0.00 |
| Tax Deferred Income | \$0.00 | | |
| Withholding Tax Withheld from Distribution | | | |
| – No TFN Withholding Tax | \$0.00 | 13R | \$0.00 |
| – No ABN Withholding Tax | \$0.00 | 13P | \$0.00 |
| – Interest Withholding Tax ^(a) | \$0.00 | | |
| – Non-resident Withholding Tax ^(a) | \$0.00 | 13A | \$0.00 |
| Net Trust Distribution | \$0.00 | | |

(a) This amount represents Non-resident Withholding Tax under the Managed Investment Trust regime and Interest Withholding Tax withheld from distributions.

A: Notes to the Annual Tax Statement

Your investment in The GPT Group consists of units in General Property Trust (the “Trust”) and shares in GPT Management Holdings Limited (the “Company”), which are referred to as Stapled Securities. The Annual Tax Statement (“Tax Statement”) provides a breakdown of the Trust components that comprise your distribution that are relevant for the preparation of your income tax return for the 2017 year. The Company did not pay a dividend for the 2017 year so a dividend statement has not been provided.

You should use the information contained in the Tax Statement to complete your tax return, and not the information contained in the half yearly Distribution Advices. The net income of the Trust is only determined annually, and therefore the distribution components shown on half yearly Distribution Advices are estimates only.

1) Australian Sourced Income

This component comprises interest and other assessable income.

2) Tax Deferred Income

This component of the distribution is generally referred to as Tax Deferred distributions and is not assessable to you as income but will reduce the Capital Gains Tax (“CGT”) cost base of your units in the Trust.

Once the sum of all Tax Deferred distributions received in respect of your Trust units exceeds your CGT cost base in those units (in aggregate), a capital gain will arise in respect of the excess amount. This capital gain may qualify for the CGT 50% discount concession if you have held your units in the Trust for 12 months or longer.

B: Preparing your 2017 Income Tax Return for Individuals using the Tax Statement

The Tax Statement assists you in completing your income tax return for the 2017 year if you are completing your return using either:

- myTax; or
- lodging a paper tax return.

If you are using myTax

If the distribution information with respect to your GPT Securities has been pre-filled by the ATO, check that the pre-filled information matches the Tax Statement. You should use the information on the Tax Statement if it does not match the pre-filled information.

If the information has not been pre-filled, transpose the amounts shown under the heading "Tax Return Components" column on the Tax Statement to the tax return boxes corresponding to the 2017 Tax Return Labels shown on the Tax Statement.

If you are lodging a paper tax return

To assist you in completing your income tax return, the Tax Statement includes a 2017 Tax Extract.

The 2017 Tax Extract shows the distribution components from the Trust which should be included at the relevant items and labels of the 2017 Tax Return for Individuals (Supplementary Section). The Tax Statement should be used in conjunction with the 2017 Tax Return for Individuals, 2017 Tax Return for Individuals (Supplementary Section) and their accompanying instructions and ATO reference materials.

You can only use the 2017 Tax Extract and the 2017 Tax Return Label information contained in the Tax Statement to complete your tax return if all of the assumptions below apply to you:

- you are an individual investor in the GPT Group and an Australian tax resident for tax purposes;
- you are NOT a company, trust or superannuation fund or a non-resident;
- you have not sold any of your Stapled Securities during the income year;
- you hold your Stapled Securities on capital account.

If any of these assumptions do not apply to your individual tax circumstances, you should refer to the 2017 Tax Return for Individuals, 2017 Tax Return for Individuals (Supplementary Section) and their accompanying instructions or seek independent taxation advice from a taxation adviser if you are unsure how to complete your income tax return.

C: Other information

The GPT Group's year end for taxation purposes is 31 December. Therefore the Trust distributions paid to you during the year ended 30 June 2017 comprise two half yearly distributions for the six month periods ended 30 June 2016 and 31 December 2016.

Reinvested distributions

The amounts shown under the Tax Return Components heading on your Tax Statement should be included in your 2017 tax return regardless of whether you elected to reinvest your distributions or have them paid to you in cash.

Cost Base of Shares and Units

Generally, the cost base of your shares and units is the amount that you paid for them, including incidental costs of acquisition and disposal, such as brokerage fees. In the case of your units, the cost base will also be reduced by any tax deferred distributions. Details of tax deferred distributions are available from The GPT Group website at www.gpt.com.au in the "Investor Centre/Investor Information/Distributions/Distribution Payment Archive" section. If you acquired your units in the Trust prior to 20 September 1985 (ie. pre-CGT), you should obtain independent tax advice from a taxation adviser.

If you received an In-Specie Dividend in 2009, the cost base of your shares in the Company held at that time may have been impacted by the In-Specie Dividend. You should refer to the Information Sheet "In Specie Dividend Capital Gains Tax Cost Base Implications" which is available from The GPT Group website at www.gpt.com.au in the "Investor Centre/Investor Information/Tax/Frequently Asked Questions/In-Specie Dividend" section.

Disposal of your Stapled Securities

If you sell your Stapled Securities, you can refer to the ATO Publication, 'Personal Investors Guide to Capital Gains Tax' for further information regarding the tax treatment of your GPT Securities. For tax purposes, the sale of a Stapled Security is treated as a disposal of a share in the Company and a unit in the Trust. Accordingly, in calculating the capital gain or capital loss on disposal of a Stapled Security, you will have to reasonably apportion both the proceeds you receive on sale and the CGT cost base of your Stapled Security between the share in the Company and the unit in the Trust. One way of apportioning the sale proceeds and cost base is to use the net tangible assets for each share and unit. Information on the net tangible assets of shares in the Company and units in the Trust as at June and December each year is available from The GPT Group website at www.gpt.com.au in the "Investor Centre/Investor Information/Tax/Capital Gains Tax and Net Tangible Assets" section.

Resources

You can obtain tax publications to assist you in preparing your tax return by contacting the ATO's Publications Ordering Service on 1300 720 092, visiting an ATO office, or downloading further information at www.ato.gov.au.

This Guide has been prepared for information purposes only and does not constitute tax or financial advice to any person with respect to any of the matters discussed therein. While every effort is made to provide accurate and complete information, The GPT Group does not warrant or represent that the information in this Guide is free from errors or omissions or is suitable for your intended use. Subject to any terms implied by law and which cannot be excluded, The GPT Group, its related bodies corporate, directors, employees or agents, or any other person do not accept any liability including, without limitation, any liability arising from fault or negligence for any loss, damage, cost or expense (whether direct or indirect) incurred by you as a result of any error, omission or misrepresentation in the information or from the use of this document or its contents or otherwise arising in connection with it.

For any further information regarding the tax aspects of your investment in the GPT Group, please contact your tax adviser.

If you have questions regarding the Tax Statement please call the Securityholder Service Centre on freecall 1800 025 095 (within Australia) or +61 1800 025 095, between 8.30am and 5.30pm Sydney time.