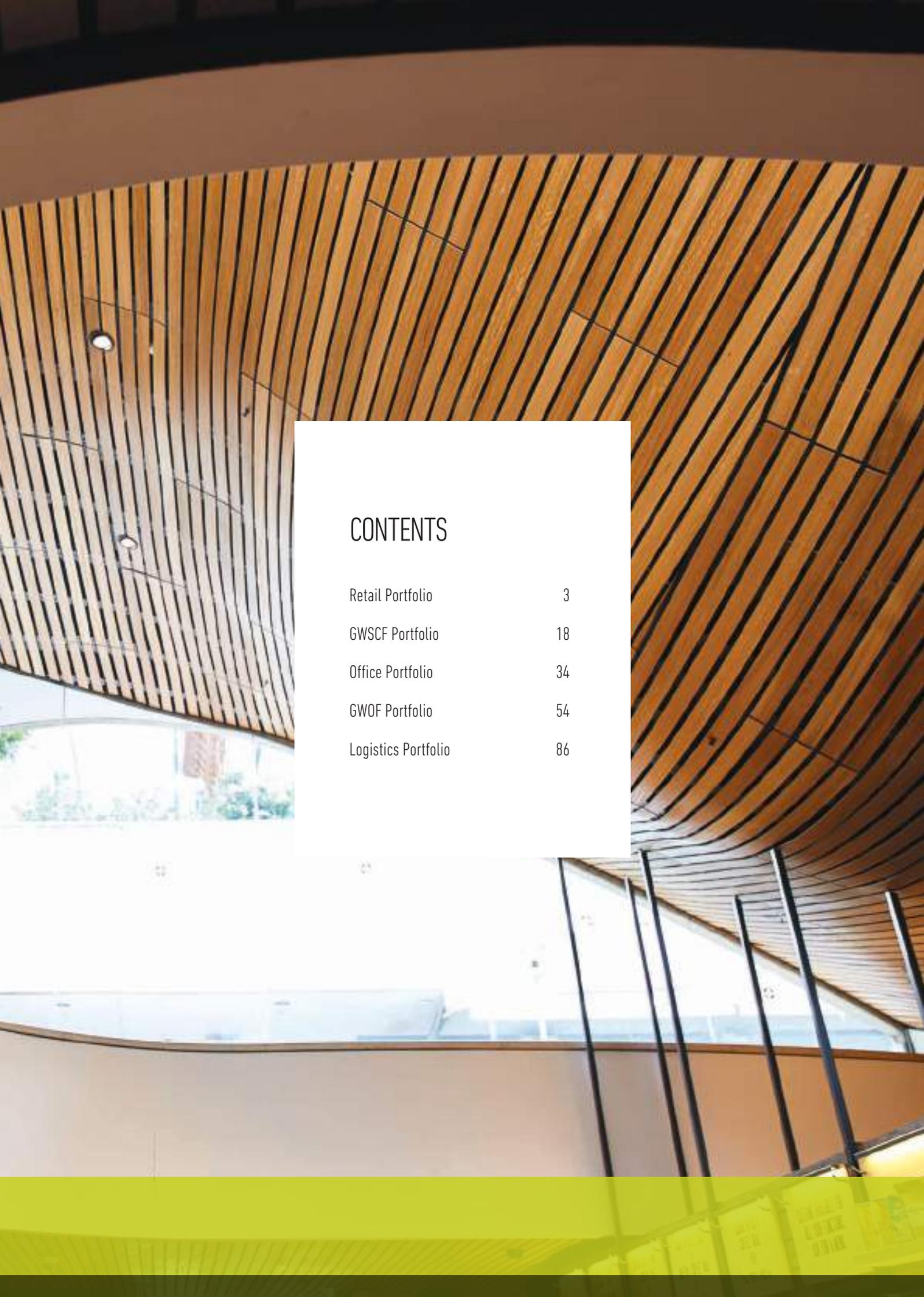




The GPT Group

# 2018 ANNUAL RESULT

PROPERTY COMPENDIUM



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**GPT**  
The GPT Group

# 2018 ANNUAL RESULT

RETAIL PORTFOLIO



# Casuarina Square

Northern Territory





## Casuarina Square, Northern Territory

GPT

Casuarina Square is the premier shopping destination in Darwin and the Northern Territory. The centre is located in the northern suburbs of Darwin, a 15 minute drive from Darwin's Central Business District (CBD) and 20 minutes from the satellite town of Palmerston.

The centre includes two discount department stores, two supermarkets, a variety of specialty stores and a cinema entertainment offer. The centre is also complemented by a 303 bed student accommodation facility operated by Unilodge.

Casuarina Square is also home to one of Australia's largest solar rooftop systems after installation of the 1.25MW (megawatt) system in 2015.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value <sup>1</sup>	\$300.8m
Co-Owner	50% GWSCF	Capitalisation Rate <sup>2</sup>	5.50%
Acquired (by GPT)	October 1973	Valuation Type	Independent
Asset Type	Regional Centre	Income (12 months)	\$18.1m
Construction	Completed 1973		
Latest Refurbishment/Development	2016 (Entertainment and Leisure Precinct)		

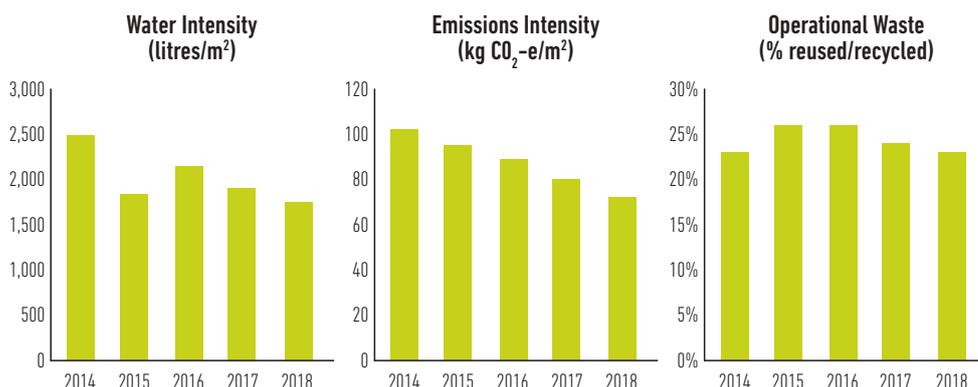
  

Centre Details		Sales Information	
Total GLA	55,100 sqm	Total Centre	Specialties
Number of Tenancies	200	Sales Turnover per Square Metre	\$7,455
Car Parking Spaces	2,400	Occupancy Costs	11.6%
Retail Occupancy	98.9%	Annual Centre Turnover	\$366.4m

Key Tenants	
	Area (sqm)
Kmart	7,450
Big W	6,130
Woolworths	5,020
BCC Cinemas	4,120
Coles	3,750

### Sustainability



1. Includes retail and student accommodation.

2. Retail component only.

Note: Sustainability data as at 31 December 2018, as presented for external assurance.



# Charlestown Square

New South Wales



## Charlestown Square, New South Wales

GPT

Charlestown Square is the largest shopping and entertainment destination in the Newcastle and Hunter region.

The super regional centre comprises a Myer department store, two discount department stores, three supermarkets and a Reading Cinema complex. In addition to over 280 specialty stores, the centre includes international retailers H&M, Sephora and Apple.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$977.3m
Acquired (by GPT)	December 1977	Capitalisation Rate	5.25%
Asset Type	Super Regional Centre	Valuation Type	Internal
Construction	Completed 1979	Income (12 months)	\$55.8m
Latest Refurbishment/Development	2016 (International Mini-Major Remix)		

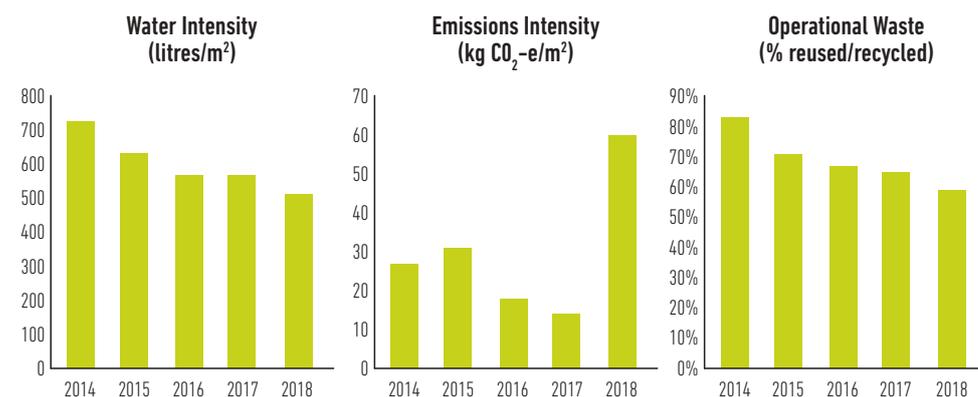
  

Centre Details		Sales Information	
Total GLA	94,800 sqm	Total Centre	Specialties
Number of Tenancies	287	Sales Turnover per Square Metre	\$7,033
Car Parking Spaces	3,450	Occupancy Costs	10.4%
Retail Occupancy	99.3%	Annual Centre Turnover	\$584.2m

Key Tenants	
Tenant	Area (sqm)
Myer	11,500
Big W	7,750
Target	5,590
Woolworths	4,800
Reading Cinemas	4,580
Coles	4,320
Aldi	790

### Sustainability



Note: Sustainability data as at 31 December 2018, as presented for external assurance.



# Highpoint Shopping Centre

Victoria



## Highpoint Shopping Centre, Victoria

GPT

Highpoint Shopping Centre is located in Maribyrnong, eight kilometres north-west of the Melbourne CBD and is one of Australia's leading retail destinations.

Highpoint is one of the largest shopping centres in Australia and incorporates over 460 stores including western Melbourne's only David Jones, as well as several international retailers including Zara, Apple, Uniqlo and Sephora.

The centre provides an exciting retail experience for customers providing the western region of Melbourne with an extensive retail, entertainment and lifestyle offer.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	16.67% GPT	Fair Value	\$435.0m
Co-Owner	83.33% GWSCF	Capitalisation Rate	4.13%
Acquired (by GPT)	August 2009	Valuation Type	Independent
Asset Type	Super Regional Centre	Income (12 months)	\$18.4m
Construction	Completed 1975		
Latest Refurbishment/Development	2015 (Entertainment and Dining precinct)		

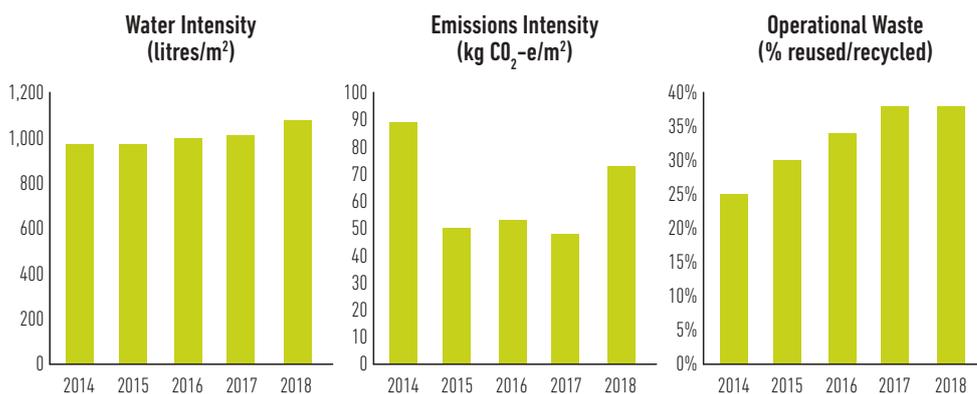
  

Centre Details		Sales Information	
Total GLA	152,500 sqm		
Number of Tenancies	468	Sales Turnover per Square Metre	Total Centre: \$7,336 Specialties: \$11,355
Car Parking Spaces	7,341	Occupancy Costs	13.2% (Total Centre) 19.0% (Specialties)
Retail Occupancy	99.8%	Annual Centre Turnover	\$1,022.4m

Key Tenants	
	Area (sqm)
Myer	19,120
David Jones	13,760
Target	9,920
Hoyts	9,030
Big W	8,160
Woolworths	4,240

### Sustainability



Note: Sustainability data as at 31 December 2018, as presented for external assurance.



# Melbourne Central

Victoria



## Melbourne Central, Victoria

GPT

Melbourne Central is a landmark office and retail property, located in the Melbourne CBD. Surrounding the historic Shot Tower, Melbourne Central features contemporary fashion retailers as well as a vibrant entertainment precinct including a Hoyts cinema complex.

With 300 retailers, the shopping centre covers two city blocks and is conveniently located directly above Melbourne Central train station.

This urban shopping centre attracts a wide variety of customers including CBD workers, tourists, students and residents from the inner ring suburbs of Melbourne.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value <sup>1</sup>	\$1,513.0m
Acquired (by GPT)	May 1999	Capitalisation Rate <sup>2</sup>	4.50%
Asset Type	City Centre	Valuation Type	Independent
Construction	Completed 1991	Income (12 months)	\$78.4m
Latest Refurbishment/Development	Underway (Existing Centre Upgrades)		

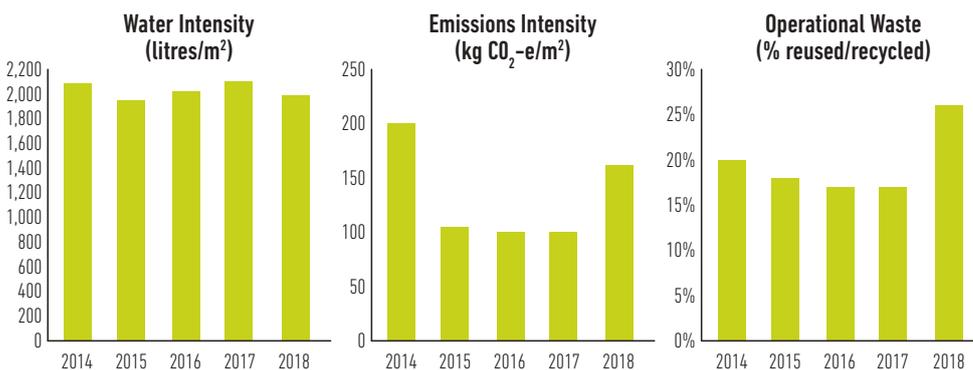
  

Centre Details		Sales Information	
Total GLA	56,300 sqm		
Number of Tenancies	301	Sales Turnover per Square Metre	Total Centre: \$11,410 Specialties: \$13,432
Car Parking Spaces	879	Occupancy Costs	14.2%
Retail Occupancy	100.0%	Annual Centre Turnover	\$572.2m

Key Tenants	
	Area (sqm)
Hoyts	7,710
Coles	1,310

### Sustainability



1. Includes retail and car park.

2. Retail only.

Note: Sustainability data as at 31 December 2018, as presented for external assurance.



# Rouse Hill Town Centre

New South Wales



## Rouse Hill Town Centre, New South Wales

GPT

Rouse Hill Town Centre is located approximately 35km north-west of the Sydney CBD. Rouse Hill Town Centre combines the traditional values and streetscape of a contemporary market town with the latest shopping, dining and lifestyle choices, and has set a new standard for sustainable retail developments.

The centre features two discount department stores, two supermarkets and a cinema/entertainment precinct and over 250 specialty stores.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$635.2m
Acquired (by GPT)	Stage 1: September 2007 Stage 2: March 2008	Capitalisation Rate	5.50%
Asset Type	Regional Centre	Valuation Type	Independent
Construction	Completed 2008	Income (12 months)	\$38.1m

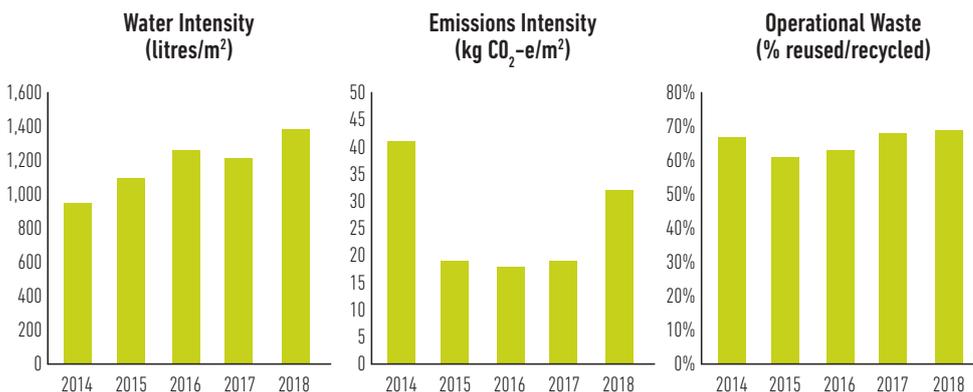
  

Centre Details		Sales Information	
Total GLA	69,800 sqm	Sales Turnover per Square Metre	Total Centre: \$7,334 Specialties: \$9,460
Number of Tenancies	254	Occupancy Costs	9.6% 14.1%
Car Parking Spaces	2,767	Annual Centre Turnover	\$453.7m
Retail Occupancy	99.6%		

Key Tenants	
	Area (sqm)
Big W	8,560
Target	6,820
Reading Cinemas	5,780
Woolworths	4,610
Coles	4,120

### Sustainability



Note: Sustainability data as at 31 December 2018, as presented for external assurance.



# Sunshine Plaza

Queensland



## Sunshine Plaza, Queensland

GPT

Sunshine Plaza is located in Maroochydore on Queensland's Sunshine Coast. The centre includes the region's only Myer department store, two discount department stores and two full line supermarkets. In addition, the centre has a strong entertainment, leisure and lifestyle offer including a 12 screen Birch Carroll and Coyle cinema complex.

Sunshine Plaza is owned jointly with Australian Prime Property Fund Retail and is managed by Lendlease.

In August 2016, the co-owners announced that work has begun on a \$420 million re-development of the centre. The scheme incorporates a 34,400 square metre retail expansion to include David Jones, Big W, International Mini Majors, 105 specialty stores and additional 1,420 car parking spaces. Stage one opened on 15 November 2018, introducing a range of new specialty stores and a refurbished Myer. Stage two is scheduled to open end of March 2019.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value	\$607.5m
Co-Owner	50% Australian Prime Property Fund Retail	Capitalisation Rate	5.00%
Acquired (by GPT)	December 1992	Valuation Type	Independent
Asset Type	Major Regional Centre	Income (12 months)	\$22.3m
Construction	Completed 1994		
Latest Refurbishment/Development	Underway (Centre Expansion)		

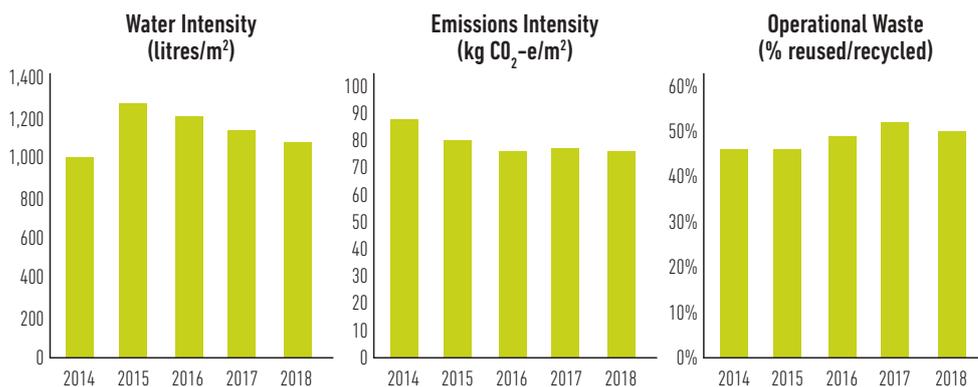
  

Centre Details		Sales Information <sup>2</sup>	
Total GLA <sup>1</sup>	73,400 sqm	Total Centre	Specialties
Number of Tenancies <sup>1</sup>	249	Sales Turnover per Square Metre	\$8,449
Car Parking Spaces <sup>1</sup>	3,546	Occupancy Costs	11.0%
Retail Occupancy <sup>2</sup>	N/A	Annual Centre Turnover	\$501.2m

Key Tenants <sup>1</sup>	
	Area (sqm)
Myer	12,890
Target	6,920
Kmart	6,590
Coles	5,850
BCC Cinemas	4,690
Woolworths	3,880

### Sustainability



1. Pre-Development Impact.

2. Development impacted.

Note: Sustainability data as at 31 December 2018, as presented for external assurance.



# Westfield Penrith

New South Wales



## Westfield Penrith, New South Wales

GPT

Westfield Penrith is a super-regional shopping centre located in the heart of Penrith, which is approximately a one hour drive west of the Sydney CBD. The centre includes the region's only Myer department store, in addition to two discount department stores, a Hoyts Cinema complex and two supermarkets.

Westfield Penrith is owned jointly with, and managed by Scentre Group.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value	\$716.3m
Co-Owner	50% Scentre Group	Capitalisation Rate	4.75%
Acquired (by GPT)	June 1971	Valuation Type	Internal
Asset Type	Super Regional Centre	Income (12 months)	\$35.6m
Construction	Completed 1971		
Latest Refurbishment/Development	2005 (Major Redevelopment)		

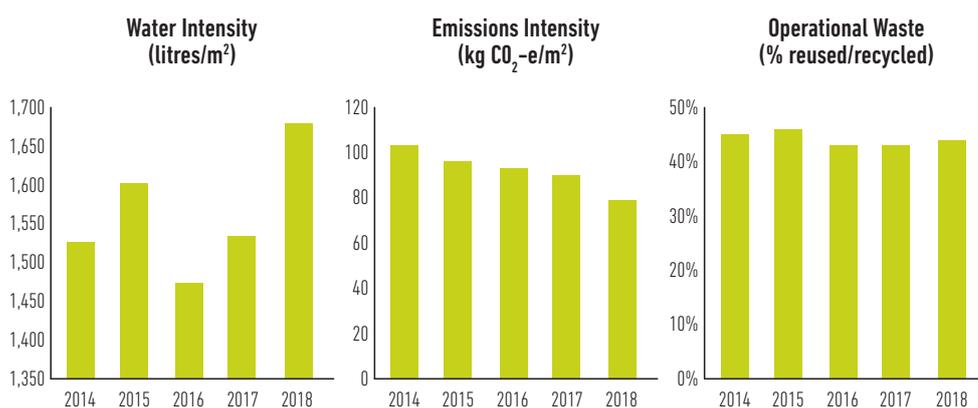
  

Centre Details		Sales Information	
Total GLA	91,600 sqm	Sales Turnover per Square Metre	Total Centre: \$7,864 Specialties: \$11,919
Number of Tenancies	307	Occupancy Costs	12.3%
Car Parking Spaces	3,521	Annual Centre Turnover	\$653.6m
Retail Occupancy	99.7%		

Key Tenants	
Tenant	Area (sqm)
Myer	20,110
Big W	8,740
Target	7,100
Hoyts	4,790
Woolworths	3,800
Aldi	1,620

### Sustainability



Note: Sustainability data as at 31 December 2018, as presented for external assurance.



# Casuarina Square

Northern Territory





## Casuarina Square, Northern Territory

GWSCF PORTFOLIO

Casuarina Square is the premier shopping destination in Darwin and the Northern Territory. The centre is located in the northern suburbs of Darwin, a 15 minute drive from Darwin's Central Business District (CBD) and 20 minutes from the satellite town of Palmerston.

The centre includes two discount department stores, two supermarkets, a variety of specialty stores and a cinema entertainment offer. The centre is also complemented by a 303 bed student accommodation facility operated by Unilodge. Casuarina Square is also home to one of Australia's largest solar rooftop systems after installation of the 1.25MW (megawatt) system in 2015.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	50% GWSCF	Fair Value <sup>1</sup>	\$300.8m
Co-Owner	50% GPT	Capitalisation Rate <sup>2</sup>	5.50%
Acquired (by GWSCF)	June 2012	Valuation Type	Independent
Asset Type	Regional Centre		
Construction	Completed 1973		
Latest Refurbishment/Development	2016 (Entertainment and Leisure Precinct)		

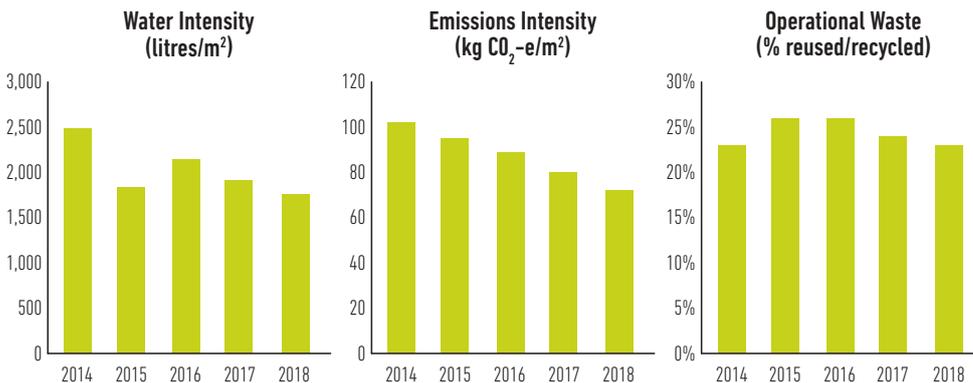
  

Centre Details		Sales Information	
Total GLA	55,100 sqm		
Number of Tenancies	200	Sales Turnover per Square Metre	Total Centre: \$7,455 Specialties: \$9,872
Car Parking Spaces	2,400	Occupancy Costs	11.6%
Retail Occupancy	98.9%	Annual Centre Turnover	\$366.4m

Key Tenants	
	Area (sqm)
Kmart	7,450
Big W	6,130
Woolworths	5,020
BCC Cinemas	4,120
Coles	3,750

### Sustainability



1. Includes retail and student accommodation.

2. Retail component only.

Note: Sustainability data as at 31 December 2018, as presented for external assurance.



# Chirnside Park

Victoria



## Chirnside Park, Victoria

GWSCF PORTFOLIO

Chirnside Park is a regional shopping centre that has been servicing the community of outer eastern Melbourne since 1979. The centre offers customers an extensive selection of stores, with a strong focus on convenience and value-driven fresh food.

Situated approximately 30 kilometres north-east of the Melbourne CBD, Chirnside Park incorporates two discount department stores, three supermarkets, over 100 specialty stores and an eight-screen Reading Cinema. The centre provides an excellent convenience offer in the north-eastern region of Melbourne.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GWSCF	Fair Value	\$308.7m
Acquired (by GWSCF)	March 2007	Capitalisation Rate	5.50%
Asset Type	Regional Centre	Valuation Type	Internal
Construction	Completed 1979		
Latest Refurbishment/Development	2017 (Existing Centre Upgrades)		

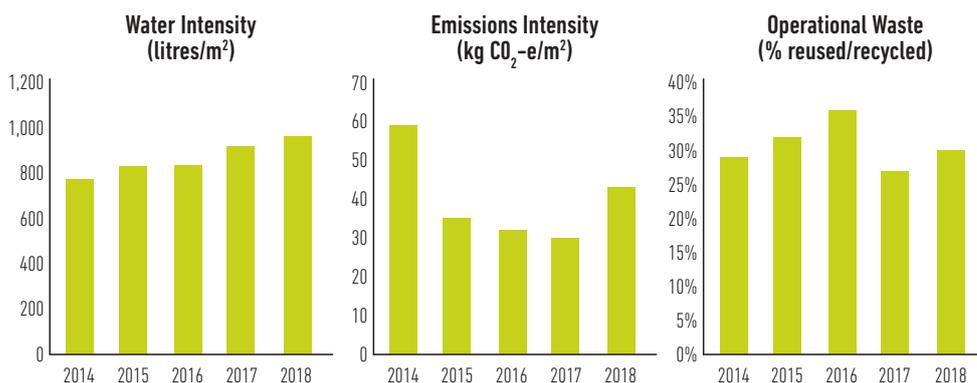
  

Centre Details		Sales Information	
Total GLA	37,800 sqm		
Number of Tenancies	117	Sales Turnover per Square Metre	Total Centre: \$8,707 Specialties: \$12,454
Car Parking Spaces	2,045	Occupancy Costs	7.4%
Retail Occupancy	100%	Annual Centre Turnover	\$300.6m

Key Tenants	
	Area (sqm)
Kmart	8,250
Target	4,770
Woolworths	4,180
Reading Cinemas	3,500
Coles	3,290
Aldi	1,520

### Sustainability



Note: Sustainability data as at 31 December 2018, as presented for external assurance.



# Highpoint Shopping Centre

Victoria



## Highpoint Shopping Centre, Victoria

GWSCF PORTFOLIO

Highpoint Shopping Centre is located in Maribyrnong, eight kilometres north-west of the Melbourne CBD and is one of Australia's leading retail destinations.

Highpoint is one of the largest shopping centres in Australia and incorporates over 460 stores including western Melbourne's first David Jones, as well as several international retailers including Zara, Apple, Uniqlo and Sephora.

The centre provides an exciting retail experience for customers and provides the western region of Melbourne with an extensive retail, entertainment and lifestyle offer.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	83.33% GWSCF	Fair Value	\$2,175.0m
Co-Owner	16.67% GPT	Capitalisation Rate	4.13%
Acquired (by GWSCF)	March 2007	Valuation Type	Independent
Asset Type	Super Regional Centre		
Construction	Completed 1975		
Latest Refurbishment/Development	2015 (Entertainment and Dining Precinct)		

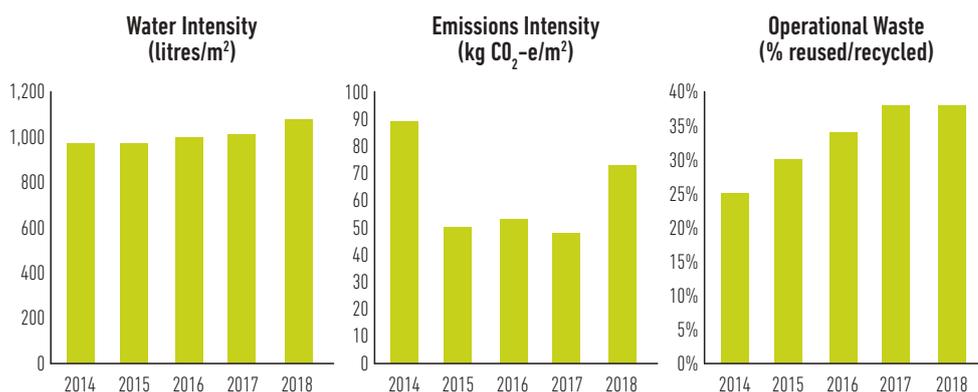
  

Centre Details		Sales Information		
Total GLA	152,500 sqm		Total Centre	Specialties
Number of Tenancies	468	Sales Turnover per Square Metre	\$7,336	\$11,355
Car Parking Spaces	7,341	Occupancy Costs	13.2%	19.0%
Retail Occupancy	99.8%	Annual Centre Turnover	\$1,022.4m	

Key Tenants	
	Area (sqm)
Myer	19,120
David Jones	13,760
Target	9,920
Hoyts	9,030
Big W	8,160
Woolworths	4,240

### Sustainability



Note: Sustainability data as at 31 December 2018, as presented for external assurance.



# Macarthur Square

New South Wales







# Northland Shopping Centre

Victoria



## Northland Shopping Centre, Victoria

GWSCF PORTFOLIO

Northland Shopping Centre is located in East Preston, approximately 11 kilometres north of Melbourne's CBD.

The centre includes a department store, two discount department stores, three supermarkets and a cinema entertainment offer. The trade area is supported by above average household income levels, continued infill and high density development which will continue to drive future population growth.

Northland Shopping Centre is jointly owned with, and managed by Vicinity Centres.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	50% GWSCF	Fair Value	\$504.0m
Co-Owner	50% Vicinity Centres	Capitalisation Rate	5.25%
Acquired (by GWSCF)	May 2014	Valuation Type	Internal
Asset Type	Super Regional Centre		
Construction	Completed 1966		
Latest Refurbishment/Development	2014 (Centre Expansion)		

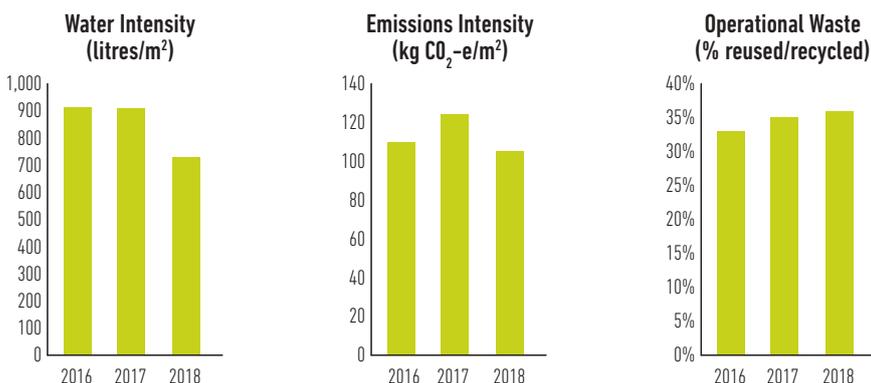
  

Centre Details		Sales Information	
Total GLA	98,600 sqm	Total Centre	Specialties
Number of Tenancies	296	Sales Turnover per Square Metre	\$6,058
Car Parking Spaces	4,640	Occupancy Costs	12.3%
Retail Occupancy	99.5%	Annual Centre Turnover	\$541.9m

Key Tenants	
	Area (sqm)
Myer	18,510
Target	6,890
Kmart	6,500
Hoyts	6,180
Coles	4,220
Woolworths	4,030
Aldi	1,500

### Sustainability



Note: Sustainability data as at 31 December 2018, as presented for external assurance.

# NORTON

## Plaza

WELCOME  
PLAZA ENTRY



## Norton Plaza

New South Wales





## Norton Plaza, New South Wales

GWSCF PORTFOLIO

Norton Plaza is located in Leichhardt, six kilometres west of the Sydney CBD and is a high performing neighbourhood shopping centre anchored by a full line Coles supermarket and Harris Farm Market.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GWSCF	Fair Value	\$149.3m
Acquired (by GWSCF)	November 2007	Capitalisation Rate	5.50%
Asset Type	Neighbourhood Centre	Valuation Type	Independent
Construction	Completed late 1990s and 2000		

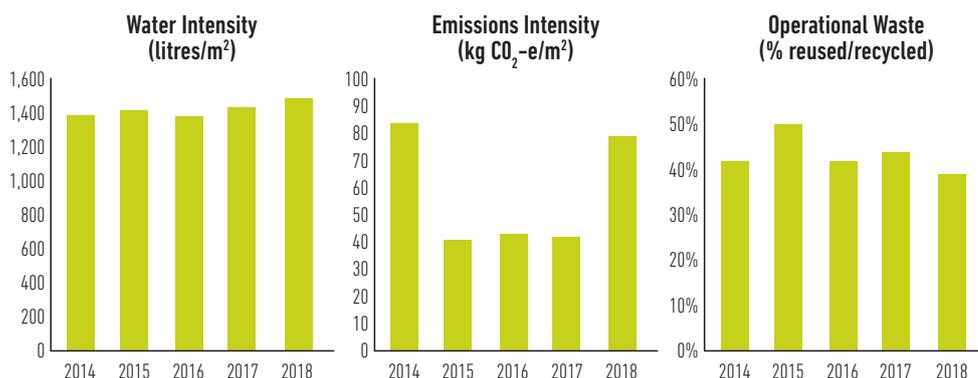
  

Centre Details		Sales Information	
Total GLA	11,800 sqm		
Number of Tenancies	50	Sales Turnover per Square Metre	Total Centre: \$13,935 Specialties: \$11,538
Car Parking Spaces	460	Occupancy Costs	7.0%
Retail Occupancy	100.0%	Annual Centre Turnover	\$119.1m

Key Tenants	
	Area (sqm)
Coles	3,770

### Sustainability



Note: Sustainability data as at 31 December 2018, as presented for external assurance.



# Parkmore Shopping Centre

Victoria



## Parkmore Shopping Centre, Victoria

GWSCF PORTFOLIO

Parkmore Shopping Centre is a regional shopping centre offering an extensive selection of stores and services in a modern and convenient environment. The centre is located approximately 35 kilometres from the Melbourne CBD, in the suburb of Keysborough and has been servicing the eastern suburbs of Melbourne since 1973.

Parkmore Shopping Centre incorporates two discount department stores and two supermarkets as well as a strong convenience and service offering, with close to 130 stores.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GWSCF	Fair Value	\$264.1m
Acquired (by GWSCF)	March 2007	Capitalisation Rate	6.00%
Asset Type	Regional Centre	Valuation Type	Internal
Construction	Completed 1973		
Latest Refurbishment/Development	2007 (Centre Expansion)		

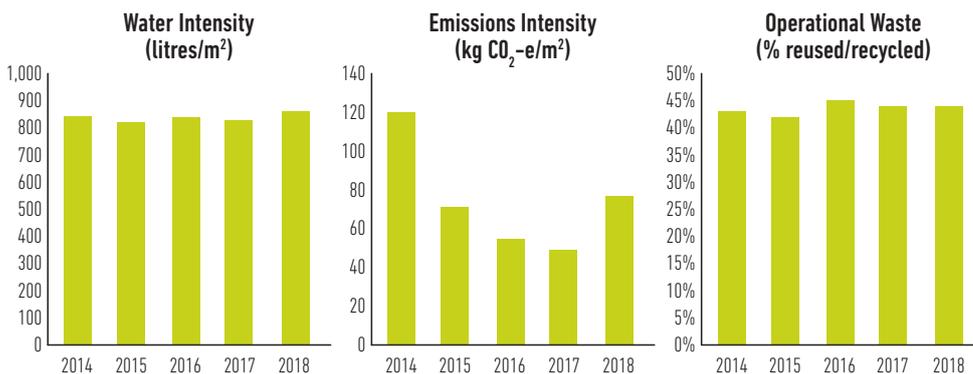
  

Centre Details		Sales Information	
Total GLA	36,800 sqm	Total Centre	Specialties
Number of Tenancies	127	Sales Turnover per Square Metre	\$7,807
Car Parking Spaces	2,648	Occupancy Costs	7.9%
Retail Occupancy	99.9%	Annual Centre Turnover	\$266.2m

Key Tenants	
	Area (sqm)
Kmart	8,390
Big W	6,670
Coles	3,850
Woolworths	3,490

### Sustainability



Note: Sustainability data as at 31 December 2018, as presented for external assurance.



# Wollongong Central

New South Wales



## Wollongong Central, New South Wales

GWSCF PORTFOLIO

Wollongong Central is located in the CBD of Wollongong, approximately 90 kilometres south of Sydney. The centre comprises over 200 tenancies including a latest format David Jones department store, Coles supermarket, a Target discount department store, H&M and over 2,000 car spaces.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GWSCF	Fair Value <sup>1</sup>	\$485.6m
Acquired (by GWSCF)	March 2007	Capitalisation Rate	5.75%
Asset Type	City Centre	Valuation Type	Internal
Construction	Completed 1975		
Latest Refurbishment/Development	2017 (David Jones Remix)		

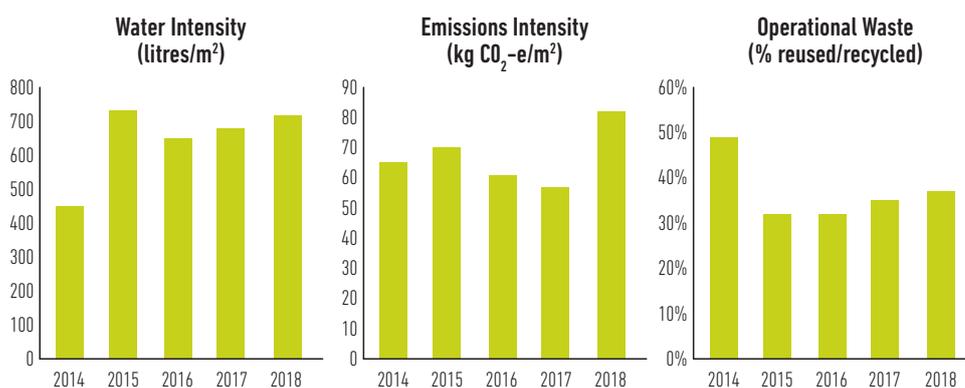
  

Centre Details		Sales Information <sup>2</sup>	
Total GLA	54,900 sqm	Total Centre	Specialties
Number of Tenancies	208	Sales Turnover per Square Metre	\$7,231
Car Parking Spaces	2,104	Occupancy Costs	10.7%
Retail Occupancy <sup>2</sup>	97.9%	Annual Centre Turnover	\$318.3m

Key Tenants	
	Area (sqm)
David Jones	8,120
Coles	4,080
Target	2,640

### Sustainability



1. Includes ancillary properties.

2. Development impacted.

Note: Sustainability data as at 31 December 2018, as presented for external assurance.





# 2018 ANNUAL RESULT

OFFICE PORTFOLIO



# Australia Square

264 George Street, Sydney



## Australia Square, 264 George Street, Sydney

GPT

One of the most iconic prime office properties, Australia Square is situated in the core of Sydney's CBD, spanning George, Bond and Pitt Streets, and Curtin Place. The complex comprises the 48 level circular tower building, the adjacent 13 level plaza building, the O Bar revolving restaurant, a substantial car park, and external plaza courtyard.

The Tower at Australia Square has achieved a 5.0 star NABERS Energy rating (including Green Power) and a 3.5 star NABERS Water rating, with the Plaza achieving a 5.5 star NABERS Energy rating.

### Key Metrics as at 31 December 2018

#### General

Ownership Interest	50% GPT
Co-Owner	50% Dexus
Acquired (by GPT)	September 1981
Asset Quality	A-Grade
Construction/Refurbishment	Completed 1967 / Refurbished 2004

#### Property Details

Office	51,600 sqm
Retail	1,700 sqm
Car Parking Spaces	376
Typical Floor Plate	1,030 sqm

#### Office Tenant Details

Number of Office Tenants	80
WALE (by income)	3.6 years

#### Current Valuation

Fair Value	\$557.5m
Capitalisation Rate	4.92%
Valuation Type	Independent
Income (12 months)	\$26.7m

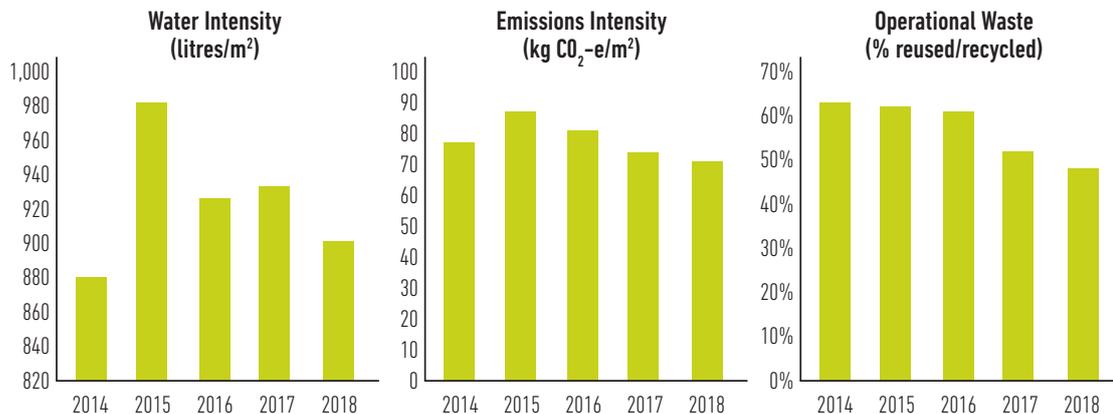
#### Office Occupancy

Actual	91.7%
Including Signed Leases	91.7%
Including Heads of Agreement	93.0%

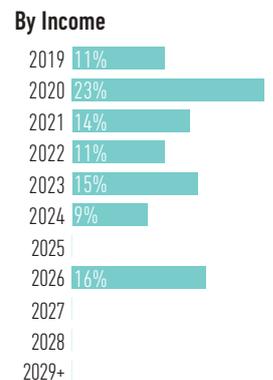
#### Key Tenants

	Area (sqm)
HWL Ebsworth	7,300
Ninemsn	4,130

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance. Some tenants procure offsets for their portion of building emissions.



# Citigroup Centre

2 Park Street, Sydney



## Citigroup Centre, 2 Park Street, Sydney

GPT

The Citigroup Centre at 2 Park Street is a landmark Premium Grade office building located on the corner of George and Park Streets, Sydney. Completed in 2000, the 47 level building has large, highly efficient floor plates and upper levels that command panoramic city and harbour views. The asset is connected to a four level retail podium which has access to Town Hall Station, offering easy access to public transport to all areas of the Sydney CBD.

Citigroup Centre has achieved a 5.0 star NABERS Energy rating (including Green Power) and a 4.0 star NABERS Water rating. Citigroup Centre has been awarded a 6 star Green Star – Performance rating by the Green Building Council of Australia.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value	\$762.5m
Co-Owner	50% Charter Hall Office Trust	Capitalisation Rate	4.88%
Acquired (by GPT)	December 2001	Valuation Type	Independent
Asset Quality	Premium Grade	Income (12 months)	\$35.9m
Construction/Refurbishment	Completed 2000		

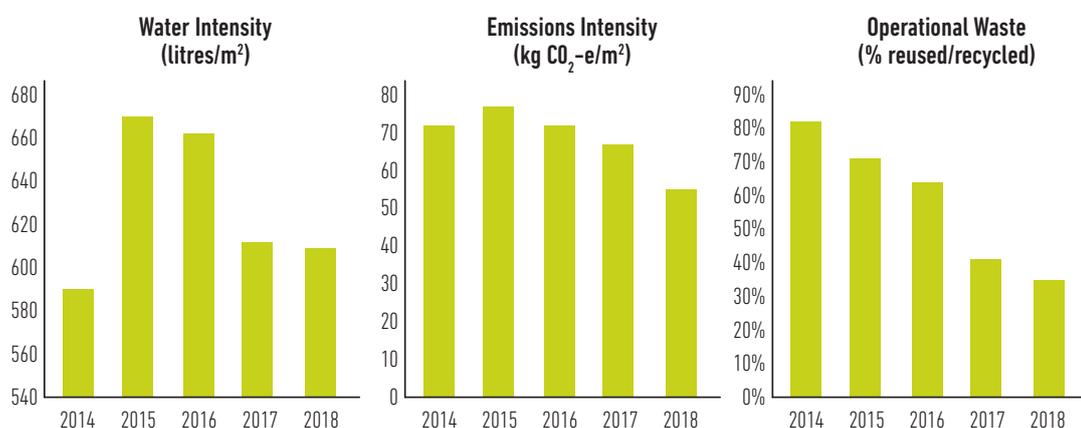
  

Property Details		Office Occupancy	
Office	73,400 sqm	Actual	99.0%
Retail	500 sqm	Including Signed Leases	99.0%
Car Parking Spaces	270	Including Heads of Agreement	99.0%
Typical Floor Plate	1,770 sqm		

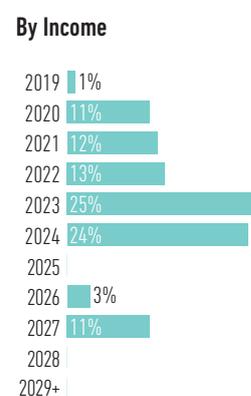
  

Office Tenant Details		Key Tenants	
Number of Office Tenants	36		Area (sqm)
WALE (by income)	4.7 years	Amazon Web Services	18,280
		Citibank	13,280

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance.



# MLC Centre

19 Martin Place, Sydney



## MLC Centre, 19 Martin Place, Sydney

GPT

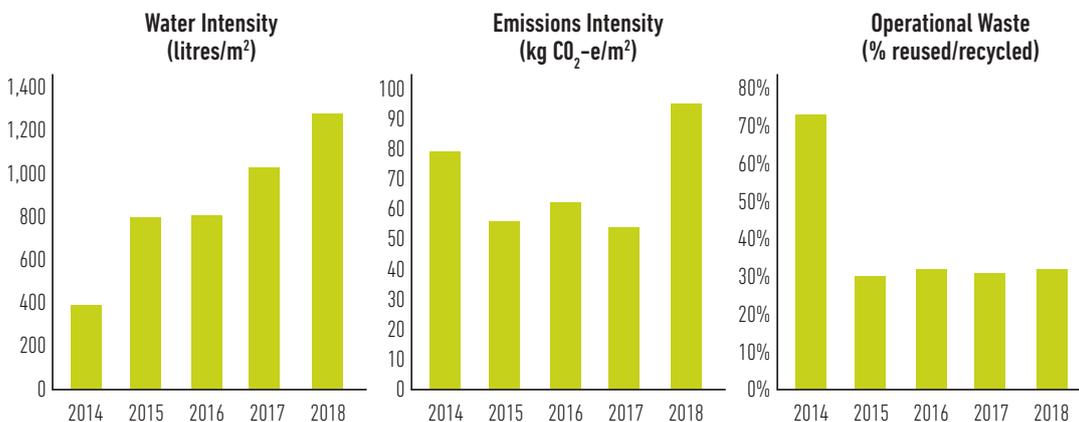
The MLC Centre dominates the Sydney skyline, and is located in the core of the Sydney CBD, bordered by Martin Place, Castlereagh and King Streets. The MLC Centre is in the heart of Sydney's commercial, legal and financial district and comprises a 67 level tower, an extensive retail complex, expansive outdoor areas, car parking and the Theatre Royal. The retail precinct includes a dominant food court and a number of fashion brands.

The MLC Centre has achieved a 5.0 star NABERS Energy rating (including Green Power) and a 2.5 star NABERS Water rating.

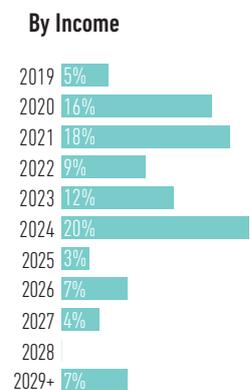
### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value	\$775.0m
Co-Owner	50% Dexus	Capitalisation Rate	4.86%
Acquired (by GPT)	April 1987	Valuation Type	Independent
Asset Quality	A-Grade	Income (12 months)	\$32.0m
Construction/Refurbishment	Completed 1978 / Refurbished late 1990s and 2015		
Property Details		Office Occupancy	
Office	66,900 sqm	Actual	92.7%
Retail	5,600 sqm	Including Signed Leases	96.0%
Car Parking Spaces	308	Including Heads of Agreement	96.8%
Typical Floor Plate	1,200 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	78		Area (sqm)
WALE (by income)	4.4 years	Sparke Helmore	5,200
		The GPT Group	3,760

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance. Some tenants procure offsets for their portion of building emissions.



## Governor Phillip & Governor Macquarie Towers

1 Farrer Place, Sydney



## Governor Phillip & Governor Macquarie Towers, 1 Farrer Place, Sydney

GPT

1 Farrer Place is regarded as Sydney's pre-eminent office building with expansive harbour views. The complex consists of 84,700 sqm of Premium Grade office accommodation comprising Governor Phillip Tower, a 64 level office building; Governor Macquarie Tower, a 41 level office building; Phillip Street Terraces, being five restored historic terraces; and nine levels of basement car parking for over 654 cars.

Governor Phillip Tower has achieved a 5.0 star NABERS Energy rating (including Green Power) and a 3.5 star NABERS Water rating. Governor Macquarie Tower has achieved a 4.5 star NABERS Energy rating (including Green Power) and a 3.5 star NABERS Water rating.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	25% GPT	Fair Value	\$564.5m
Co-Owners	50% Dexus, 25% APPF Commercial	Capitalisation Rate	4.63%
Acquired (by GPT)	December 2003	Valuation Type	Independent
Asset Quality	Premium Grade	Income (12 months)	\$25.3m
Construction/Refurbishment	Completed 1993 / 1994		

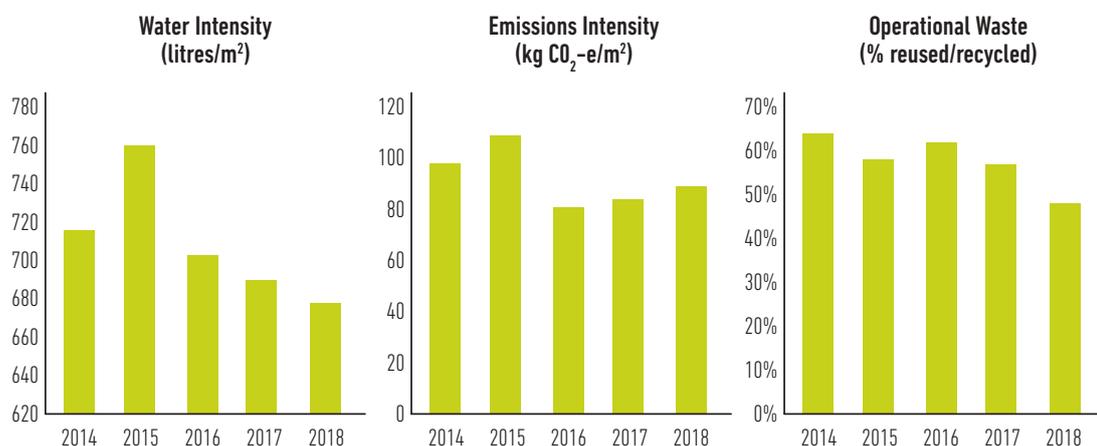
  

Property Details		Office Occupancy	
Office	84,400 sqm	Actual	98.1%
Retail	300 sqm	Including Signed Leases	98.1%
Car Parking Spaces	654	Including Heads of Agreement	98.7%
Typical Floor Plate	GPT: 1,450 GMT: 1,240		

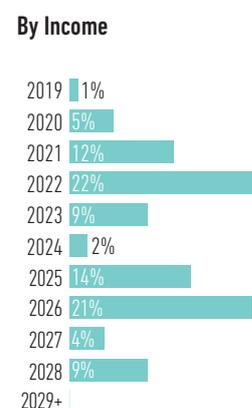
  

Office Tenant Details		Key Tenants	
Number of Office Tenants	101		Area (sqm)
WALE (by income)	5.5 years	King & Wood Mallesons	11,020
		Minter Ellison	10,980

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance.



## Eclipse Tower

60 Station Street, Parramatta



## Eclipse Tower, 60 Station Street, Parramatta

GPT

60 Station Street, also known as 'Eclipse Tower', is an A-Grade office building located approximately 22 kilometres west of the Sydney CBD in Parramatta. The property is situated in close proximity to Parramatta Square, Parramatta train station and bus interchange and Westfield Parramatta. The property comprises a 19 level modern office building with a 5.0 star NABERS Energy rating and a 4.0 star NABERS Water rating.

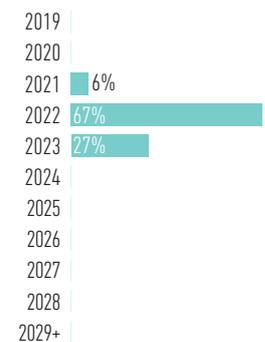
### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$278.0m
Acquired (by GPT)	September 2018	Capitalisation Rate	5.25%
Asset Quality	A-Grade	Valuation Type	Independent
Construction/Refurbishment	2012	Income (12 months)	\$4.7m
Property Details		Office Occupancy	
Office	25,100 sqm	Actual	100.0%
Retail	600 sqm	Including Signed Leases	100.0%
Car Parking Spaces	145	Including Heads of Agreement	100.0%
Typical Floor Plate	1,320 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	5		Area (sqm)
WALE (by income)	3.8 years	QBE	11,910
		Deloitte	5,290



### Lease Expiry Profile

#### By Income



Note: Site not reported for sustainability until a full year of ownership.



## 4 Murray Rose Avenue

Sydney Olympic Park



## 4 Murray Rose Avenue, Sydney Olympic Park

GPT

4 Murray Rose Avenue is an A-Grade office building comprising 15,800 sqm of accommodation over six levels. The building, which was developed by GPT in 2018 has achieved a 5 star Green Star - Design rating, and is designed to achieve a 5.0 star NABERS rating.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$125.0m
Construction/Refurbishment	Completed 2018	Capitalisation Rate	5.50%
Asset Quality	A-Grade	Valuation Type	Independent
Construction/Refurbishment	2018	Income (12 months)	\$0.8m
Property Details		Office Occupancy	
Office	15,700 sqm	Actual	59.1%
Retail	100 sqm	Including Signed Leases	80.9%
Car Parking Spaces	301	Including Heads of Agreement	80.9%
Typical Floor Plate	3,010 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	1		Area (sqm)
WALE (by income)	11.4 years	NSW Rural Fire Service	9,290



### Lease Expiry Profile

#### By Income



Note: Site not reported for sustainability until a full year of ownership.



# Melbourne Central Tower

360 Elizabeth Street, Melbourne



## Melbourne Central Tower, 360 Elizabeth Street, Melbourne

GPT

Melbourne Central is a landmark office and retail property located in the Melbourne CBD. Melbourne Central Tower is a 51 level, Premium Grade office tower located adjacent to Melbourne Central's retail component. Completed in 1991, the Tower is dominant in the Melbourne skyline. The asset is occupied by blue chip, banking and Government tenants. The building has a 5.0 star NABERS Energy rating (including Green Power) and a 3.0 star NABERS Water rating.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$603.0m
Acquired (by GPT)	May 1999	Capitalisation Rate	5.13%
Asset Quality	Premium Grade	Valuation Type	Independent
Construction/Refurbishment	Completed 1991	Income (12 months)	\$34.9m

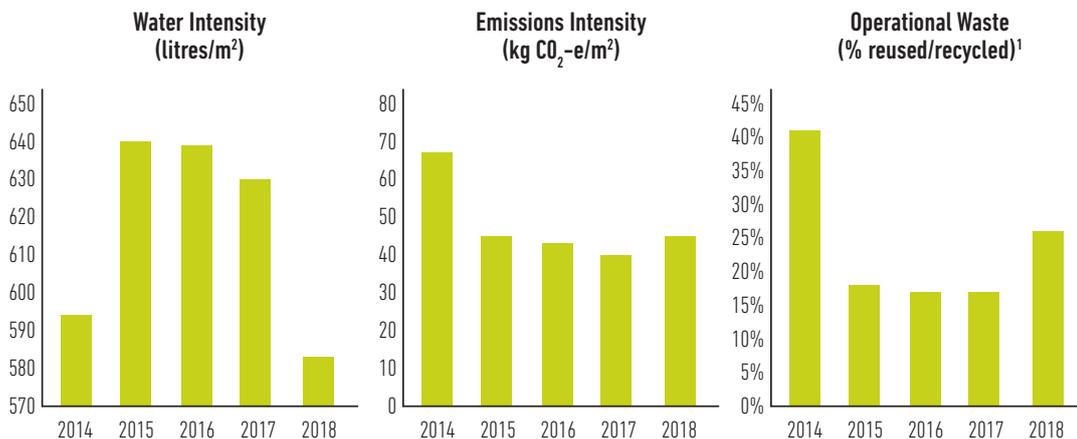
  

Property Details		Office Occupancy	
Office	65,500 sqm	Actual	99.3%
Retail	N/A	Including Signed Leases	99.3%
Car Parking Spaces	N/A	Including Heads of Agreement	99.3%
Typical Floor Plate	1,480 sqm		

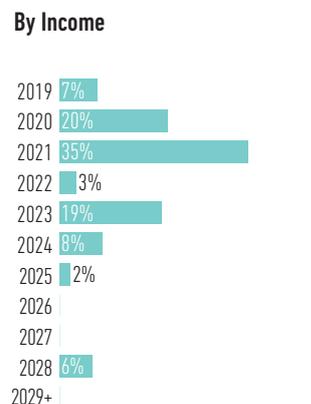
  

Office Tenant Details		Key Tenants	
Number of Office Tenants	41		Area (sqm)
WALE (by income)	3.1 years	NBN Co	14,760
		Members Equity Bank	13,520

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance. Some tenants procure offsets for their portion of building emissions.  
1. Figure reflects combined Melbourne Central Tower and Melbourne Central Retail recycling service.



**CBW**

181 William and 550 Bourke Streets, Melbourne



## CBW, 181 William and 550 Bourke Streets, Melbourne

GPT

CBW is an A-Grade office complex located in the core of Melbourne's CBD and comprises a mixed use development incorporating 181 William Street, 550 Bourke Street and Goldsbrough Lane.

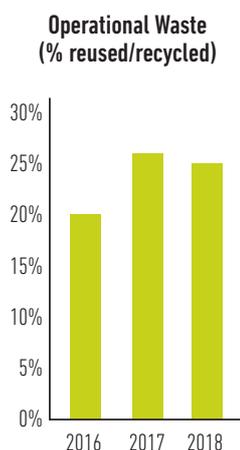
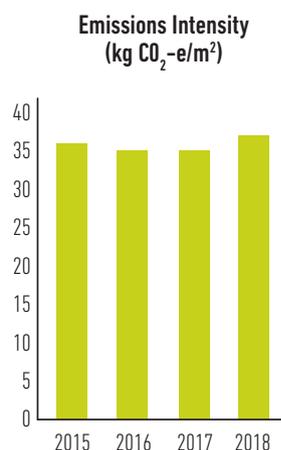
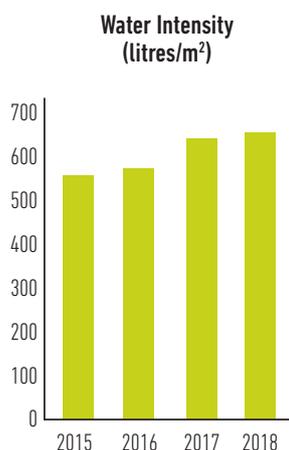
181 William Street comprises a 26 level office tower which occupies a prominent position on the north west corner of William Street and Bourke Street. 550 Bourke Street comprises a 19 level office tower located west of 181 William Street and borders Ramsay Lane. Goldsbrough Lane is the retail precinct of the complex and comprises an undercover retail plaza and laneway which provides pedestrian access between the two office towers.

Both 181 William Street and 550 Bourke Street achieved 5 star Green Star ratings. 181 William Street has achieved a 5.5 star NABERS Energy rating (including Green Power) and achieved a 3.5 star NABERS Water rating. 550 Bourke Street has a 5.5 star NABERS Energy rating (including Green Power) and a 3.5 star NABERS Water rating.

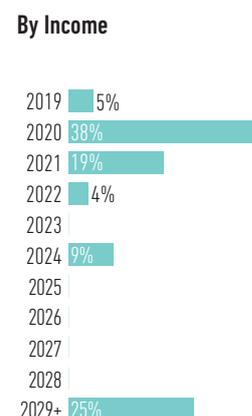
### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value	\$380.0m
Co-Owner	50% GWOF	Capitalisation Rate	5.00%
Acquired (by GPT)	October 2014	Valuation Type	Independent
Asset Quality	A-Grade	Income (12 months)	\$21.1m
Construction/Refurbishment	Completed 2009		
Property Details		Office Occupancy	
Office	76,100 sqm	Actual	100.0%
Retail	5,300 sqm	Including Signed Leases	100.0%
Car Parking Spaces	413	Including Heads of Agreement	100.0%
Typical Floor Plate	181 William: 1,920 sqm 550 Bourke: 1,510 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	13		Area (sqm)
WALE (by income)	4.6 years	IAG	26,650
		Deloitte	23,080

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance.



# One One One Eagle Street

Brisbane



## One One One Eagle Street, Brisbane

GPT

One One One Eagle Street is a Premium Grade, 63,700 sqm, 54 level office tower in Brisbane's prime commercial 'Golden Triangle' precinct. The tower is designed to take advantage of the outstanding location and Brisbane River views.

The building has achieved the highest rating available, a 6 star Green Star – Design and As Built rating from the Green Building Council of Australia. One One One Eagle Street has also achieved a 5.5 star NABERS Energy rating (including Green Power) and 4.5 star NABERS Water rating. The building uses a mixture of energy efficiency, renewable energy purchase and on-site energy generation through trigeneration to lower its greenhouse gas emissions.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	33.33% GPT	Fair Value	\$300.0m
Co-Owners	66.67% GWOF	Capitalisation Rate	5.00%
Acquired (by GPT)	October 2008	Valuation Type	Independent
Asset Quality	Premium Grade	Income (12 months)	\$18.8m
Construction/Refurbishment	Completed 2012		

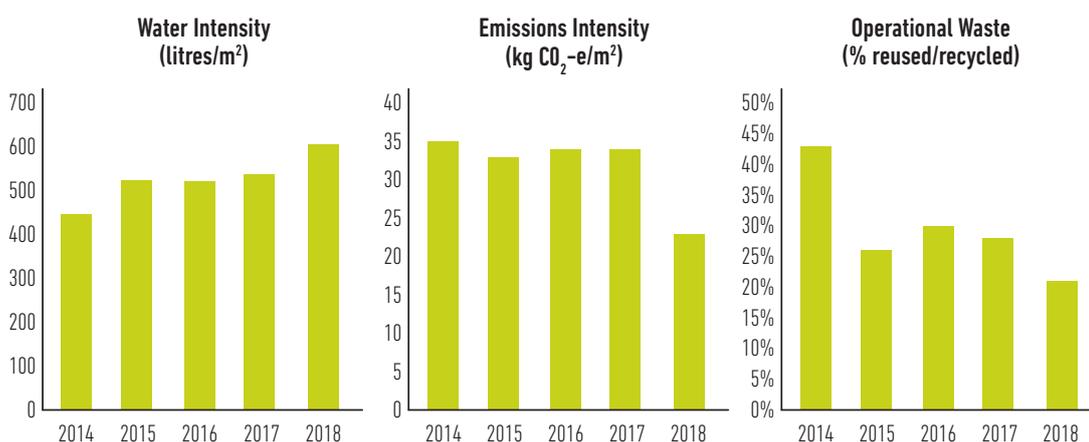
  

Property Details		Office Occupancy	
Office	63,700 sqm	Actual	99.1%
Retail	400 sqm	Including Signed Leases	99.1%
Car Parking Spaces	114	Including Heads of Agreement	99.1%
Typical Floor Plate	1,450 sqm		

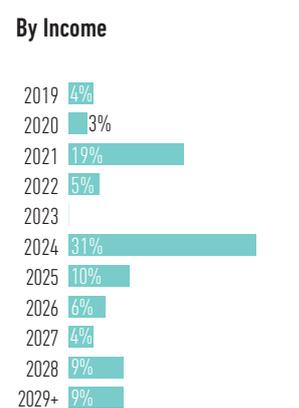
  

Office Tenant Details		Key Tenants	
Number of Office Tenants	23		Area (sqm)
WALE (by income)	5.6 years	Arrow Energy	11,970
		EY	9,000

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance. Some tenants procure offsets for their portion of building emissions.



# Liberty Place

161 Castlereagh Street, Sydney



## Liberty Place, 161 Castlereagh Street, Sydney

GWOF

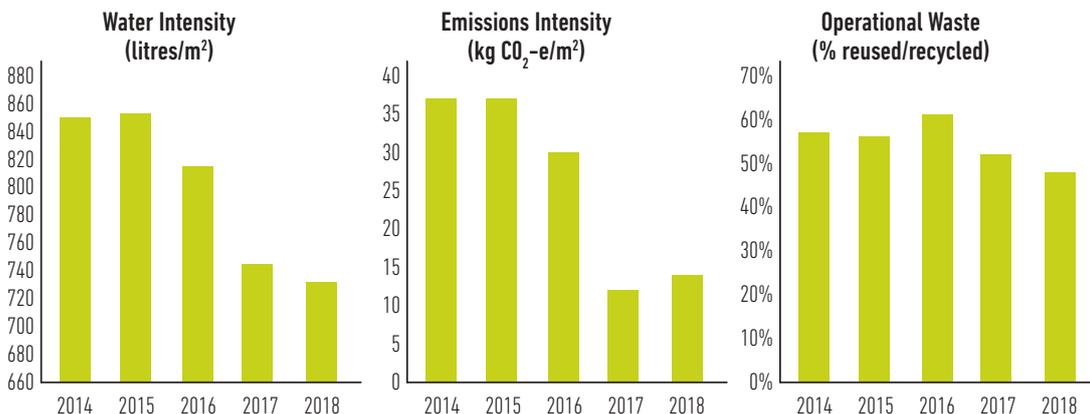
Liberty Place is a Premium Grade office complex in the heart of the Sydney CBD comprising ANZ Tower, Legion House, 167 Castlereagh Street, an outdoor retail plaza and a car park. The 42 level ANZ Tower features unrivalled harbour and city views and incorporates a dual street frontage, connecting Castlereagh and Pitt Streets.

The asset has achieved a 6 star Green Star – Design, As Built and Performance rating, a 5.0 star NABERS Energy rating (including Green Power) and a 4.0 star NABERS Water rating. Liberty Place was awarded the Heritage Award at the 2013 API NSW Excellence in Property Awards and in 2014 was awarded 'Best Building' in the Office category at the World Architecture Festival in Singapore.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	50% GWOF	Fair Value	\$725.0m
Co-Owners	25% Blackstone, 25% ISPT	Capitalisation Rate	4.50%
Acquired (by GWOF)	April 2010	Valuation Type	Independent
Asset Quality	Premium Grade		
Construction/Refurbishment	Completed 2013		
Property Details		Office Occupancy	
Office	56,500 sqm	Actual	100.0%
Retail	2,900 sqm	Including Signed Leases	100.0%
Car Parking Spaces	144	Including Heads of Agreement	100.0%
Typical Floor Plate	1,630 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	9		Area (sqm)
WALE (by income)	10.0 years	ANZ	28,410
		Herbert Smith Freehills	15,560

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance. Some tenants procure offsets for their portion of building emissions.



# Darling Park 1 & 2 and Cockle Bay Wharf

201 Sussex Street, Sydney



## Darling Park 1 & 2 and Cockle Bay Wharf, 201 Sussex Street, Sydney

GWOF

Darling Park is a landmark commercial and retail complex located in Sydney's popular Darling Harbour precinct. The site comprises three Premium Grade office buildings and a retail and entertainment complex, known as Cockle Bay Wharf.

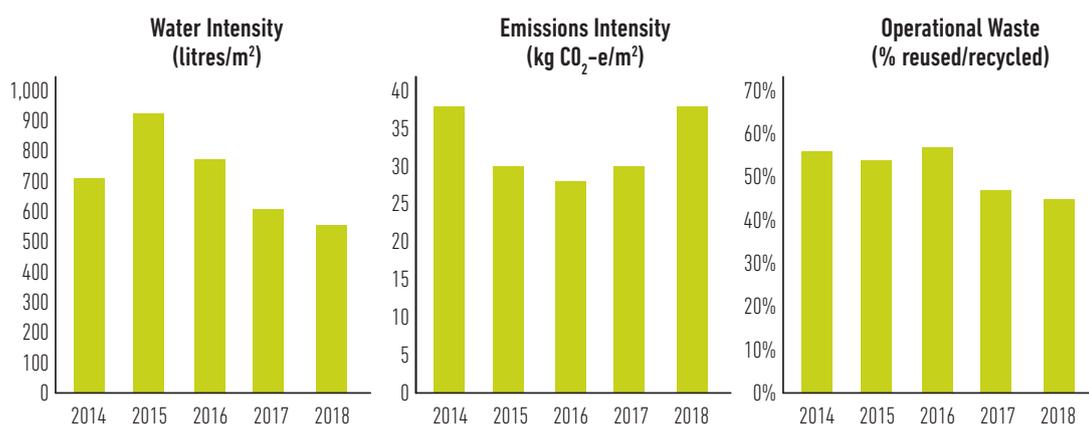
The towers and Cockle Bay Wharf are connected by plazas, galleries and business lounges. Darling Park provides its tenants with a complete environment, including the crescent gardens, waterfront restaurants and cafes, and large, efficient, column-free floor plates with expansive water views.

Darling Park Tower 1 has achieved a 5.5 star NABERS Energy rating (including Green Power) and 3.5 star NABERS Water rating, with Darling Park Tower 2 achieving a 5.0 star NABERS Energy rating (including Green Power) and 3.5 star NABERS Water rating.

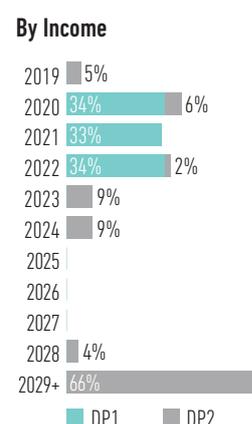
### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	50% GWOF	Fair Value	\$969.9m
Co-Owners	30% Brookfield, 20% AWOF	Capitalisation Rate	DP1: 5.40% DP2: 4.94%
Acquired (by GWOF)	July 2006	Valuation Type	Internal
Asset Quality	Premium Grade		
Construction/Refurbishment	Tower 1: Completed 1994 Tower 2: Completed 1999 / Refurbished 2018		
Property Details		Office Occupancy	
Office	101,800 sqm	Actual	DP1: 100%    DP2: 34.5% <sup>1</sup>
Retail	9,800 sqm	Including Signed Leases	DP1: 100%    DP2: 100% <sup>1</sup>
Car Parking Spaces	670	Including Heads of Agreement	DP1: 100%    DP2: 100% <sup>1</sup>
Typical Floor Plate	1,900 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	12		Area (sqm)
WALE (by income)	DP1: 3.0 years    DP2: 9.3 years <sup>1</sup>	CBA	52,200
		IAG	30,670

### Sustainability



### Lease Expiry Profile<sup>1</sup>



Note: Sustainability data as at 31 December 2018, as presented for third party assurance. Some previous tenants procured offsets for their portion of building emissions.  
1. The future IAG lease has been included in the lease expiry profile.



# Darling Park 3

201 Sussex Street, Sydney



## Darling Park 3, 201 Sussex Street, Sydney

GWOF

The Premium Grade Darling Park 3, the third stage of the Darling Park complex, was completed in November 2005. The 18 level building was the first office tower to be rated a 5.0 star Base Building under the NABERS Energy ratings, the highest rating available at the time.

Tower 3 has achieved a 5.0 star NABERS Energy rating (including Green Power) and a 3.5 star NABERS Water rating.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$550.1m
Acquired (by GWOF)	July 2006	Capitalisation Rate	5.06%
Asset Quality	Premium Grade	Valuation Type	Internal
Construction/Refurbishment	Completed 2005 / Refurbished 2017		

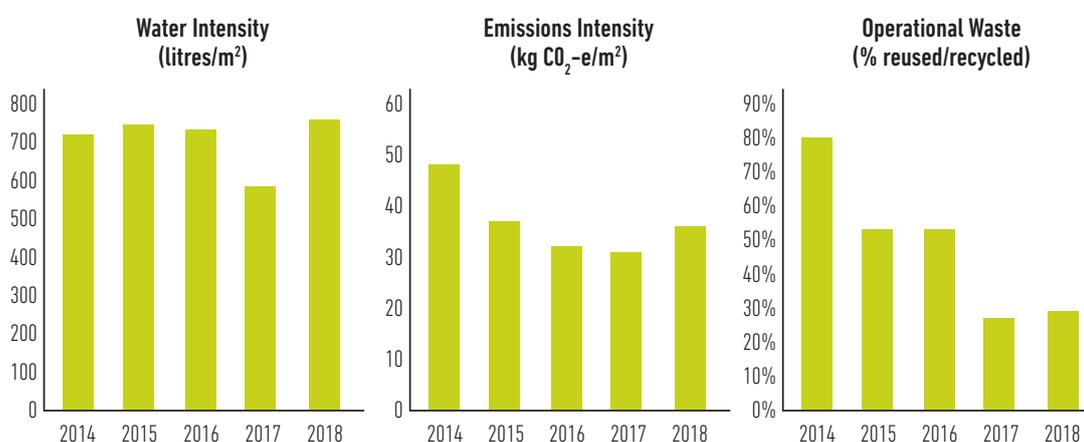
  

Property Details		Office Occupancy	
Office	29,800 sqm	Actual	100.0%
Retail	30 sqm	Including Signed Leases	100.0%
Car Parking Spaces	137	Including Heads of Agreement	100.0%
Typical Floor Plate	1,500 sqm		

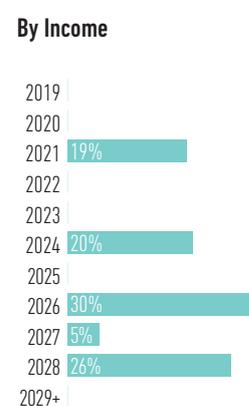
  

Office Tenant Details		Key Tenants	
Number of Office Tenants	8		Area (sqm)
WALE (by income)	6.8 years	Rabobank	7,560
		Dimension Data	5,990

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance.



# 580 George Street

Sydney



## 580 George Street, Sydney

GWOF

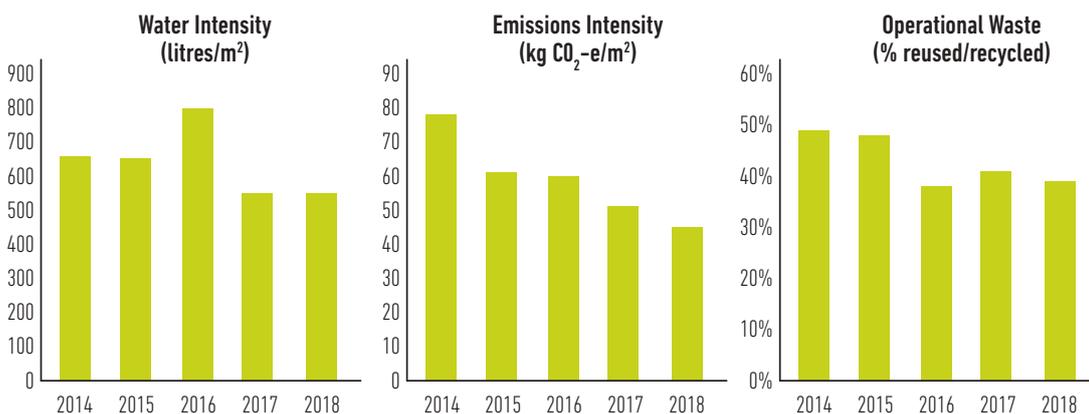
580 George Street comprises an A-Grade office and retail asset prominently located in the midtown precinct of the Sydney CBD. The building comprises 33 office levels and a retail precinct which is linked by a pedestrian underpass to Town Hall Railway Station. The recently completed foyer refurbishment provides a dramatic new office entry area and prime George Street retail space.

580 George Street has achieved a 5.0 star NABERS Energy rating (including Green Power) and a 3.0 star NABERS Water rating.

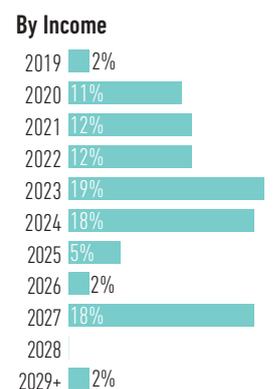
### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$622.0m
Acquired (by GWOF)	July 2006	Capitalisation Rate	5.00%
Asset Quality	A-Grade	Valuation Type	Independent
Construction/Refurbishment	Completed 1988 / Refurbished 2002 / 2015		
Property Details		Office Occupancy	
Office	37,000 sqm	Actual	94.2%
Retail	4,400 sqm	Including Signed Leases	96.5%
Car Parking Spaces	141	Including Heads of Agreement	99.8%
Typical Floor Plate	1,300 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	30		Area (sqm)
WALE (by income)	4.9 years	Arcadis Australia	4,260

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance. Some tenants procure offsets for their portion of building emissions.



**workplace<sup>6</sup>**

48 Pirrama Road, Sydney



## workplace<sup>6</sup>, 48 Pirrama Road, Sydney

GWOF

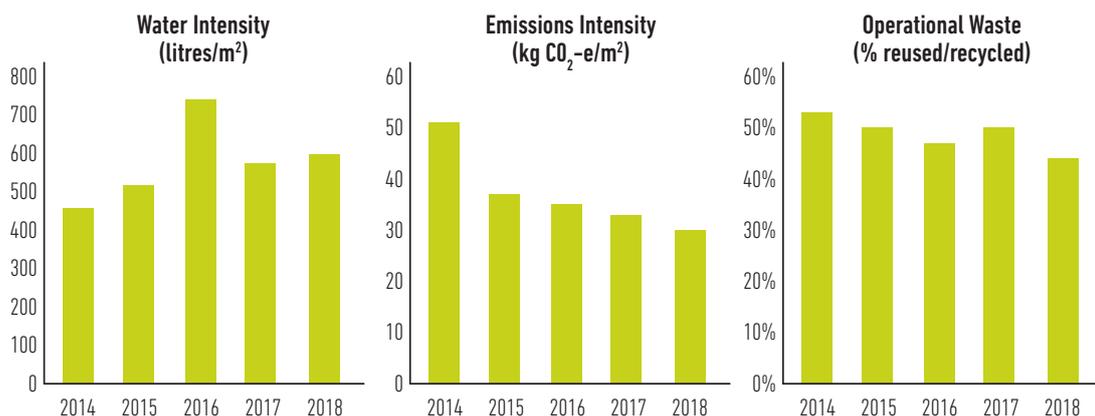
workplace<sup>6</sup> is a waterfront A-Grade office building achieving world leading standards in environmental design and resource efficiency. workplace<sup>6</sup> comprises 18,200 sqm of accommodation over six levels. The building, which was developed by GPT, was the first office development to achieve 6 star Green Star ratings for Design and As Built in NSW. The asset features spectacular harbour views, large campus-style floor plates, two levels of basement parking with 135 car spaces and the award-winning Doltone House function centre occupying the waterfront retail.

workplace<sup>6</sup> has a 6 star Green Star – Design and As Built rating, and has achieved a 5.5 star NABERS Energy rating (including Green Power) and a 4.5 star NABERS Water rating.

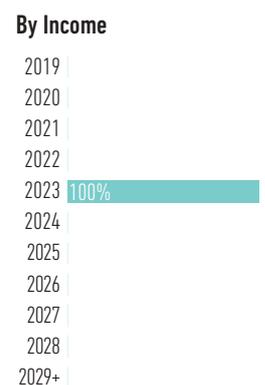
### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$285.0m
Acquired (by GWOF)	December 2007	Capitalisation Rate	5.38%
Asset Quality	A-Grade	Valuation Type	Independent
Construction/Refurbishment	Completed 2008		
Property Details		Office Occupancy	
Office	16,300 sqm	Actual	100.0%
Retail	1,900 sqm	Including Signed Leases	100.0%
Car Parking Spaces	135	Including Heads of Agreement	100.0%
Typical Floor Plate	3,620 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	1		Area (sqm)
WALE (by income)	4.2 years	Google Australia	16,300

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance.



# 2 Southbank Boulevard

Melbourne





## 2 Southbank Boulevard, Melbourne

GWOF

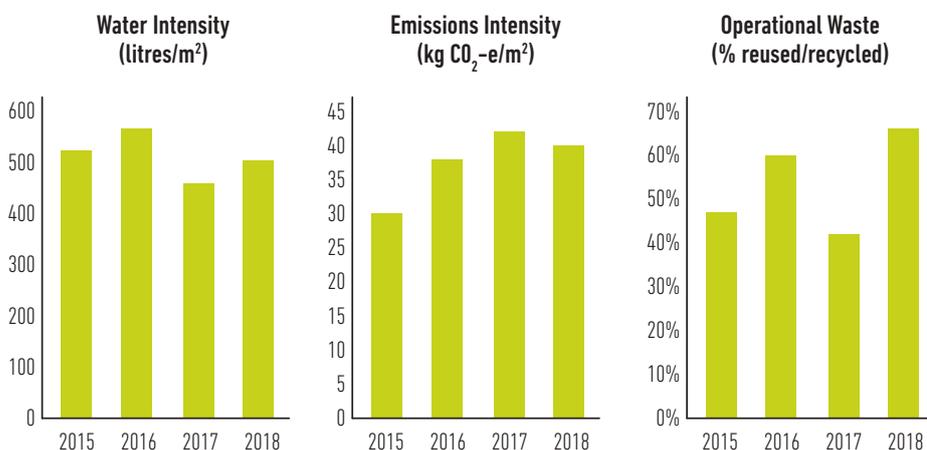
2 Southbank Boulevard is located on the Southbank of the Yarra River in Melbourne. The A-Grade office tower boasts a brand new contemporary 6 star lobby completed in January 2018. The tower also benefits from a piazza which includes a retail area incorporating a café and a supermarket. The tower comprises 37 levels with approximately 53,400 sqm of office accommodation providing CBD and water views.

2 Southbank Boulevard has a 6 star Green Star – Performance rating, a 4.5 star NABERS Energy rating (including Green Power) and a 3.5 star NABERS Water rating.

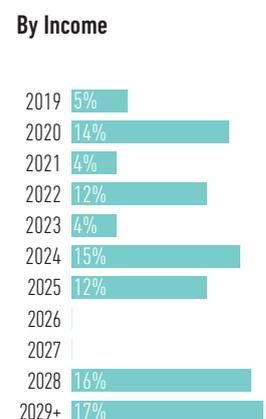
### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	50% GWOF	Fair Value	\$294.6m
Co-Owner	50% Frasers Property Australia	Capitalisation Rate	5.00%
Acquired (by GWOF)	June 2014	Valuation Type	Internal
Asset Quality	A-Grade		
Construction/Refurbishment	Completed 2008 / Refurbished 2018		
Property Details		Office Occupancy	
Office	53,400 sqm	Actual	94.5%
Retail	1,500 sqm	Including Signed Leases	94.5%
Car Parking Spaces	541	Including Heads of Agreement	94.5%
Typical Floor Plate	1,860 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	24		Area (sqm)
WALE (by income)	6.2 years	AusNet Services	8,110
		CUB	6,390

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance. Some tenants procure offsets for their portion of building emissions.



# 8 Exhibition Street

Melbourne





## 8 Exhibition Street, Melbourne

GWOF

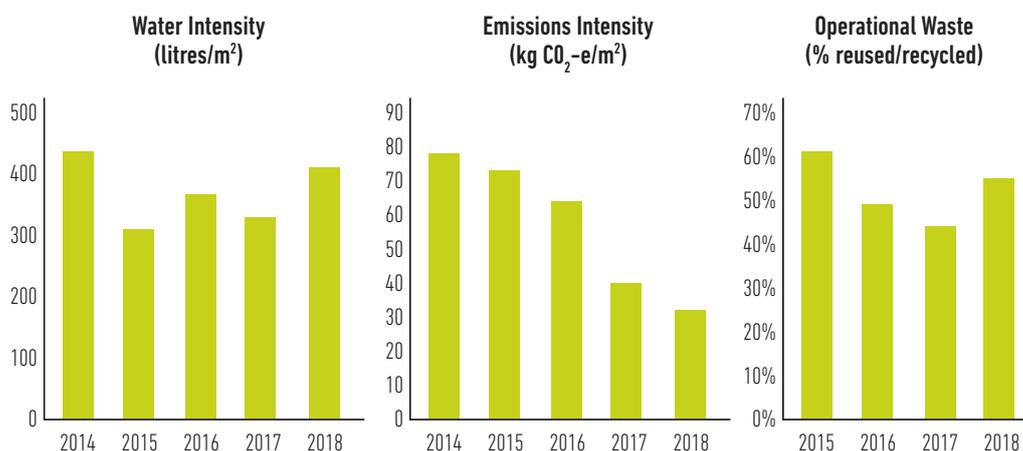
Located at the East or 'Paris' end of Melbourne's CBD, 8 Exhibition Street is a 44,800 sqm Premium Grade office tower. Central to public transport and road systems, the building offers views over The Domain, Royal Botanic Gardens, Southbank and further out towards Port Phillip Bay.

Built in 2005, the asset has water and energy efficient systems in place and has achieved a 4.5 star NABERS Energy rating (including GreenPower) and 3.5 star NABERS Water rating.

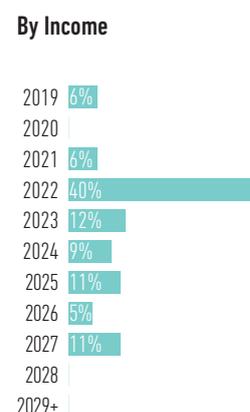
### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	50% GWOF	Fair Value	\$267.8m
Co-Owner	50% KREIT	Capitalisation Rate	4.88%
Acquired (by GWOF)	April 2013	Valuation Type	Internal
Asset Quality	Premium Grade		
Construction/Refurbishment	Completed 2005		
Property Details		Office Occupancy	
Office	44,500 sqm	Actual	98.9%
Retail	300 sqm	Including Signed Leases	98.9%
Car Parking Spaces	0	Including Heads of Agreement	98.9%
Typical Floor Plate	1,620 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	18		Area (sqm)
WALE (by income)	4.8 years	EY	14,940
		State of Victoria	4,840

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance. Some tenants procure offsets for their portion of building emissions.



# 100 Queen Street

Melbourne





## 100 Queen Street, Melbourne

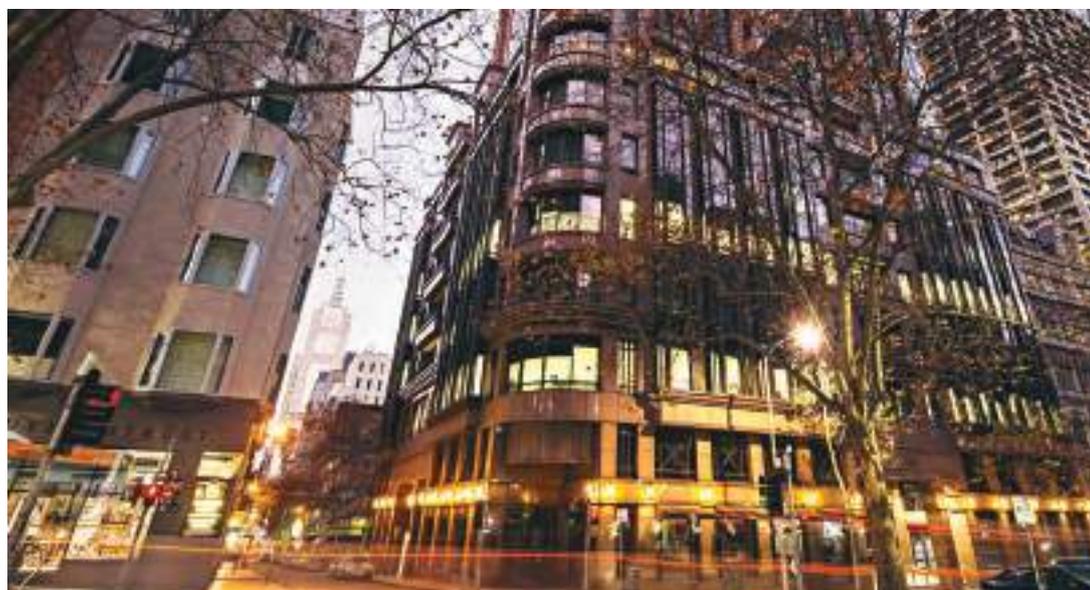
GWOF

100 Queen Street is the former headquarters of the ANZ Banking Group which incorporates 100 Queen Street comprising a 35 level A-Grade office tower flanked by three integrated heritage buildings known as 380 Collins Street (five level former Stock Exchange Building), 90 Queen Street (seven level Safe Deposit Building) and 388 Collins Street (five level ANZ Branch building). The property is located on the corner of Collins and Queen Streets, within the Western Core of the Melbourne CBD. The property benefits from a central Collins Street location and is situated within close proximity to the retail core and nearby transport linkages.

100 Queen Street has a 3.0 star NABERS Energy rating and a 2.0 star NABERS Water rating.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$285.0m
Acquired (by GWOF)	December 2016	Capitalisation Rate	5.00%
Asset Quality	A-Grade	Valuation Type	Independent
Construction/Refurbishment	Completed 1993 (Office Tower)		
Property Details		Office Occupancy	
Office	34,900 sqm	Actual	100.0%
Retail	1,400 sqm	Including Signed Leases	100.0%
Car Parking Spaces	81	Including Heads of Agreement	100.0%
Typical Floor Plate	935 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	1	Area (sqm)	
WALE (by income)	0.5 years	ANZ	34,900



### Lease Expiry Profile

#### By Income

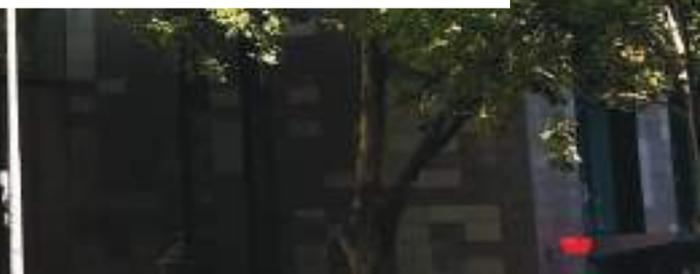


Note: No sustainability data reported as site is under external management and asset is scheduled for redevelopment.



# 150 Collins Street

Melbourne





## 150 Collins Street, Melbourne

GWOF

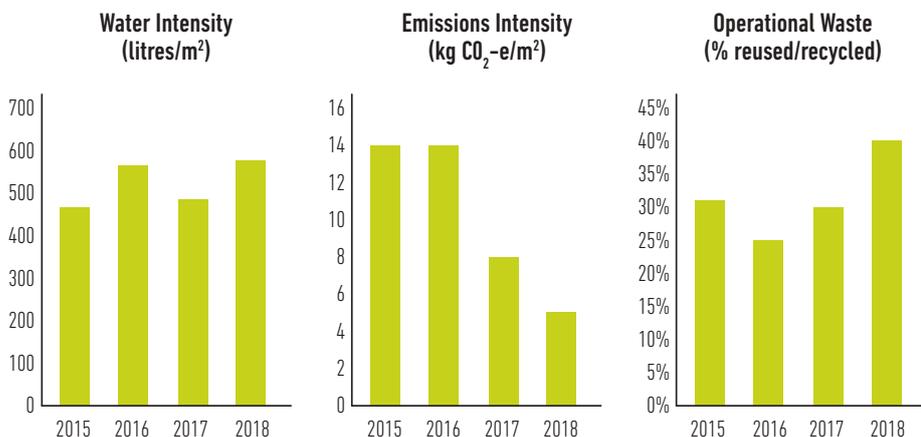
Located in the exclusive 'Paris' end of Collins Street, 150 Collins Street is an A-Grade building with Premium Grade services. The development of 150 Collins Street reached completion in November 2014 and features 20,100 sqm of office and retail space.

150 Collins Street has achieved a 6 star Green Star – Design and As Built rating, a 5.0 star NABERS Energy rating (including Green Power) and a 4.0 star NABERS Water rating.

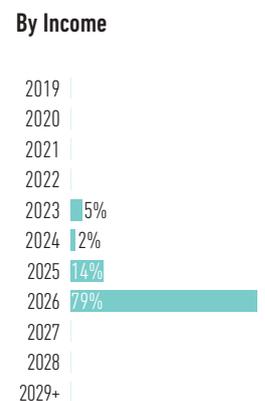
### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$250.3m
Acquired (by GWOF)	July 2012	Capitalisation Rate	4.88%
Asset Quality	A-Grade	Valuation Type	Internal
Construction/Refurbishment	Completed 2014		
Property Details		Office Occupancy	
Office	19,100 sqm	Actual	100.0%
Retail	1,000 sqm	Including Signed Leases	100.0%
Car Parking Spaces	143	Including Heads of Agreement	100.0%
Typical Floor Plate	1,520 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	5		Area (sqm)
WALE (by income)	7.5 years	Westpac Group	14,600
		VECCI	2,800

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance. Some tenants procure offsets for their portion of building emissions.



# 530 Collins Street

Melbourne



## 530 Collins Street, Melbourne

GWOF

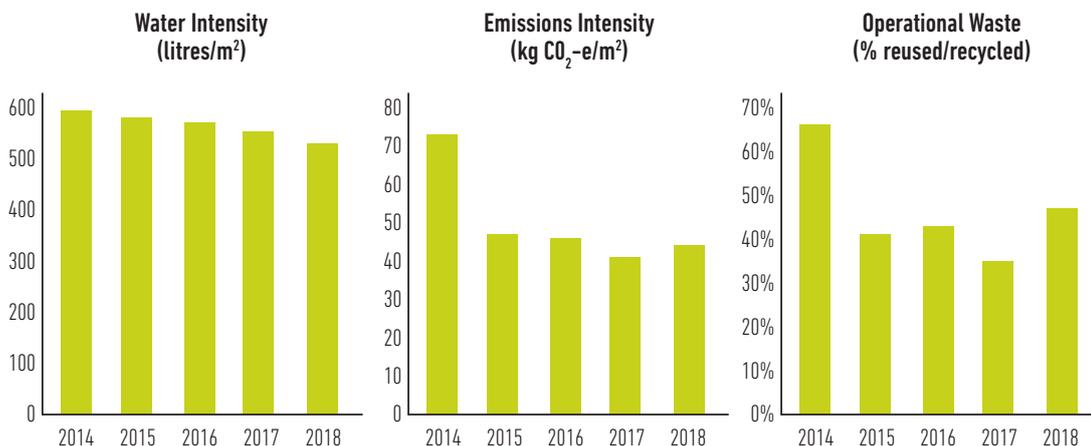
Located in the heart of Melbourne's corporate precinct, on the north east corner of Collins and King Streets, 530 Collins Street is a Premium Grade commercial office building which was completed in 1991. The asset is highly sought after with large, flexible floor plates, a prime location and spectacular city views. Serviced by major public transport routes, 530 Collins Street also has four levels of basement car parking.

530 Collins Street has a 5.0 star NABERS Energy rating (including Green Power) and a 3.0 star NABERS Water rating.

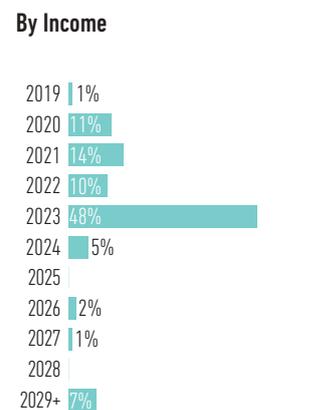
### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$676.0m
Acquired (by GWOF)	July 2006	Capitalisation Rate	5.00%
Asset Quality	Premium Grade	Valuation Type	Independent
Construction/Refurbishment	Completed 1991 / Refurbished 2009		
Property Details		Office Occupancy	
Office	65,700 sqm	Actual	89.3%
Retail	1,600 sqm	Including Signed Leases	89.3%
Car Parking Spaces	304	Including Heads of Agreement	89.3%
Typical Floor Plate	Tower: 1,260 sqm Podium: 3,510 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	27		Area (sqm)
WALE (by income)	4.4 years	Suncorp	15,450
		Australian Energy Market Operator	5,280

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance. Some tenants procure offsets for their portion of building emissions.



# 655 Collins Street

Melbourne





## 655 Collins Street, Melbourne

GWOF

655 Collins Street is an eight level, A-Grade office building, prominently located on the corner of Collins and Spencer Streets. The asset is situated opposite the major railway and transport hub of Southern Cross Station. The asset was constructed in 2009 and comprises large campus-style floors, all with excellent natural light and strong tenant appeal.

655 Collins Street has achieved a 5 star Green Star - Design and As Built Rating, a 4.5 star NABERS Energy rating (including Green Power) and a 3.0 star NABERS Water rating.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$155.9m
Acquired (by GWOF)	May 2014	Capitalisation Rate	4.75%
Asset Quality	A-Grade	Valuation Type	Internal
Construction/Refurbishment	Completed 2009		

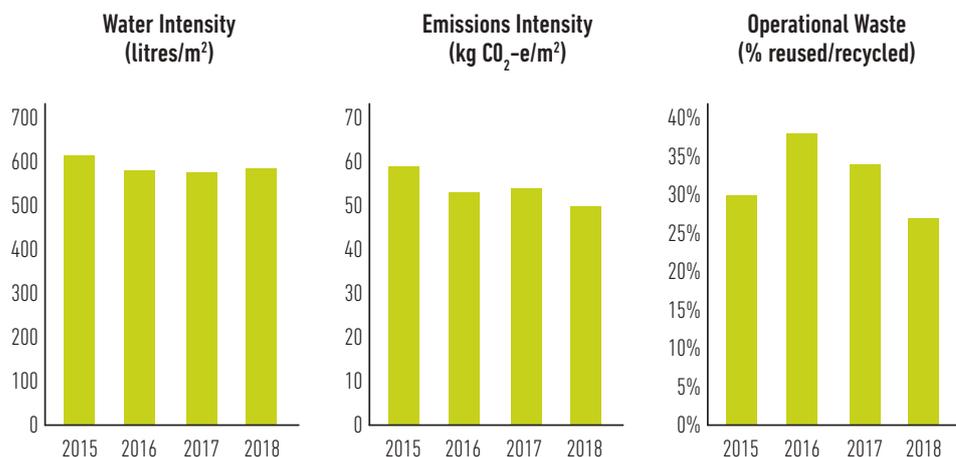
  

Property Details		Office Occupancy	
Office	16,600 sqm	Actual	100.0%
Retail	0 sqm	Including Signed Leases	100.0%
Car Parking Spaces	89	Including Heads of Agreement	100.0%
Typical Floor Plate	2,500 sqm		

Office Tenant Details		Key Tenants	
Number of Office Tenants	1		Area (sqm)
WALE (by income)	10.9 years	The Age	16,620

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance.



# 750 Collins Street

Melbourne



## 750 Collins Street, Melbourne

GWOF

750 Collins Street is an A-Grade office building completed in 2007. Situated in Melbourne's dynamic Docklands precinct, the property occupies a 7,700 square metre site on the corner of Collins Street and Batmans Hill Drive.

The property comprises a 10 level campus-style building with super-sized floor plates of approximately 5,660 square metres, featuring excellent natural light to each elevation.

750 Collins Street has achieved a 5 star Green Star - Design and As Built Rating, a 5.0 star NABERS Energy rating (including Green Power) and a 4.5 star NABERS Water rating.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$290.2m
Acquired (by GWOF)	May 2014	Capitalisation Rate	4.75%
Asset Quality	A-Grade	Valuation Type	Internal
Construction/Refurbishment	Completed 2007		

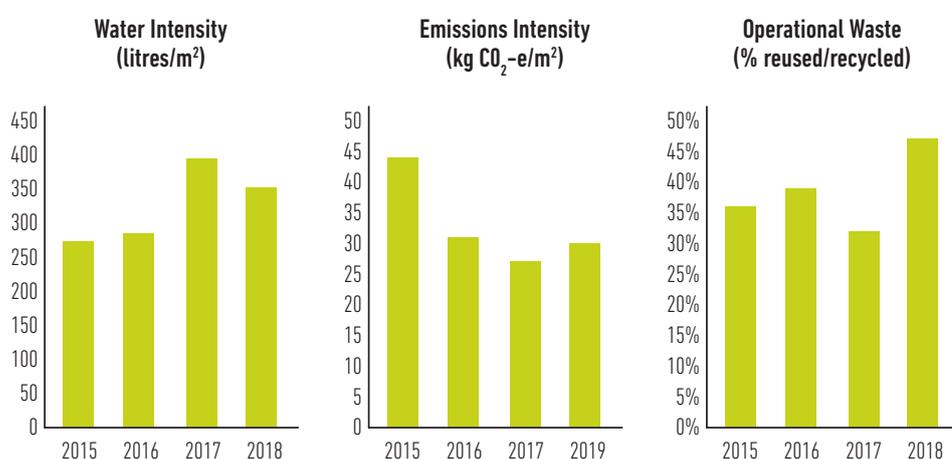
  

Property Details		Office Occupancy	
Office	37,300 sqm	Actual	100.0%
Retail	3,200 sqm	Including Signed Leases	100.0%
Car Parking Spaces	422	Including Heads of Agreement	100.0%
Typical Floor Plate	5,660 sqm		

Office Tenant Details		Key Tenants	
Number of Office Tenants	1		Area (sqm)
WALE (by income)	16.8 years <sup>1</sup>	AMP	37,250

### Sustainability



### Lease Expiry Profile<sup>1</sup>



<sup>1</sup> The future Monash College lease of 41,400 sqm has been included in the lease expiry profile.  
 Note: Sustainability data as at 31 December 2018, as presented for third party assurance.



**CBW**

181 William and 550 Bourke Streets, Melbourne



## CBW, 181 William and 550 Bourke Streets, Melbourne

GWOF

CBW is an A-Grade office complex located in the core of Melbourne's CBD and comprises a mixed use development incorporating 181 William Street, 550 Bourke Street and Goldsbrough Lane. 181 William Street comprises a 26 level office tower which occupies a prominent position on the north west corner of William Street and Bourke Street. 550 Bourke Street comprises a 19 level office tower located west of 181 William Street and borders Ramsay Lane. Goldsbrough Lane is the retail precinct of the complex and comprises an undercover retail plaza and laneway which provides pedestrian access between the two office towers.

Both 181 William Street and 550 Bourke Street achieved 5 star Green Star ratings. 181 William Street has achieved 5.5 star NABERS Energy rating (including Green Power) and a 3.5 star NABERS Water rating. 550 Bourke Street has achieved a 5.5 star NABERS Energy rating (including Green Power) and a 3.5 star NABERS Water rating.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	50% GWOF	Fair Value	\$380.0m
Co-Owner	50% GPT	Capitalisation Rate	5.00%
Acquired (by GWOF)	October 2014	Valuation Type	Independent
Asset Quality	A-Grade		
Construction/Refurbishment	Completed 2009		

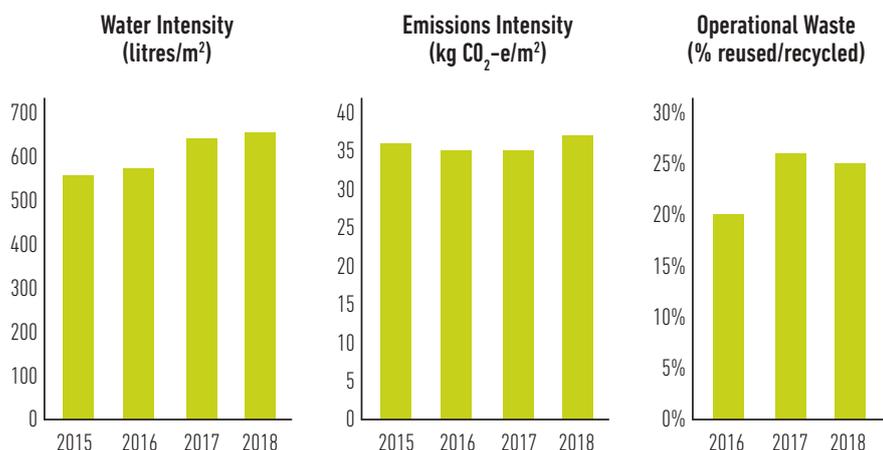
  

Property Details		Office Occupancy	
Office	76,100 sqm	Actual	100.0%
Retail	5,300 sqm	Including Signed Leases	100.0%
Car Parking Spaces	413	Including Heads of Agreement	100.0%
Typical Floor Plate	181 William: 1,920 sqm 550 Bourke: 1,510 sqm		

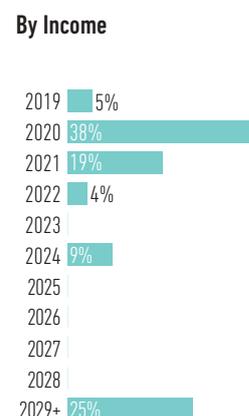
  

Office Tenant Details		Key Tenants	
Number of Office Tenants	13		Area (sqm)
WALE (by income)	4.6 years	IAG	26,650
		Deloitte	23,080

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance.



# 800/808 Bourke Street

Melbourne

## 800/808 Bourke Street, Melbourne

GWOF

800 and 808 Bourke Street were completed in 2004. This contemporary home to the Australian head office of the National Australia Bank (NAB) is located on a prime, north-facing waterfront site in the Docklands Precinct in Melbourne.

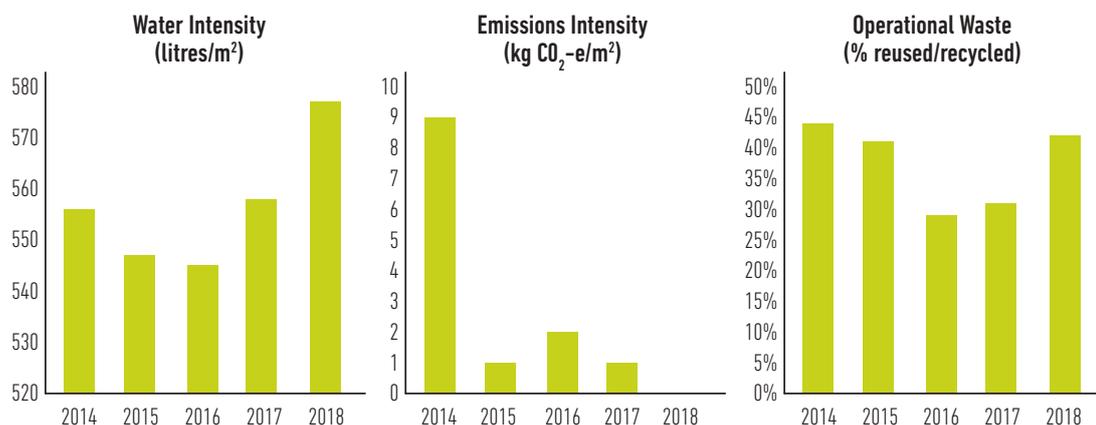
The asset embodies the key design elements of a modern workplace such as large open plan floors, open atria, operable windows, balconies, terraces, sunshades and extensive use of natural light.

800/808 Bourke Street has a 5.5 star NABERS Energy rating (including Green Power) and 3.5 star NABERS Water rating, and was the first building to be rated using the Green Star Performance Pilot.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$586.0m
Acquired (by GWOF)	July 2006	Capitalisation Rate	4.88%
Asset Quality	A-Grade	Valuation Type	Independent
Construction/Refurbishment	Completed 2004		
Property Details		Office Occupancy	
Office	59,600 sqm	Actual	100.0%
Retail	1,700 sqm	Including Signed Leases	100.0%
Car Parking Spaces	416	Including Heads of Agreement	100.0%
Typical Floor Plate	3,500 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	1		Area (sqm)
WALE (by income)	8.6 years	NAB	59,620

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance. Some tenants procure offsets for their portion of building emissions.



# One One One Eagle Street

Brisbane



## One One One Eagle Street, Brisbane

GWOF

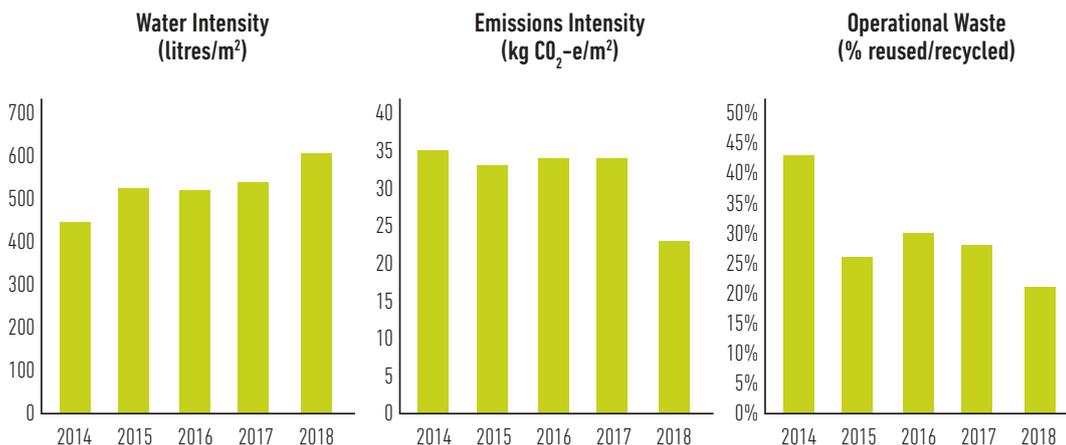
One One One Eagle Street is a Premium Grade, 63,700 sqm, 54 level office tower in Brisbane's prime commercial 'Golden Triangle' precinct. The tower is designed to take advantage of the outstanding location and Brisbane River views.

The building has achieved the highest rating available, a 6 star Green Star – Design and As Built rating from the Green Building Council of Australia. One One One Eagle Street has also achieved a 5.5 star NABERS Energy rating and 4.5 star NABERS Water rating. The building uses a mixture of energy efficiency, renewable energy purchase and on-site energy generation through trigeneration to lower its greenhouse gas emissions.

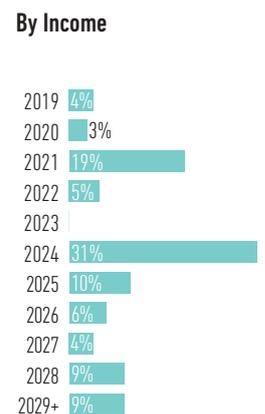
### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	66.67% GWOF	Fair Value	\$600.0m
Co-Owners	33.33% GPT	Capitalisation Rate	5.00%
Acquired (by GWOF)	October 2008 (33.33%) and December 2016 (33.33%)	Valuation Type	Independent
Asset Quality	Premium Grade		
Construction/Refurbishment	Completed 2012		
Property Details		Office Occupancy	
Office	63,700 sqm	Actual	99.1%
Retail	400 sqm	Including Signed Leases	99.1%
Car Parking Spaces	114	Including Heads of Agreement	99.1%
Typical Floor Plate	1,450 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	23		Area (sqm)
WALE (by income)	5.6 years	Arrow Energy	11,970
		EY	9,000

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance. Some tenants procure offsets for their portion of building emissions.



# Riverside Centre

123 Eagle Street, Brisbane



## Riverside Centre, 123 Eagle Street, Brisbane

GWOF

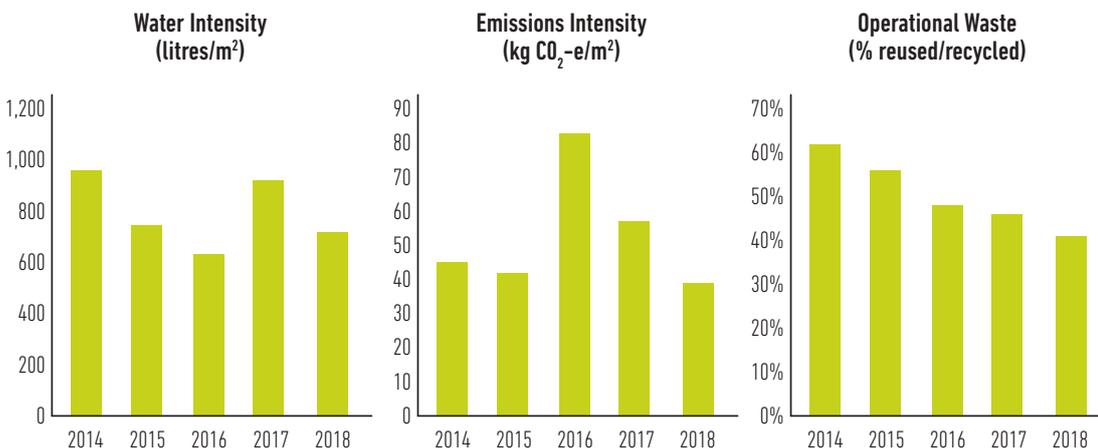
This pre-eminent landmark complex comprises a modern 41 level Premium Grade commercial building located in the heart of the 'Golden Triangle' in the Brisbane CBD, designed by one of Australia's leading architects Harry Seidler. The building incorporates quality office accommodation, waterfront restaurants, a car park for over 490 cars and an open plaza surrounded by retail accommodation. The building has recently been refurbished, including new lobby and landscaped plaza, vertical transport upgrade and major mechanical services upgrade.

The Riverside Centre has a 5.0 star NABERS Energy rating (including Green Power) and a 3.5 star NABERS Water rating.

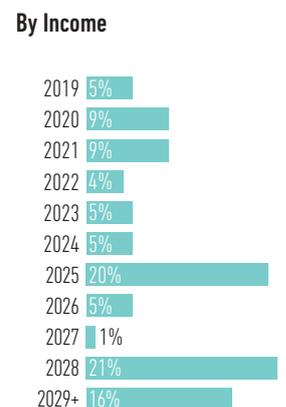
### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$693.6m
Acquired (by GWOF)	July 2006	Capitalisation Rate	5.13%
Asset Quality	Premium Grade	Valuation Type	Internal
Construction/Refurbishment	Completed 1986 / Refurbished 2017		
Property Details		Office Occupancy	
Office	51,500 sqm	Actual	77.5%
Retail	4,500 sqm	Including Signed Leases	83.8%
Car Parking Spaces	497	Including Heads of Agreement	87.4%
Typical Floor Plate	1,500 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	38		Area (sqm)
WALE (by income)	6.6 years	Deloitte	6,830
		Grocon	6,660

### Sustainability



### Lease Expiry Profile



Note: Sustainability data as at 31 December 2018, as presented for third party assurance. Some tenants procure offsets for their portion of building emissions.



AQ  
HILLS

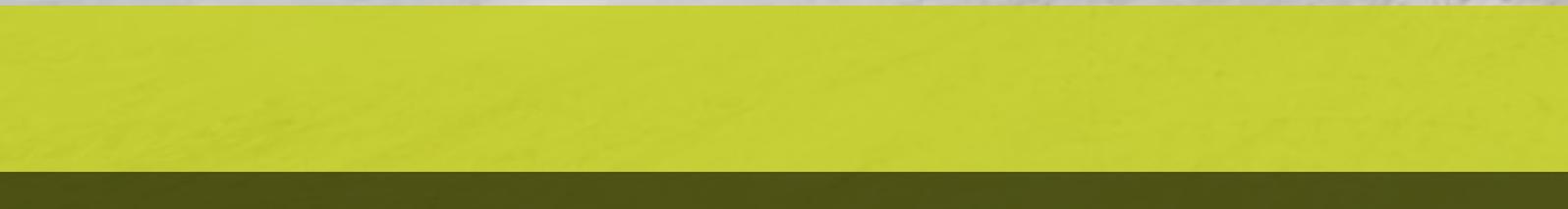
AP  
HILLS

AP

AN

SAFE WORKING LOADS

Category	Weight
Light	1000kg
Medium	1500kg
Heavy	2000kg





The GPT Group

# 2018 ANNUAL RESULT

LOGISTICS PORTFOLIO





## Rosehill Business Park, Camellia, NSW

GPT

Rosehill Business Park is a modern industrial asset located in the established central west industrial area of Sydney. The property features 41,900 sqm of lettable area across three buildings that were completed in separate stages. The property benefits from its close proximity to James Ruse Drive and the M4 motorway.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$86.0m
Acquired (by GPT)	May 1998	Capitalisation Rate	5.75%
		Valuation Type	Independent
		Income (12 months)	\$5.9m

### Property Details

GLA	41,900 sqm
Site Area	79,700 sqm
Actual	100.0%
Including Signed Leases	100.0%
Including Heads of Agreement	100.0%
WALE (by income)	1.8 years



## 10 Interchange Drive, Eastern Creek, NSW

GPT

10 Interchange Drive is located at the intersection of the M4 and the M7 motorways, with direct exposure to the M7 motorway. The property comprises a modern, purpose built warehouse and office facility, that is fully leased to Asics. The property features undercover parking and a showroom.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$33.3m
Acquired (by GPT)	August 2012	Capitalisation Rate	5.75%
		Valuation Type	Independent
		Income (12 months)	\$2.7m

### Property Details

GLA	15,100 sqm
Site Area	30,200 sqm
Actual	100.0%
Including Signed Leases	100.0%
Including Heads of Agreement	100.0%
WALE (by income)	1.5 years



## Connect@Erskine Park, Cnr Lockwood and Templar Road, Erskine Park, NSW

GPT

Connect@Erskine Park is a 27.8 hectare site situated on the corner of Lockwood and Templar Road, Erskine Park. It is located approximately 26 kilometres west of the Parramatta CBD and 46 kilometres west of the Sydney CBD with good access to the major M4 and M7 motorways junctions.

### Key Metrics as at 31 December 2018

#### General

Ownership Interest	100% GPT
Developed (by GPT)	June 2015

#### Property Details

	16–34 Templar Road (Goodman Fielder)	36–52 Templar Road (Rand)	54–70 Templar Road (Coles RRM)	67–75 Templar Road (Target)	29–55 Lockwood Road (TNT Express)
GLA	15,200 sqm	24,500 sqm	21,000 sqm	12,700 sqm	32,200 sqm
Site Area	39,700 sqm	62,200 sqm	43,300 sqm	22,900 sqm	75,000 sqm
Actual	100.0%	100.0%	100.0%	100.0%	100.0%
Including Signed Leases	100.0%	100.0%	100.0%	100.0%	100.0%
Including Heads of Agreement	100.0%	100.0%	100.0%	100.0%	100.0%
WALE (by income)	10.5 years	16.1 years	16.5 years	3.1 years	11.0 years

#### Current Valuation

Fair Value	\$65.0m	\$107.0m	\$152.0m	\$26.0m	\$104.5m
Capitalisation Rate	5.25%	5.25%	5.50%	5.75%	5.25%
Valuation Type	Independent	Independent	Independent	Independent	Independent
Income (12 months)	\$3.8m	\$5.9m	\$10.6m	\$1.9m	\$5.7m



## 407 Pembroke Road, Minto, NSW

GPT

The property is located within easy access to major road networks (M5 and M7 motorways) and has the benefit of access to a railway siding from the Main Southern Railway. Current improvements comprise 18,400 sqm of modern office, warehouse and cold storage.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value	\$30.5m
Co-Owner	Austrak (50%)	Capitalisation Rate	6.25%
Acquired (by GPT)	October 2008	Valuation Type	Independent
		Income (12 months)	\$2.6m
Property Details			
GLA	18,400 sqm		
Site Area	46,100 sqm		
Actual	100.0%		
Including Signed Leases	100.0%		
Including Heads of Agreement	100.0%		
WALE (by income)	5.9 years		



## 4 Holker Street, Newington, NSW

GPT

4 Holker Street, Newington comprises a modern, hi-tech data centre built in 2002. The property is well located close to major transport routes, approximately one kilometre north of the M4 Motorway, and in close proximity to Newington Shopping Centre and Sydney Olympic Park.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$35.5m
Acquired (by GPT)	March 2006	Capitalisation Rate	6.25%
		Valuation Type	Independent
		Income (12 months)	\$2.2m
Property Details			
GLA	7,400 sqm		
Site Area	6,800 sqm		
Actual	100.0%		
Including Signed Leases	100.0%		
Including Heads of Agreement	100.0%		
WALE (by income)	7.7 years		



## 83 Derby Street, Silverwater, NSW

GPT

A well located property comprising a freestanding warehouse, with associated office space. The warehouse is separated into three units, however is currently being leased in one line to a single tenant. The improvements were completed between 2001 and 2003, and the site now features 142 car spaces.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$40.0m
Acquired (by GPT)	August 2012	Capitalisation Rate	5.50%
		Valuation Type	Independent
		Income (12 months)	\$2.3m

### Property Details

GLA	17,000 sqm
Site Area	31,900 sqm
Actual	100.0%
Including Signed Leases	100.0%
Including Heads of Agreement	100.0%
WALE (by income)	7.0 years



## Sydney Olympic Park Town Centre, NSW

GPT

The Sydney Olympic Park Town Centre consists of five neighbouring GPT assets that form a five hectare consolidated holding. The Town Centre provides GPT with a potential mixed-use development site.

### Key Metrics as at 31 December 2018

#### General

Ownership Interest	100% GPT
Acquired (by GPT)	2013 / 2005 / 2004 / 2010 / 2004

#### Property Details

	3 Figtree Drive	5 Figtree Drive	7 Figtree Drive	6 Herb Elliott Avenue	8 Herb Elliott Avenue
GLA	6,800 sqm	8,800 sqm	3,500 sqm	4,100 sqm	3,300 sqm
Site Area	12,900 sqm	12,900 sqm	9,600 sqm	8,400 sqm	9,100 sqm
Actual	100.0%	100.0%	100.0%	100.0%	100.0%
Including Signed Leases	100.0%	100.0%	100.0%	100.0%	100.0%
Including Heads of Agreement	100.0%	100.0%	100.0%	100.0%	100.0%
WALE (by income)	1.0 years	4.9 years	0.7 years	3.1 years	5.1 years

#### Current Valuation

Fair Value	\$28.5m	\$31.0m	\$29.8m	\$15.5m	\$16.7m
Capitalisation Rate	N/A	7.00%	N/A	N/A	N/A
Valuation Type	Independent	Independent	Independent	Independent	Independent
Income (12 months)	\$2.1m	\$2.3m	\$0.3m	\$0.1m	\$0.8m



## Quad 1 & Quad 4, Sydney Olympic Park, NSW

GPT

Quad 1 and Quad 4 form part of an integrated office precinct located at Sydney Olympic Park, close to significant infrastructure and public recreational amenities. Set within a fully landscaped environment the business park is an outstanding example of progressive, environmentally responsible and innovative design.

The Quad 1 building has achieved 5.0 Star NABERS Energy and 5.5 Star NABERS Water rating.

### Key Metrics as at 31 December 2018

#### General

Ownership Interest	100% GPT
Acquired (by GPT)	Completed 2001 / 2007

#### Property Details

	Quad 1	Quad 4
NLA	4,700 sqm	8,100 sqm
Site Area	9,400 sqm	8,000 sqm
Actual	100.0%	100.0%
Including Signed Leases	100.0%	100.0%
Including Heads of Agreement	100.0%	100.0%
WALE (by income)	3.1 years	11.2 years

#### Current Valuation

	Quad 1	Quad 4
Fair Value	\$28.0m	\$58.0m
Capitalisation Rate	6.50%	5.75%
Valuation Type	Independent	Independent
Income (12 months)	\$2.0m	\$3.4m



## 372–374 Victoria Street, Wetherill Park, NSW

GPT

The property comprises a high bay warehouse and associated offices. Wetherill Park is a traditional industrial area popular with transport, storage and distribution users. Victoria Street provides direct access to the Cumberland Highway, and proximity to the M4 and M7 motorways.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$26.5m
Acquired (by GPT)	July 2006	Capitalisation Rate	6.50%
		Valuation Type	Independent
		Income (12 months)	\$2.0m
Property Details			
GLA	20,500 sqm		
Site Area	41,700 sqm		
Actual	100.0%		
Including Signed Leases	100.0%		
Including Heads of Agreement	100.0%		
WALE (by income)	1.1 years		



## 38 Pine Road, Yennora, NSW

GPT

38 Pine Road Yennora is located within the established industrial precinct in Western Sydney. The property, comprising two separate warehouses, is well positioned to nearby transport connections including the Cumberland and Hume Highways, the M4 and M5 motorways and is opposite the Yennora Intermodal Terminal.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$61.0m
Acquired (by GPT)	November 2013	Capitalisation Rate	6.13%
		Valuation Type	Independent
		Income (12 months)	\$3.9m

### Property Details

GLA	33,200 sqm
Site Area	73,900 sqm
Actual	100.0%
Including Signed Leases	100.0%
Including Heads of Agreement	100.0%
WALE (by income)	1.2 years



## 18-24 Abbott Road, Seven Hills, NSW

GPT

This modern warehouse facility was developed by GPT and completed in April 2017. The asset is well located, being less than one kilometre from the M2/M7 motorway.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$39.3m
Developed (by GPT)	April 2017	Capitalisation Rate	5.50%
		Valuation Type	Independent
		Income (12 months)	\$2.2m

### Property Details

GLA	18,100 sqm
Site Area	40,500 sqm
Actual	100.0%
Including Signed Leases	100.0%
Including Heads of Agreement	100.0%
WALE (by income)	5.7 years



## 1A Huntingwood Drive, Huntingwood, NSW

GPT

The property is located on the corner of Huntingwood Drive and Great Western Highway. Acquired by GPT as a vacant possession site in 2016, the facility has been upgraded, including significant internal refurbishment, to allow for more adaptive warehouse use. The asset is fully leased to IVE Group.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$46.0m
Acquired (by GPT)	November 2016	Capitalisation Rate	5.25%
		Valuation Type	Independent
		Income (12 months)	\$2.4m

### Property Details

GLA	21,000 sqm
Site Area	38,700 sqm
Actual	100.0%
Including Signed Leases	100.0%
Including Heads of Agreement	100.0%
WALE (by income)	8.6 years



## 1B Huntingwood Drive, Huntingwood, NSW

GPT

The property is located on the corner of Huntingwood Drive and Great Western Highway. Acquired by GPT as a vacant possession site in August 2016, the surplus land component of the site was developed into a standalone 11,300sqm facility. The development reached practical completion in August 2018, fully leased to a third party logistics operator.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$25.5m
Developed (by GPT)	August 2018	Capitalisation Rate	5.50%
		Valuation Type	Independent
		Income (12 months)	\$0.6m

### Property Details

GLA	11,300 sqm
Site Area	31,100 sqm
Actual	100.0%
Including Signed Leases	100.0%
Including Heads of Agreement	100.0%
WALE (by income)	4.7 years



## 54 Eastern Creek Drive, Eastern Creek, NSW

GPT

The property is located 1.2 kilometres from the M7 Interchange and 2.0 kilometres from the M4 Interchange. GPT acquired the 5.1 hectare site in 2016 and completed the development of a 25,4000 square metre distribution centre in October 2017, fully leased to a third party logistics provider.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$51.8m
Developed (by GPT)	October 2017	Capitalisation Rate	5.50%
		Valuation Type	Independent
		Income (12 months)	\$2.6m

### Property Details

GLA	25,400 sqm
Site Area	51,100 sqm
Actual	100.0%
Including Signed Leases	100.0%
Including Heads of Agreement	100.0%
WALE (by income)	4.1 years



## Citiwest Industrial Estate, Altona North, VIC

GPT

The estate comprises a complex of six high clearance warehouse distribution centres, 15 kilometres south west of the Melbourne CBD. The estate is bounded by Dohertys Road to the north, Grieve Parade to the east and Pinnacle Road to the south. Access to the Westgate Freeway and the Western Ring Road are available from Grieve Parade.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$90.0m
Acquired (by GPT)	August 1994	Capitalisation Rate	6.29%
		Valuation Type	Independent
		Income (12 months)	\$6.2m

Property Details	
GLA	90,100 sqm
Site Area	201,800 sqm
Actual	100.0%
Including Signed Leases	100.0%
Including Heads of Agreement	100.0%
WALE (by income)	3.4 years



## Citiport Business Park, Port Melbourne, VIC

GPT

Citiport Business Park is a well located office and warehouse estate comprising a low-rise office building and 10 warehouse office units with adjoining showrooms. The property is located in the Port Melbourne precinct and features a good level of underground and on-grade parking.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$82.5m
Acquired (by GPT)	March 2012	Capitalisation Rate	6.25%
		Valuation Type	Independent
		Income (12 months)	\$5.5m

Property Details	
GLA	27,000 sqm
Site Area	25,500 sqm
Actual	89.1%
Including Signed Leases	89.1%
Including Heads of Agreement	89.1%
WALE (by income)	2.6 years



## Austrak Business Park, Somerton, VIC

GPT

Austrak Business Park comprises approximately 99 hectares of industrial zoned land, located 20 kilometres north of the Melbourne CBD. The property includes an intermodal rail terminal.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value	\$182.4m
Co-Owner	Austrak (50%)	Capitalisation Rate	5.85%
Acquired (by GPT)	October 2003	Valuation Type	Independent
		Income (12 months)	\$11.7m

### Property Details

GLA	209,900 sqm
Site Area	661,000 sqm
Actual	100.0%
Including Signed Leases	100.0%
Including Heads of Agreement	100.0%
WALE (by income)	5.8 years



## Sunshine Business Estate, Sunshine, VIC

GPT

Located in the suburb of Sunshine, in Melbourne's west, the estate comprises four properties, fully leased to the listed print and communications operator, IVE Group.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$78.0m
Acquired (by GPT)	January 2018	Capitalisation Rate	5.75%
		Valuation Type	Independent
		Income (12 months)	\$4.3m
Property Details			
GLA	52,800 sqm		
Site Area	88,700 sqm		
Actual	100.0%		
Including Signed Leases	100.0%		
Including Heads of Agreement	100.0%		
WALE (by income)	7.9 years		



## 396 Mount Derrimut Road, Derrimut, VIC

GPT

The property is located in the established industrial suburb of Derrimut in Melbourne's West and is fully leased to construction supplier, Mesh and Bar. The property was purpose built in 2013 for the sitting tenant, with further works completed in 2017. Improvements include 20 on grade roller shutters and full drive around access.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$12.4m
Acquired (by GPT)	November 2018	Capitalisation Rate	6.50%
		Valuation Type	Independent
		Income (12 months)	\$0.1m

### Property Details

GLA	10,700 sqm
Site Area	18,700 sqm
Actual	100.0%
Including Signed Leases	100.0%
Including Heads of Agreement	100.0%
WALE (by income)	3.0 years



## 399 Boundary Road, Truganina, VIC

GPT

The property is located in the established industrial suburb of Truganina in Melbourne's West and is fully leased to semi trailer manufacturer, Krueger Transport. The property was purpose built in 2014 for the sitting tenant and includes 18 on grade roller shutter doors and full drive around access.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$15.6m
Acquired (by GPT)	December 2018	Capitalisation Rate	5.75%
		Valuation Type	Independent
		Income (12 months)	\$0m
Property Details			
GLA	11,000 sqm		
Site Area	24,400 sqm		
Actual	100.0%		
Including Signed Leases	100.0%		
Including Heads of Agreement	100.0%		
WALE (by income)	10.1 years		



## 16–28 Quarry Road, Yatala, QLD

GPT

The property comprises two standalone warehouses, each providing approximately 20,400 sqm of clear span internal space and are strategically located in the Yatala Enterprise Area, approximately 40 kilometres south of the Brisbane CBD and approximately 40 kilometres north of the Gold Coast CBD.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$44.8m
Acquired (by GPT)	November 2013	Capitalisation Rate	7.25%
		Valuation Type	Independent
		Income (12 months)	\$2.1m

### Property Details

GLA	40,800 sqm
Site Area	81,500 sqm
Actual	55.1%
Including Signed Leases	55.1%
Including Heads of Agreement	55.1%
WALE (by income)	1.2 years



## 59 Forest Way, Karawatha, QLD

GPT

59 Forest Way is a new, state-of-the-art logistics facility located at Karawatha which is approximately 22 kilometres south of Brisbane's CBD. The 44,000 sqm of warehouse and office was custom-built for Toll Group on a 13.4 hectare site. The property is situated in the Logan Motorway precinct of South East Queensland which is now established as a prime location for large scale logistics facilities.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$114.0m
Acquired (by GPT)	Completed April 2014	Capitalisation Rate	5.75%
		Valuation Type	Independent
		Income (12 months)	\$7.3m
Property Details			
GLA	44,000 sqm		
Site Area	134,300 sqm		
Actual	100.0%		
Including Signed Leases	100.0%		
Including Heads of Agreement	100.0%		
WALE (by income)	10.2 years		



## 55 Whitelaw Place, Wacol, QLD

GPT

55 Whitelaw Place was the first facility to be constructed at the 60 hectare Metroplex site located in Wacol, QLD. The asset includes 5,600 square metres of warehouse accommodation along with over 12,000 square metres of hardstand, reflecting purpose built specifications for pre-lease tenant, Loscam Australia.

### Key Metrics as at 31 December 2018

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$16.5m
Developed (by GPT)	August 2018	Capitalisation Rate	5.75%
		Valuation Type	Independent
		Income (12 months)	\$0.9m
Property Details			
GLA	5,600 sqm		
Site Area	20,900 sqm		
Actual	100.0%		
Including Signed Leases	100.0%		
Including Heads of Agreement	100.0%		
WALE (by income)	13.4 years		