



2019 Interim Result

Property
Compendium

GPT
The GPT Group

Contents

Retail Portfolio

3

GWSCF Portfolio

18

Office Portfolio

35

GWOF Portfolio

54

Logistics Portfolio

87



Retail Portfolio

Interim Result 2019

GPT

The GPT Group



Casuarina Square

Northern Territory





Casuarina Square, Northern Territory

GPT

Casuarina Square is the dominant 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 incorporates 200 tenancies including two discount department stores, two supermarkets, cinema and entertainment offer. The centre is also complemented by a 303 bed student accommodation facility operated by Unilodge.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value ¹	\$258.3m
Co-Owner	50% GWSCF	Capitalisation Rate ²	5.75%
Acquired (by GPT)	October 1973	Valuation Type	Independent
Asset Type	Regional Centre	Income (6 months)	\$8.5m
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	\$7,385	\$9,815
Car Parking Spaces	2,400	Occupancy Costs	11.5%	18.1%
Retail Occupancy	98.8%	Annual Centre Turnover	\$360.3m	

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

Sustainability

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

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.

1. Includes retail and student accommodation.
2. Retail component only.



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 incorporates 287 tenancies including a Myer department store, two discount department stores, three supermarkets and a Reading Cinema complex. In addition, the centre includes international retailers H&M, Sephora and Apple.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$988.0m
Acquired (by GPT)	December 1977	Capitalisation Rate	5.25%
Asset Type	Super Regional Centre	Valuation Type	Independent
Construction	Completed 1979	Income (6 months)	\$26.4m
Latest Refurbishment/Development	2016 (International Mini-Major Remix)		

Centre Details		Sales Information	
Total GLA	94,800 sqm		
Number of Tenancies	287	Sales Turnover per Square Metre	Total Centre: \$6,862 Specialties: \$11,868
Car Parking Spaces	3,450	Occupancy Costs	10.8%
Retail Occupancy	99.5%	Annual Centre Turnover	15.5%
			\$572.5m

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

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



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 468 tenancies including western Melbourne's only David Jones, Myer department store, three discount department stores, Woolworths supermarket in addition to a Hoyts cinema and entertainment offer. The centre also includes 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 30 June 2019

General		Current Valuation	
Ownership Interest	16.67% GPT	Fair Value	\$428.3m
Co-Owner	83.33% GWSCF	Capitalisation Rate	4.13%
Acquired (by GPT)	August 2009	Valuation Type	Independent
Asset Type	Super Regional Centre	Income (6 months)	\$9.0m
Construction	Completed 1975		
Latest Refurbishment/Development	2015 (Entertainment and Dining Precinct)		

Centre Details		Sales Information		
Total GLA	152,500 sqm			
Number of Tenancies	468			
Car Parking Spaces	7,341			
Retail Occupancy	98.9%			
		Total Centre	Specialties	
		Sales Turnover per Square Metre	\$7,342	\$11,388
		Occupancy Costs	13.1%	19.0%
		Annual Centre Turnover	\$1,029.5m	

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

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



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 301 tenancies, 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 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value ¹	\$1,541.2m
Acquired (by GPT)	May 1999	Capitalisation Rate ²	4.50%
Asset Type	City Centre	Valuation Type	Internal
Construction	Completed 1991	Income (6 months)	\$38.9m
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 \$11,509
Car Parking Spaces	879	Occupancy Costs	Specialties \$13,607
Retail Occupancy	99.9%	Annual Centre Turnover	14.3% \$574.5m
			18.4%

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

Sustainability

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.

1. Includes retail and car park.
2. Retail only.



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 centre with the latest shopping, dining and lifestyle choices.

The centre incorporates 254 tenancies including two discount department stores, two supermarkets and a cinema/entertainment precinct.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$642.3m
Acquired (by GPT)	Stage 1: September 2007 Stage 2: March 2008	Capitalisation Rate	5.50%
Asset Type	Regional Centre	Valuation Type	Internal
Construction	Completed 2008	Income (6 months)	\$19.3m
Centre Details		Sales Information	
Total GLA	69,800 sqm	Sales Turnover per Square Metre	Total Centre \$7,488
Number of Tenancies	254	Occupancy Costs	9.5%
Car Parking Spaces	2,767	Annual Centre Turnover	\$462.7m
Retail Occupancy	100.0%		Specialties \$9,687 14.0%
Key Tenants			
		Area (sqm)	
	Big W	8,560	
	Target	6,820	
	Reading Cinemas	5,780	
	Woolworths	4,610	
	Coles	4,120	

Sustainability

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



Sunshine Plaza

Queensland



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 incorporates 307 tenancies including 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 30 June 2019

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value	\$733.0m
Co-Owner	50% Scentre Group	Capitalisation Rate	4.75%
Acquired (by GPT)	June 1971	Valuation Type	Independent
Asset Type	Super Regional Centre	Income (6 months)	\$17.6m
Construction	Completed 1971		
Latest Refurbishment/Development	2005 (Major Redevelopment)		

Centre Details		Sales Information		
Total GLA	91,600 sqm		Total Centre	Specialties
Number of Tenancies	307	Sales Turnover per Square Metre	\$7,980	\$12,294
Car Parking Spaces	3,521	Occupancy Costs	12.0%	18.3%
Retail Occupancy	99.5%	Annual Centre Turnover	\$656.0m	

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

Sustainability

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



Casuarina Square

Northern Territory





Casuarina Square, Northern Territory

GWSCF PORTFOLIO

Casuarina Square is the dominant 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 incorporates 200 tenancies including two discount department stores, two supermarkets, cinema and entertainment offer. The centre is also complemented by a 303 bed student accommodation facility operated by Unilodge.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	50% GWSCF	Fair Value ¹	\$258.3m
Co-Owner	50% GPT	Capitalisation Rate ²	5.75%
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		Total Centre	Specialties
Number of Tenancies	200	Sales Turnover per Square Metre	\$7,385	\$9,815
Car Parking Spaces	2,400	Occupancy Costs	11.5%	18.1%
Retail Occupancy	98.8%	Annual Centre Turnover	\$360.3m	

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

Sustainability

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

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.

1. Includes retail and student accommodation.
2. Retail component only.



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 117 tenancies including two discount department stores, three supermarkets and an eight-screen Reading Cinema. The centre provides an excellent convenience offer in the north-eastern region of Melbourne.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GWSCF	Fair Value	\$313.9m
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	\$8,864
Car Parking Spaces	2,045	Occupancy Costs	7.3%
Retail Occupancy	99.9%	Annual Centre Turnover	\$304.9m

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

Sustainability

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



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 468 tenancies including western Melbourne's only David Jones, Myer department store, three discount department stores, Woolworths supermarket in addition to a Hoyts cinema and entertainment offer. The centre also includes 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 30 June 2019

General		Current Valuation	
Ownership Interest	83.33% GWSCF	Fair Value	\$2,141.7m
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	Sales Turnover per Square Metre	Total Centre: \$7,342 Specialties: \$11,388
Number of Tenancies	468	Occupancy Costs	13.1% (Total Centre), 19.0% (Specialties)
Car Parking Spaces	7,341	Annual Centre Turnover	\$1,029.5m
Retail Occupancy	98.9%		

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

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



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 incorporates 296 tenancies, including a Myer department store, two discount department stores, three supermarkets, several international retailers including H&M, Uniqlo and Sephora, and a cinema entertainment offer. The trade area is supported by above average household income levels, and 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 30 June 2019

General		Current Valuation	
Ownership Interest	50% GWSCF	Fair Value	\$504.3m
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	\$6,015	\$8,985
Car Parking Spaces	4,640	Occupancy Costs	12.1%	18.2%
Retail Occupancy	99.1%	Annual Centre Turnover	\$542.0m	

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

Sustainability

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



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 30 June 2019

General		Current Valuation	
Ownership Interest	100% GWSCF	Fair Value	\$151.7m
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: \$14,821 Specialties: \$11,431
Car Parking Spaces	360	Occupancy Costs	6.5%
Retail Occupancy	99.4%	Annual Centre Turnover	\$129.4m

Key Tenants	
	Area (sqm)
Coles	3,770

Sustainability

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



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 127 tenancies including two discount department stores and two supermarkets as well as a strong convenience and service offering.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GWSCF	Fair Value	\$274.2m
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	Sales Turnover per Square Metre	Total Centre: \$8,120 Specialties: \$9,994
Number of Tenancies	127	Occupancy Costs	7.7%
Car Parking Spaces	2,648	Annual Centre Turnover	\$276.8m
Retail Occupancy	99.9%		

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

Sustainability

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



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 208 tenancies including a David Jones department store, Coles supermarket, Target discount department store, H&M and over 2,100 car spaces.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GWSCF	Fair Value ¹	\$490.8m
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 ²	
Total GLA	54,900 sqm	Total Centre	Specialties
Number of Tenancies	208	Sales Turnover per Square Metre	\$7,186
Car Parking Spaces	2,104	Occupancy Costs	10.8%
Retail Occupancy ²	N/A	Annual Centre Turnover	\$321.6m

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

Sustainability

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.

1. Includes ancillary properties.
2. Development impacted.



A modern office interior with a high ceiling, exposed ductwork, and a grid of lights. In the foreground, a woman with long dark hair and glasses is sitting at a wooden table, reading a book. In the background, another person is sitting on a high stool at a table, and a person is sitting on an office chair. The office has a clean, industrial aesthetic with wood paneling and large windows.

Office Portfolio

Interim Result 2019

GPT

The GPT Group



Australia Square

264 George Street, Sydney



Australia Square, 264 George Street, Sydney

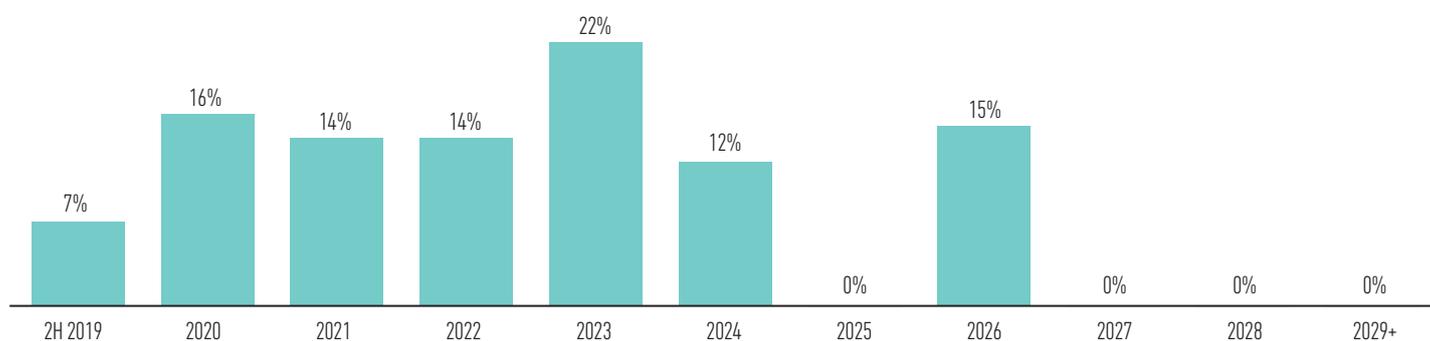
GPT

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.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value	\$575.5m
Co-Owner	50% Dexus	Capitalisation Rate	4.92%
Acquired (by GPT)	September 1981	Valuation Type	Independent
Asset Quality	A-Grade	Income (6 months)	\$12.8m
Construction/Refurbishment	Completed 1967/Refurbished 2004		
Property Details		Office Occupancy	
Office	51,600 sqm	Actual	93.7%
Retail	1,700 sqm	Including Signed Leases	94.1%
Car Parking Spaces	376	Including Heads of Agreement	94.5%
Typical Floor Plate	1,030 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	83		Area (sqm)
WALE (by income)	3.4 years	HWL Ebsworth	7,230
		Nine	4,130

Lease Expiry Profile (by Income)



Sustainability

The Tower at Australia Square has achieved a 5.0 star NABERS Energy rating (including Green Power) and a 4.0 star NABERS Water rating, with the Plaza achieving a 5.5 star NABERS Energy rating and a 4.0 star NABERS Water rating.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



2 Park Street

Sydney



2 Park Street, Sydney

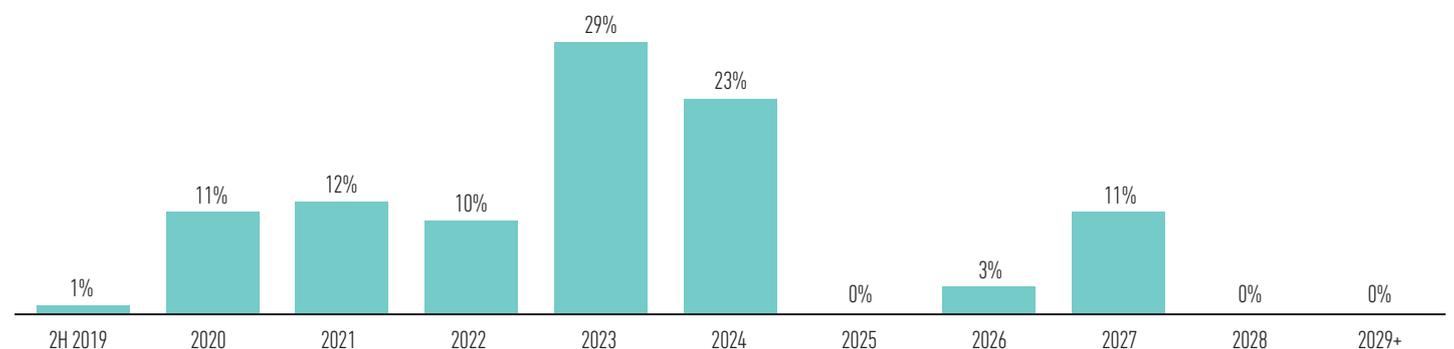
GPT

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.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value	\$764.9m
Co-Owner	50% Charter Hall Office Trust	Capitalisation Rate	4.88%
Acquired (by GPT)	December 2001	Valuation Type	Internal
Asset Quality	Premium Grade	Income (6 months)	\$18.8m
Construction/Refurbishment	Completed 2000		
Property Details		Office Occupancy	
Office	73,300 sqm	Actual	95.9%
Retail	500 sqm	Including Signed Leases	98.4%
Car Parking Spaces	270	Including Heads of Agreement	98.8%
Typical Floor Plate	1,770 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	31		Area (sqm)
WALE (by income)	4.3 years	Amazon Web Services	20,130
		Citibank	13,280

Lease Expiry Profile (by Income)



Sustainability

2 Park Street has achieved a 5.0 star NABERS Energy rating (including Green Power) and a 4.0 star NABERS Water rating. 2 Park Street has been awarded a 6 star Green Star – Performance rating by the Green Building Council of Australia.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



Governor Phillip & Governor Macquarie Towers

1 Farrer Place, Sydney



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

GPT

Governor Phillip Tower and Governor Macquarie Tower collectively make up the One Farrer Place complex located in Sydney's financial core.

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 parking for over 650 cars.

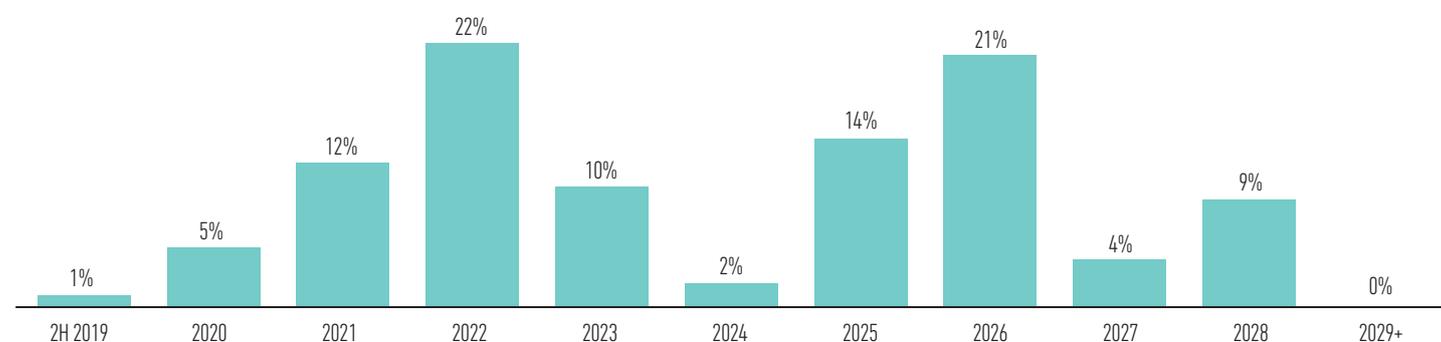
Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	25% GPT	Fair Value	\$572.3m
Co-Owners	50% Dexus, 25% APPF Commercial	Capitalisation Rate	4.63%
Acquired (by GPT)	December 2003	Valuation Type	Independent
Asset Quality	Premium Grade	Income (6 months)	\$13.6m
Construction/Refurbishment	Completed 1993/1994		

Property Details		Office Occupancy	
Office	84,400 sqm	Actual	98.9%
Retail	300 sqm	Including Signed Leases	98.9%
Car Parking Spaces	654	Including Heads of Agreement	100.0%
Typical Floor Plate	GPT: 1,450 GMT: 1,240		

Office Tenant Details		Key Tenants	
Number of Office Tenants	104		Area (sqm)
WALE (by income)	5.0 years	King & Wood Mallesons	11,020
		Minter Ellison	10,980

Lease Expiry Profile (by Income)



Sustainability

Governor Phillip and Governor Macquarie Towers have both achieved a 5.0 star NABERS Energy rating (including Green Power) and a 3.5 star NABERS Water rating.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



Darling Park 1 & 2 and Cockle Bay Wharf

201 Sussex Street, Sydney





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

GPT

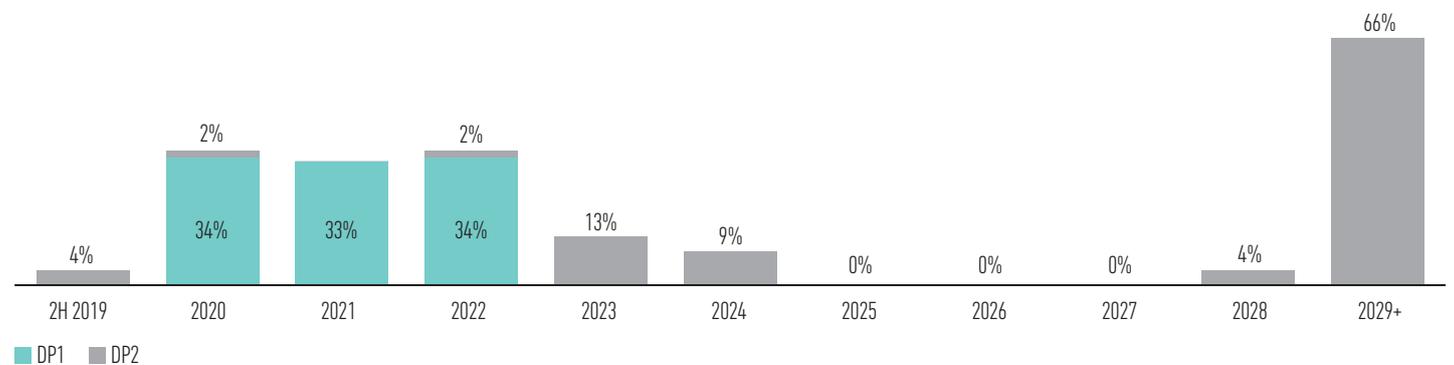
Darling Park 1 & 2 form part of the landmark Darling Park complex located in Sydney's popular Darling Harbour precinct. The asset comprises two Premium Grade office buildings and a retail and entertainment complex, known as Cockle Bay Wharf.

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.

Key Metrics as at 30 June 2019

General		Current Valuation ¹	
Ownership Interest ¹	25% GPT	Fair Value	\$531.3 m
Co-Owners ¹	50% GWOF, 25% AWOF	Capitalisation Rate	DP1: 5.00% DP2: 5.00%
Acquired (by GPT) ¹	August 2019	Valuation Type	Independent
Asset Quality	Premium Grade		
Construction/Refurbishment	Tower 1: Completed 1994 Tower 2: Completed 1999/Refurbished 2018		
Property Details		Office Occupancy	
Office	101,900 sqm	Actual	DP1: 100% DP2: 95.7%
Retail	9,800 sqm	Including Signed Leases	DP1: 100% DP2: 99.4%
Car Parking Spaces	670	Including Heads of Agreement	DP1: 100% DP2: 99.4%
Typical Floor Plate	1,900 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	12		Area (sqm)
WALE (by income)	DP1: 2.5 years DP2: 9.0 years	CBA	52,200
		IAG	30,670

Lease Expiry Profile (by Income)

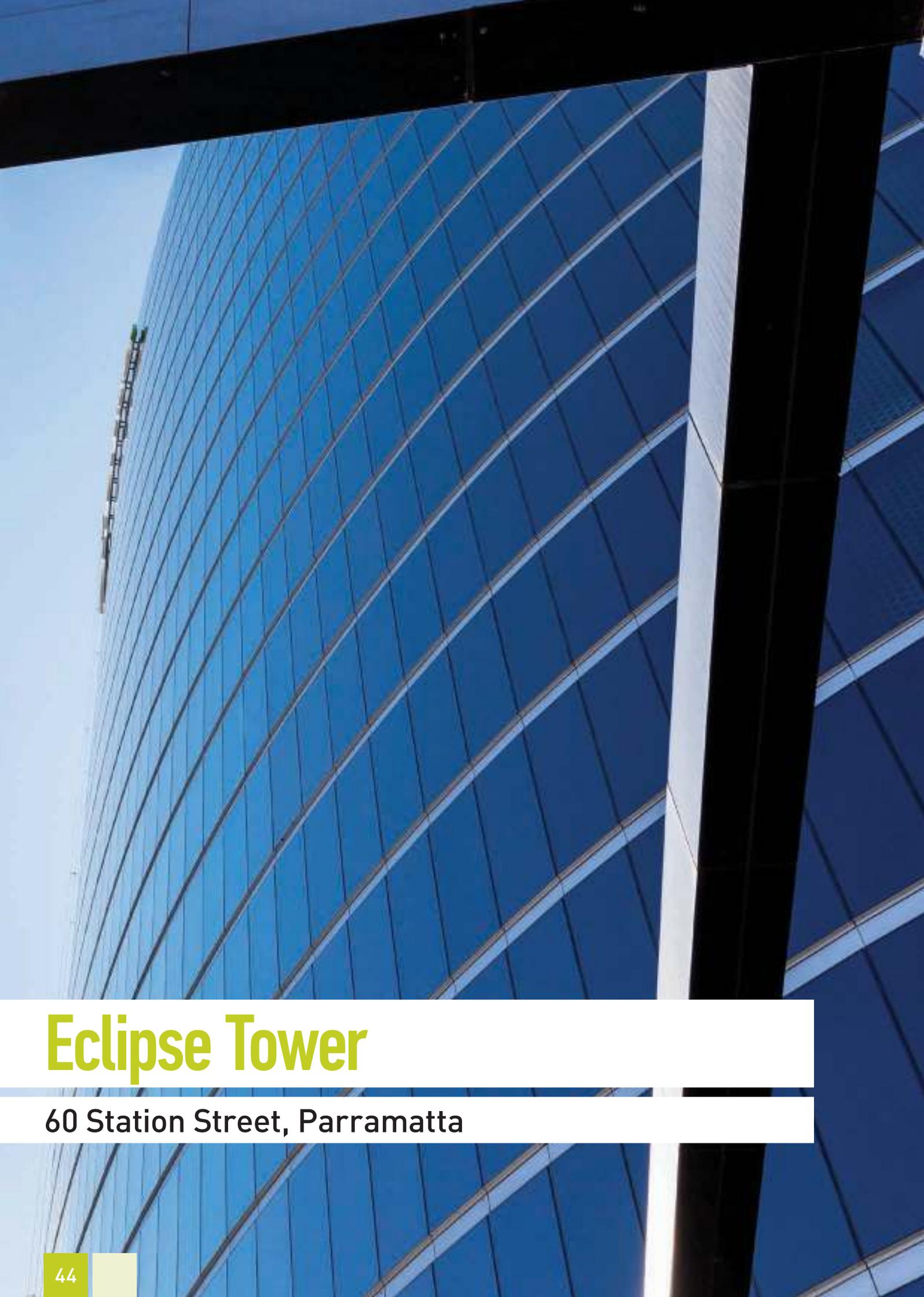


Sustainability

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.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.

1. Reflects GPT Transaction, settled post 30 June 2019.



Eclipse Tower

60 Station Street, Parramatta



Eclipse Tower, 60 Station Street, Parramatta

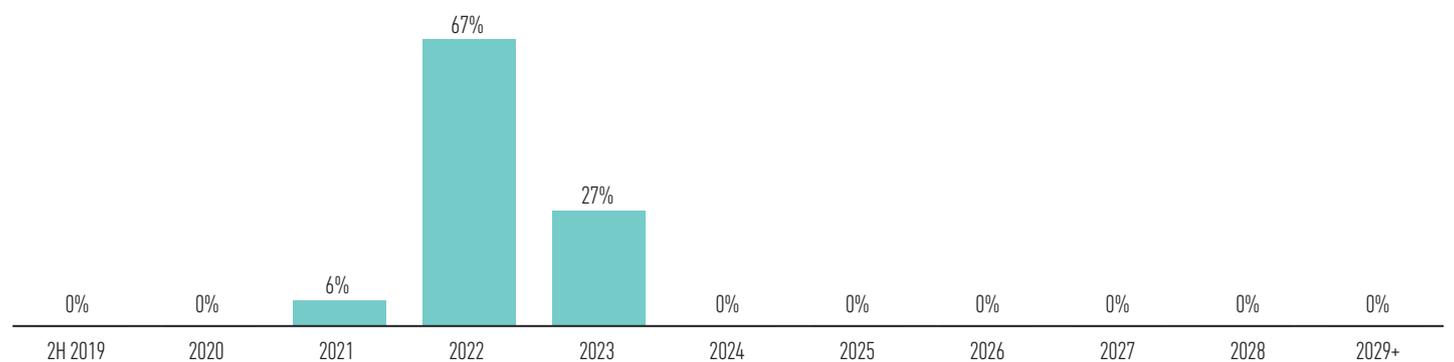
GPT

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 modern 19 level office building is situated in close proximity to Parramatta Square, Parramatta train station and bus interchange and Westfield Parramatta.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$278.1m
Acquired (by GPT)	September 2018	Capitalisation Rate	5.25%
Asset Quality	A-Grade	Valuation Type	Internal
Construction/Refurbishment	2012	Income (6 months)	\$7.5m
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)	3.3 years	QBE	11,910
		Deloitte	5,290

Lease Expiry Profile (by Income)



Sustainability

The property has achieved a 5.0 star NABERS Energy rating and a 4.0 star NABERS Water rating.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



4 Murray Rose Avenue

Sydney Olympic Park

4 Murray Rose Avenue, Sydney Olympic Park

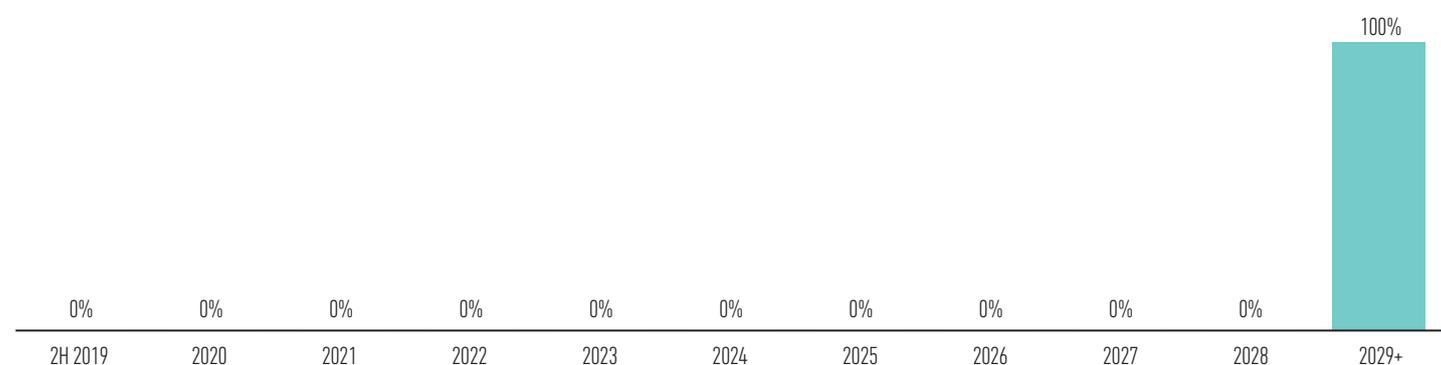
GPT

4 Murray Rose Avenue is an A-Grade office building comprising 15,800 sqm of accommodation over six levels. The building is located in Sydney Olympic Park and was developed by GPT in 2018.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$128.2m
Construction/Refurbishment	Completed 2018	Capitalisation Rate	5.50%
Asset Quality	A-Grade	Valuation Type	Internal
Construction/Refurbishment	2018	Income (6 months)	\$2.0m
Property Details		Office Occupancy	
Office	15,700 sqm	Actual	64.7%
Retail	100 sqm	Including Signed Leases	80.9%
Car Parking Spaces	232	Including Heads of Agreement	80.9%
Typical Floor Plate	3,010 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	2		Area (sqm)
WALE (by income)	10.9 years	NSW Rural Fire Service	9,290
		Toyota	2,530

Lease Expiry Profile (by Income)



Sustainability

The building has achieved a 5 star Green Star – Design rating, and is designed to achieve a 5.0 star NABERS rating.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



Melbourne Central Tower

360 Elizabeth Street, Melbourne



Melbourne Central Tower, 360 Elizabeth Street, Melbourne

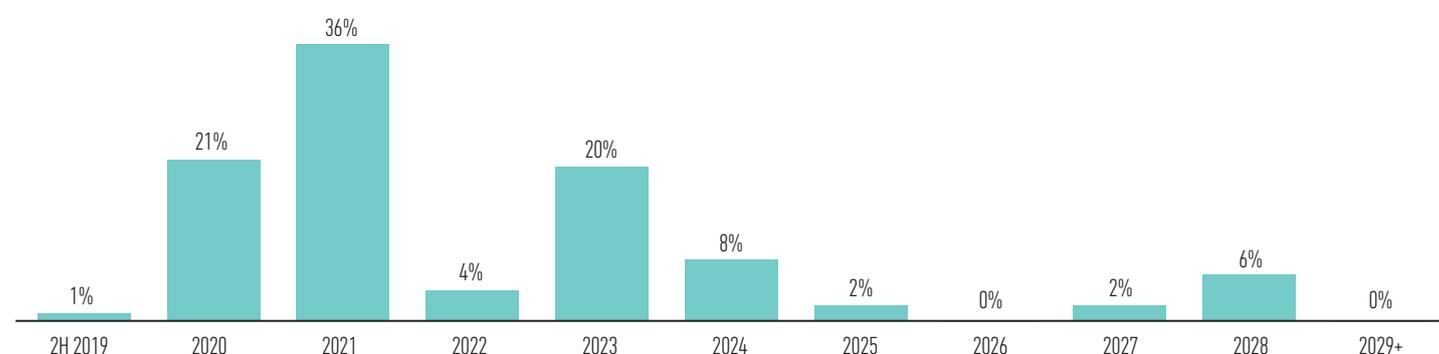
GPT

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.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$640.7m
Acquired (by GPT)	May 1999	Capitalisation Rate	5.00%
Asset Quality	Premium Grade	Valuation Type	Independent
Construction/Refurbishment	Completed 1991	Income (6 months)	\$18.3m
Property Details		Office Occupancy	
Office	65,500 sqm	Actual	95.8%
Retail	N/A	Including Signed Leases	98.1%
Car Parking Spaces	N/A	Including Heads of Agreement	98.1%
Typical Floor Plate	1,480 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	38		Area (sqm)
WALE (by income)	2.9 years	NBN Co	14,310
		Members Equity Bank	13,970

Lease Expiry Profile (by Income)



Sustainability

The building has a 5.0 star NABERS Energy rating (including Green Power) and a 3.0 star NABERS Water rating.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



181 William & 550 Bourke Streets

Melbourne



181 William & 550 Bourke Streets, Melbourne

GPT

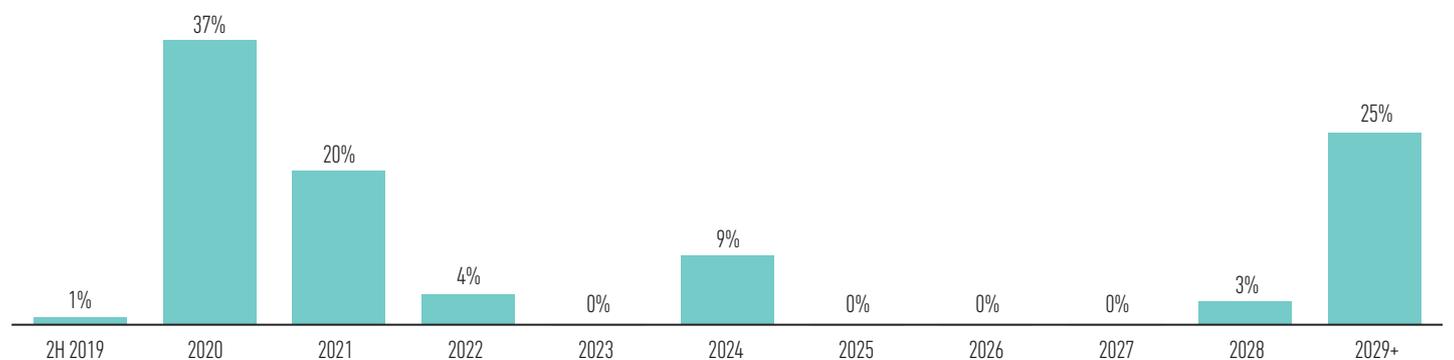
181 William Street and 550 Bourke Street collectively make up the CBW complex, located in the core of Melbourne's CBD.

The complex comprises 181 William Street, a 26 level office tower; 550 Bourke Street, a 19 level office tower and Goldsbrough Lane, a retail precinct comprising an undercover retail plaza and laneway which provides pedestrian access between the two office towers.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value	\$395.5m
Co-Owner	50% GWOF	Capitalisation Rate	5.00%
Acquired (by GPT)	October 2014	Valuation Type	Independent
Asset Quality	A-Grade	Income (6 months)	\$10.7m
Construction/Refurbishment	Completed 2009		
Property Details		Office Occupancy	
Office	76,200 sqm	Actual	97.5%
Retail	5,300 sqm	Including Signed Leases	97.5%
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)	4.4 years	IAG	24,750
		Deloitte	23,080

Lease Expiry Profile (by Income)



Sustainability

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

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



One One One Eagle Street

Brisbane



One One One Eagle Street, Brisbane

GPT

One One One Eagle Street is a Premium Grade, 64,200 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.

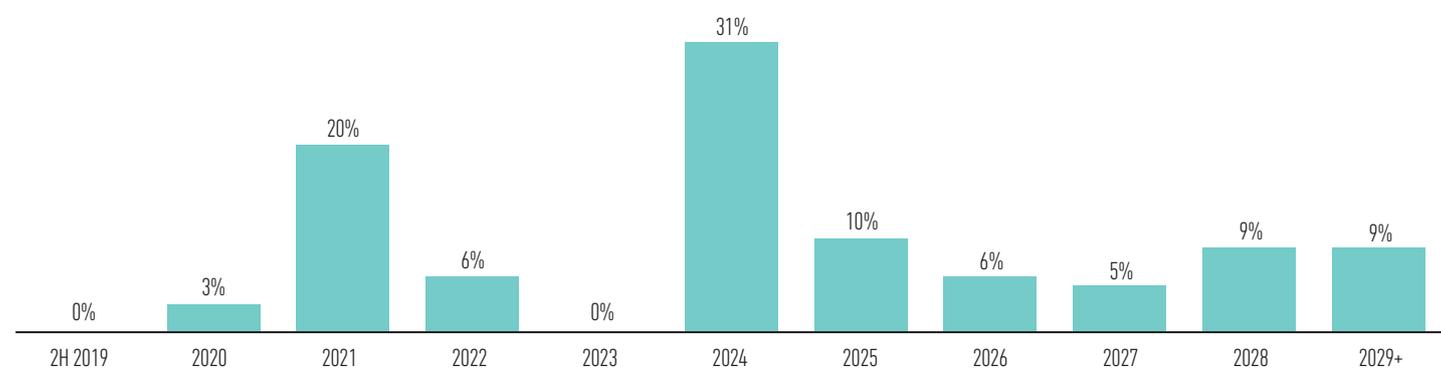
Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	33.33% GPT	Fair Value	\$301.3m
Co-Owners	66.67% GWOF	Capitalisation Rate	5.00%
Acquired (by GPT)	October 2008	Valuation Type	Independent
Asset Quality	Premium Grade	Income (6 months)	\$10.6m
Construction/Refurbishment	Completed 2012		

Property Details		Office Occupancy	
Office	63,800 sqm	Actual	94.3%
Retail	400 sqm	Including Signed Leases	97.2%
Car Parking Spaces	114	Including Heads of Agreement	100.0%
Typical Floor Plate	1,450 sqm		

Office Tenant Details		Key Tenants	
Number of Office Tenants	24		Area (sqm)
WALE (by income)	5.3 years	EY	9,000
		Arrow Energy	8,970

Lease Expiry Profile (by Income)



Sustainability

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 6.0 star NABERS Energy rating (including Green Power) and 4.0 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.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



Liberty Place

161 Castlereagh Street, Sydney



Liberty Place, 161 Castlereagh Street, Sydney

GWOF

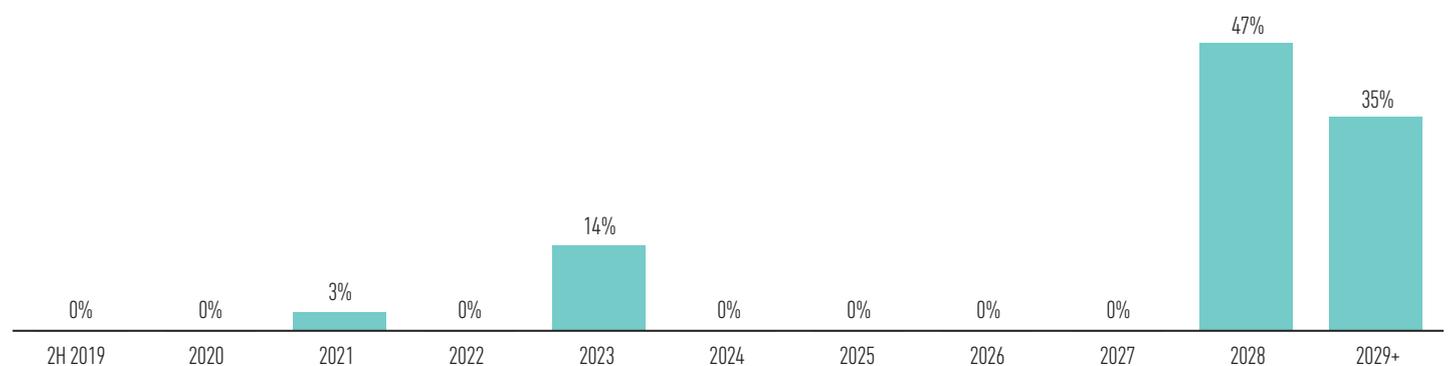
Liberty Place is a Premium Grade office complex in the heart of the Sydney CBD comprising ANZ Tower, Legion House, 167 Castlereagh Street, an outdoor retail plaza and a car park. The 42 level ANZ Tower features unrivalled harbour and city views and incorporates a dual street frontage, connecting Castlereagh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

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 30 June 2019

General		Current Valuation	
Ownership Interest	50% GWOF	Fair Value	\$737.5m
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)	9.5 years	ANZ	28,410
		Herbert Smith Freehills	15,560

Lease Expiry Profile (by Income)



Sustainability

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 3.5 star NABERS Water rating.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



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

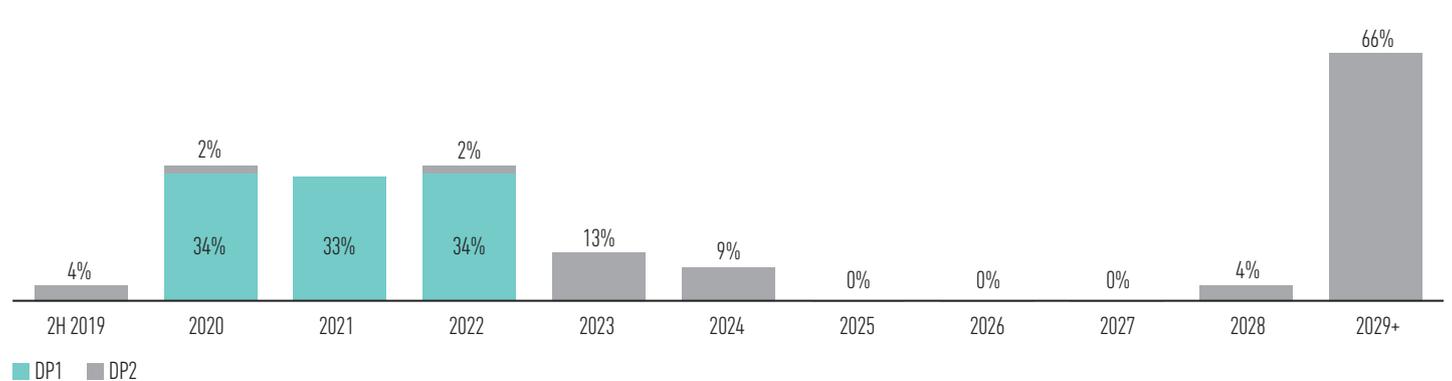
Darling Park 1 & 2 form part of the landmark Darling Park complex located in Sydney's popular Darling Harbour precinct. The asset comprises two Premium Grade office buildings and a retail and entertainment complex, known as Cockle Bay Wharf.

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.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	50% GWOF	Fair Value	\$1,062.5m
Co-Owners ¹	25% GPT, 25% AWOF	Capitalisation Rate	DP1: 5.00% DP2: 5.00%
Acquired (by GWOF)	July 2006	Valuation Type	Independent
Asset Quality	Premium Grade		
Construction/Refurbishment	Tower 1: Completed 1994 Tower 2: Completed 1999/Refurbished 2018		
Property Details		Office Occupancy	
Office	101,900 sqm	Actual	DP1: 100% DP2: 95.7%
Retail	9,800 sqm	Including Signed Leases	DP1: 100% DP2: 99.4%
Car Parking Spaces	670	Including Heads of Agreement	DP1: 100% DP2: 99.4%
Typical Floor Plate	1,900 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	12		Area (sqm)
WALE (by income)	DP1: 2.5 years DP2: 9.0 years	CBA	52,200
		IAG	30,670

Lease Expiry Profile (by Income)



Sustainability

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.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.

1. Reflects change in ownership post 30 June 2019.



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.

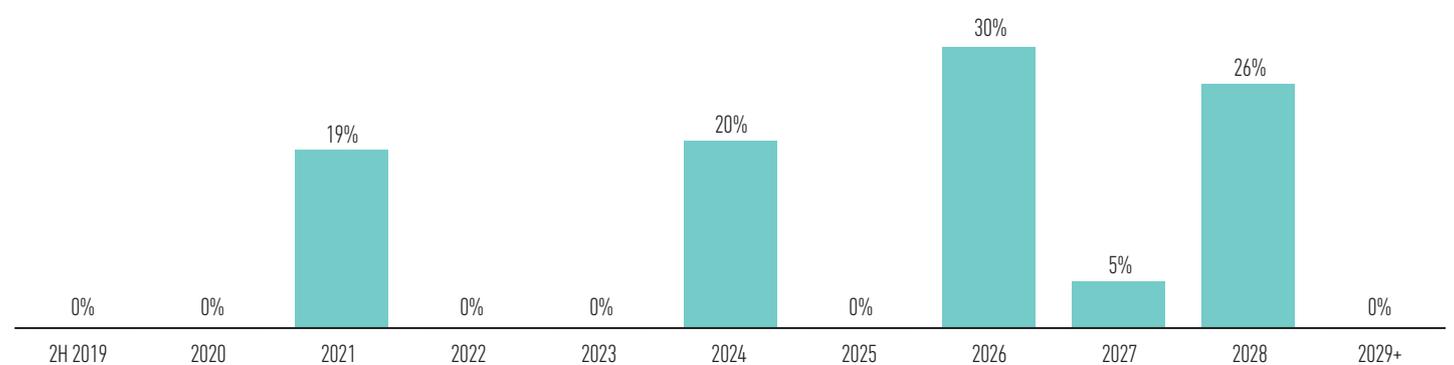
Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$590.0m
Acquired (by GWOF)	July 2006	Capitalisation Rate	4.88%
Asset Quality	Premium Grade	Valuation Type	Independent
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)	6.3 years	Rabobank	7,560
		Dimension Data	5,990

Lease Expiry Profile (by Income)



Sustainability

Tower 3 has achieved a 5.0 star NABERS Energy rating (including Green Power) and a 3.0 star NABERS Water rating.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



580 George Street

Sydney



580 George Street, Sydney

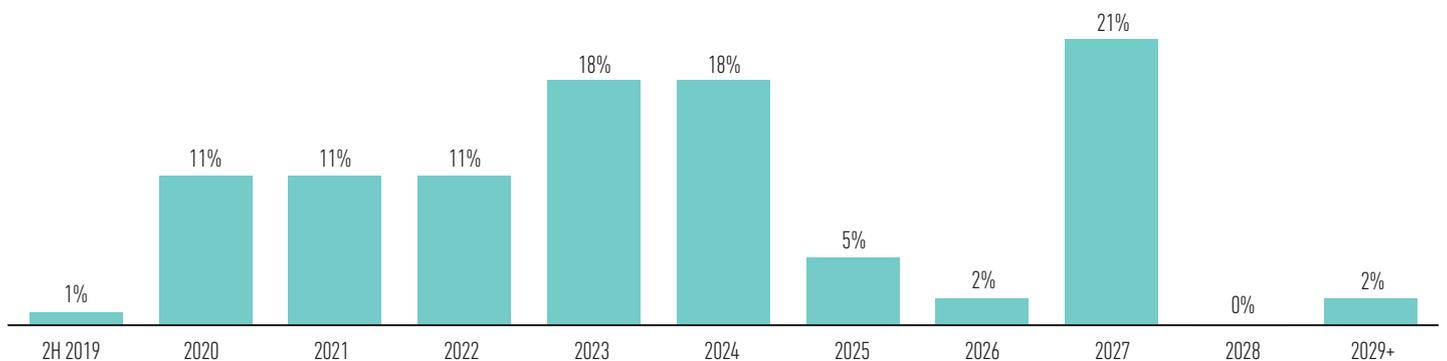
GWOF

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 refurbished foyer provides a dramatic new office entry area and prime George Street retail space.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$634.5m
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	37,100 sqm	Actual	99.7%
Retail	4,400 sqm	Including Signed Leases	99.7%
Car Parking Spaces	141	Including Heads of Agreement	100.0%
Typical Floor Plate	1,300 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	30		Area (sqm)
WALE (by income)	4.6 years	Arcadis Australia	4,260

Lease Expiry Profile (by Income)



Sustainability

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

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



workplace⁶

48 Pirrama Road, Sydney



workplace⁶, 48 Pirrama Road, Sydney

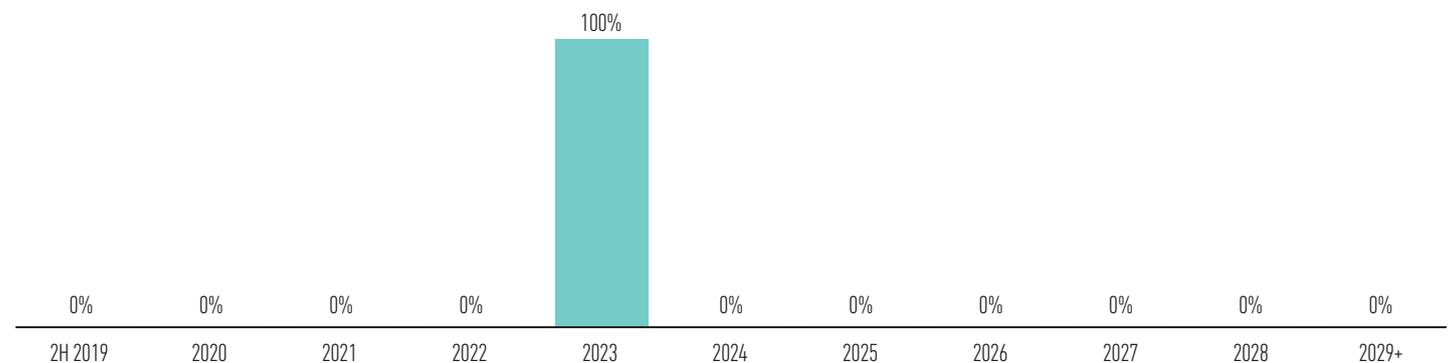
GWOF

workplace⁶ is a waterfront A-Grade office building achieving world leading standards in environmental design and resource efficiency. workplace⁶ 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.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$300.2m
Acquired (by GWOF)	December 2007	Capitalisation Rate	5.13%
Asset Quality	A-Grade	Valuation Type	Internal
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)	3.7 years	Google Australia	16,300

Lease Expiry Profile (by Income)



Sustainability

workplace⁶ 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.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



2 Southbank Boulevard

Melbourne





2 Southbank Boulevard, Melbourne

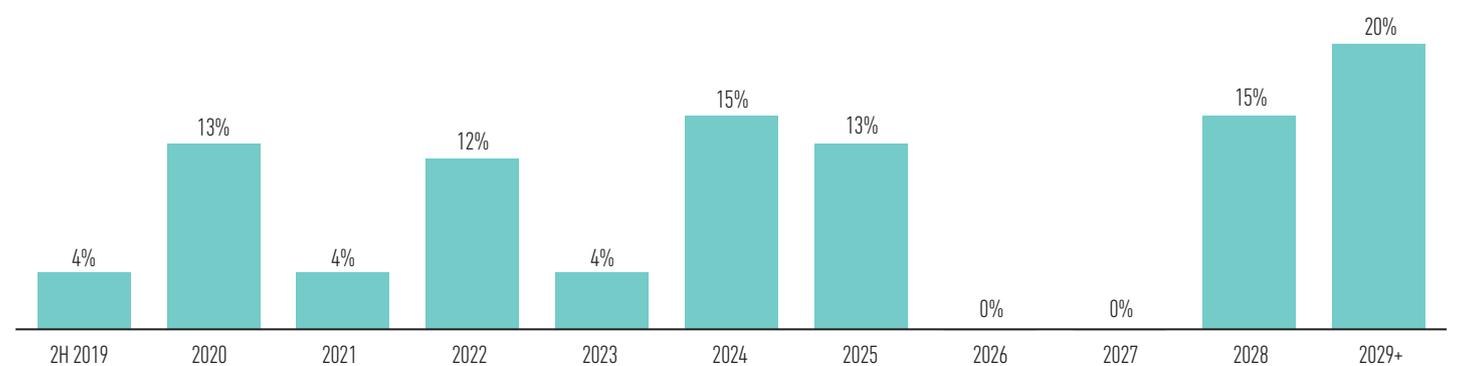
GWOF

2 Southbank Boulevard is located on the Southbank of the Yarra River in Melbourne. The Premium 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.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$656.4m
Acquired (by GWOF)	June 2014 (50%) and March 2019 (50%)	Capitalisation Rate	5.00%
Asset Quality	Premium	Valuation Type	Internal
Construction/Refurbishment	Completed 2008/Refurbished 2018		
Property Details		Office Occupancy	
Office	53,400 sqm	Actual	97.1%
Retail	1,500 sqm	Including Signed Leases	97.7%
Car Parking Spaces	541	Including Heads of Agreement	99.2%
Typical Floor Plate	1,860 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	22		Area (sqm)
WALE (by income)	5.9 years	AusNet Services	8,110
		CUB	6,390

Lease Expiry Profile (by Income)



Sustainability

2 Southbank Boulevard has a 6 star Green Star – Performance rating, a 4.5 star NABERS Energy rating (including Green Power) and a 3.0 star NABERS Water rating.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



8 Exhibition Street

Melbourne





8 Exhibition Street, Melbourne

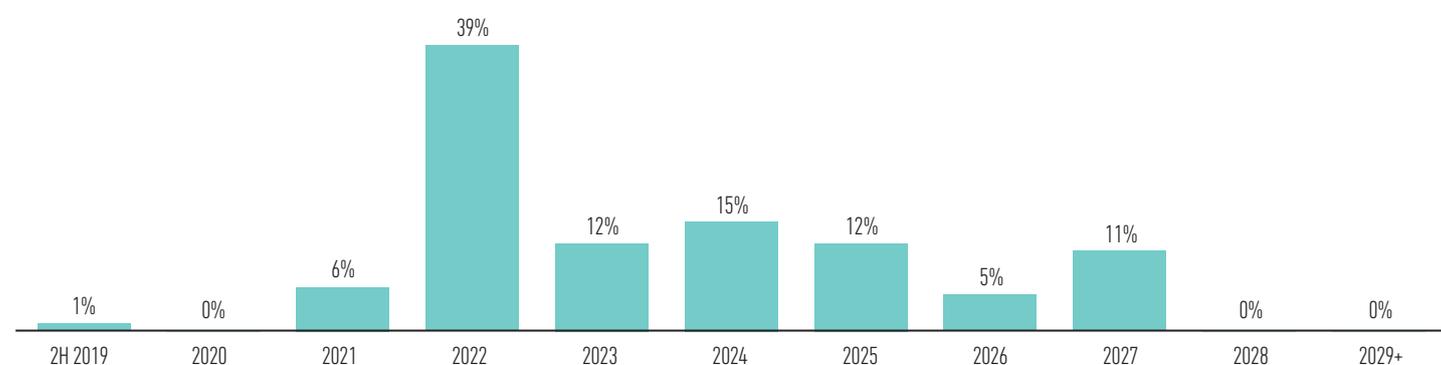
GWOF

Located at the East or 'Paris' end of Melbourne's CBD, 8 Exhibition Street is a 44,600 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.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	50% GWOF	Fair Value	\$270.9m
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	96.3%
Retail	100 sqm	Including Signed Leases	100.0%
Car Parking Spaces	0	Including Heads of Agreement	100.0%
Typical Floor Plate	1,620 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	20		Area (sqm)
WALE (by income)	4.6 years	EY	14,940
		Amazon Web Services	4,860

Lease Expiry Profile (by Income)



Sustainability

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.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



100 Queen Street

Melbourne





100 Queen Street, Melbourne

GWOF

100 Queen Street comprises 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.

The asset is currently undergoing redevelopment.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$289.0m
Acquired (by GWOF)	December 2016	Capitalisation Rate	4.75%
Asset Quality	A-Grade	Valuation Type	Independent
Construction/Refurbishment	Completed 1993 (Office Tower)		
Property Details		Office Occupancy	
Office	34,900 sqm	100 Queen Street is currently undergoing redevelopment and is not included in portfolio occupancy metrics.	
Retail	1,400 sqm		
Car Parking Spaces	81		
Typical Floor Plate	935 sqm		

Sustainability

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

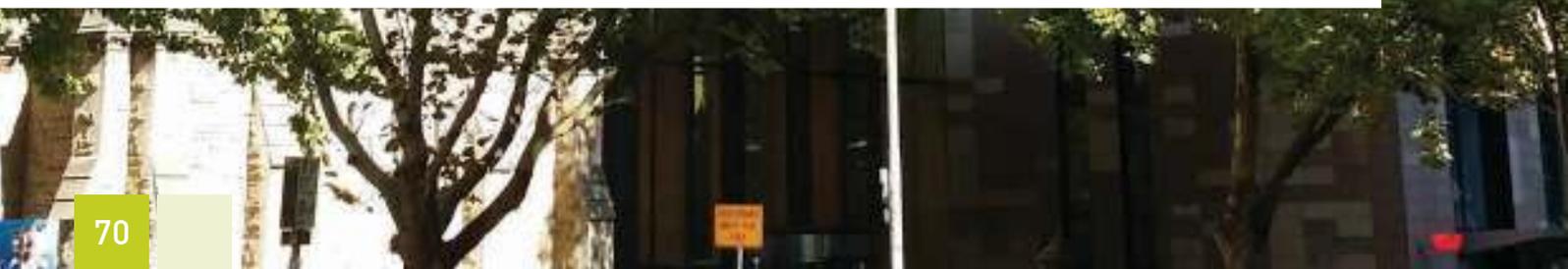
Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.





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 19,900 sqm of office and retail space.

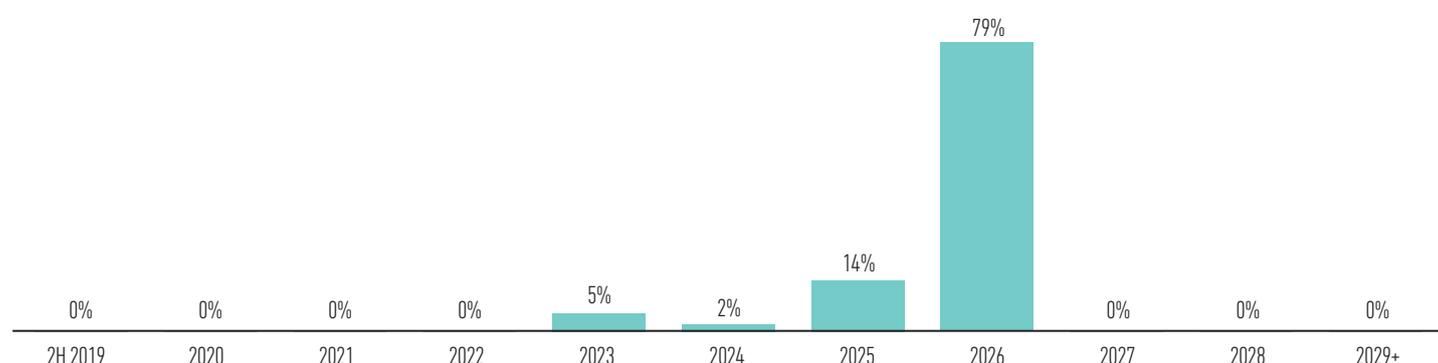
Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$263.3m
Acquired (by GWOF)	July 2012	Capitalisation Rate	4.75%
Asset Quality	A-Grade	Valuation Type	Internal
Construction/Refurbishment	Completed 2014		

Property Details		Office Occupancy	
Office	19,100 sqm	Actual	100.0%
Retail	800 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)	7.0 years	Westpac Group	14,600
		VECCI	2,800

Lease Expiry Profile (by Income)



Sustainability

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 3.0 star NABERS Water rating.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



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.

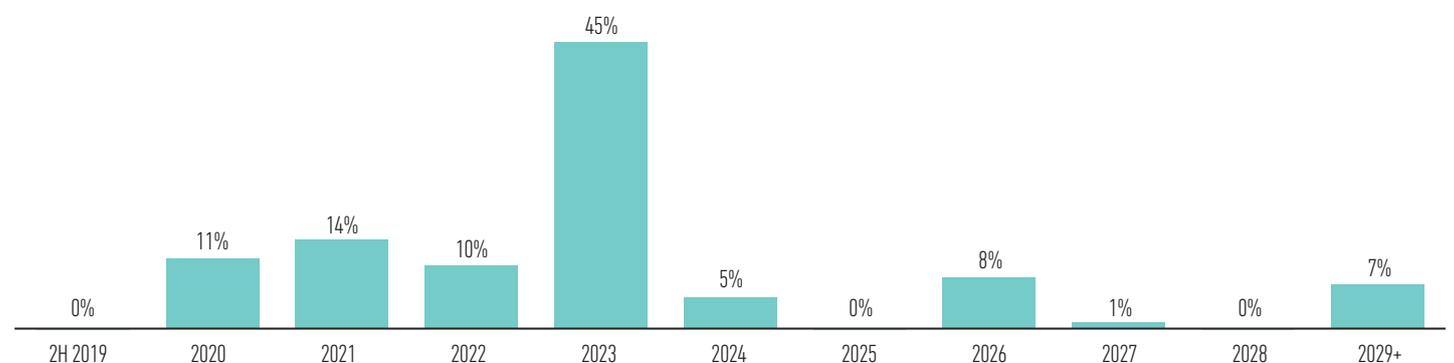
Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$694.0m
Acquired (by GWOF)	July 2006	Capitalisation Rate	4.75%
Asset Quality	Premium Grade	Valuation Type	Independent
Construction/Refurbishment	Completed 1991/Refurbished 2009		

Property Details		Office Occupancy	
Office	65,400 sqm	Actual	88.1%
Retail	1,600 sqm	Including Signed Leases	93.4%
Car Parking Spaces	304	Including Heads of Agreement	93.4%
Typical Floor Plate	Tower: 1,260 sqm Podium: 3,510 sqm		

Office Tenant Details		Key Tenants	
Number of Office Tenants	25		Area (sqm)
WALE (by income)	4.1 years	Suncorp	15,450
		Australian Energy Market Operator	5,280

Lease Expiry Profile (by Income)



Sustainability

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

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



655 Collins Street

Melbourne





655 Collins Street, Melbourne

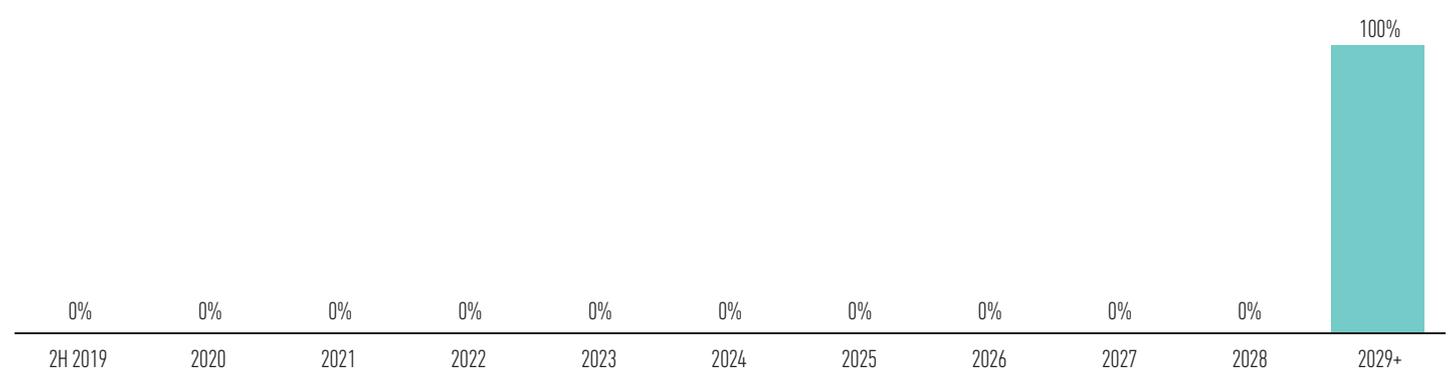
GWOF

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.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$159.3m
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)	10.4 years	Nine	16,620

Lease Expiry Profile (by Income)



Sustainability

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.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



750 Collins Street

Melbourne



750 Collins Street, Melbourne

GWOF

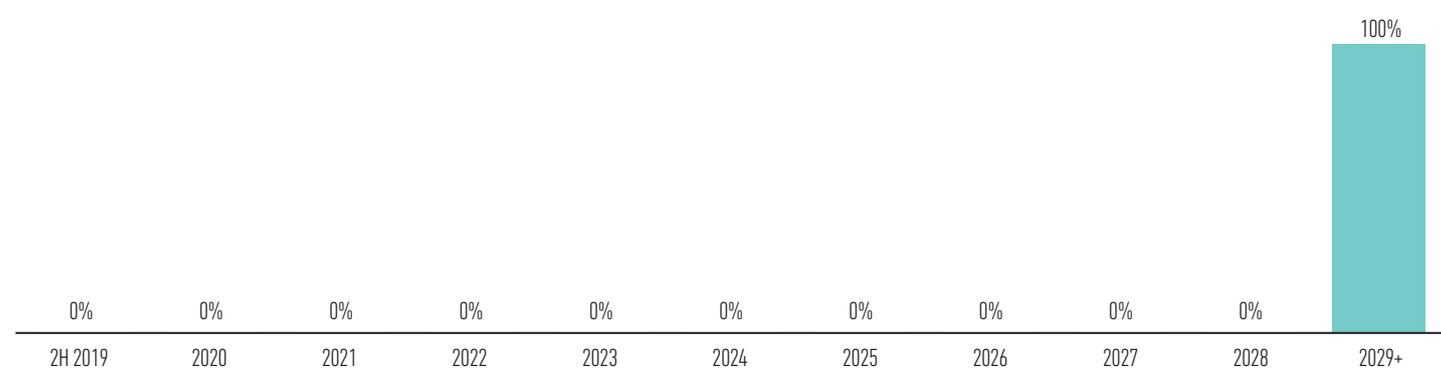
750 Collins Street is an A-Grade office building completed in 2007. Situated in Melbourne's dynamic Docklands precinct, the property occupies a 7,700 square metre site on the corner of Collins Street and Batmans Hill Drive.

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.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$300.1m
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	51.5%
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	2		Area (sqm)
WALE (by income)	16.3 years ¹	Monash College ¹	41,400

Lease Expiry Profile (by Income)



Sustainability

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.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.

1. The future Monash College lease of 41,400 sqm has been included in the lease expiry profile.



181 William and 550 Bourke Streets

Melbourne



181 William and 550 Bourke Streets, Melbourne

GWOF

181 William Street and 550 Bourke Street collectively make up the CBW complex, located in the core of Melbourne's CBD.

The complex comprises 181 William Street, a 26 level office tower; 550 Bourke Street, a 19 level office tower and Goldsbrough Lane, a retail precinct comprising an undercover retail plaza and laneway which provides pedestrian access between the two office towers.

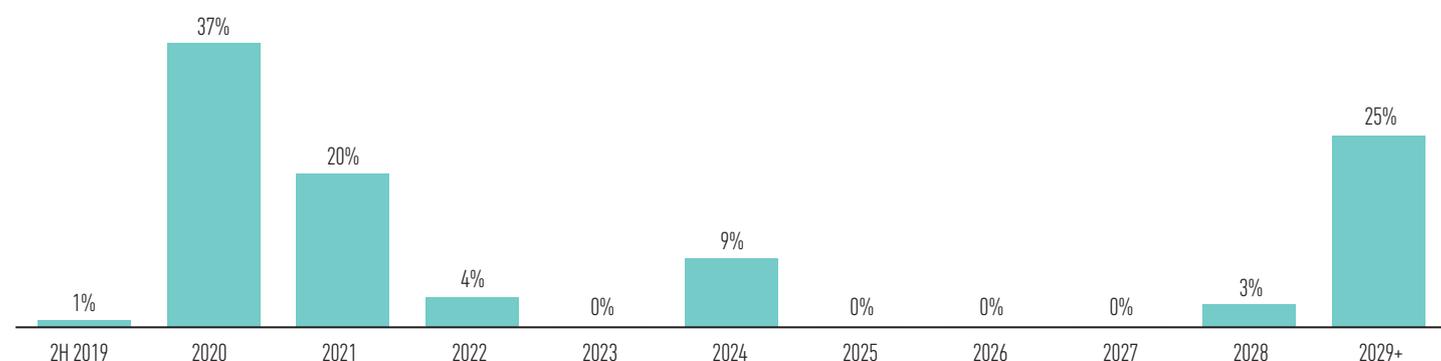
Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	50% GWOF	Fair Value	\$395.5m
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	76,200 sqm	Actual	97.5%
Retail	5,300 sqm	Including Signed Leases	97.5%
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)	4.4 years	IAG	24,750
		Deloitte	23,080

Lease Expiry Profile (by Income)



Sustainability

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

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



800/808 Bourke Street

Melbourne

800/808 Bourke Street, Melbourne

GWOF

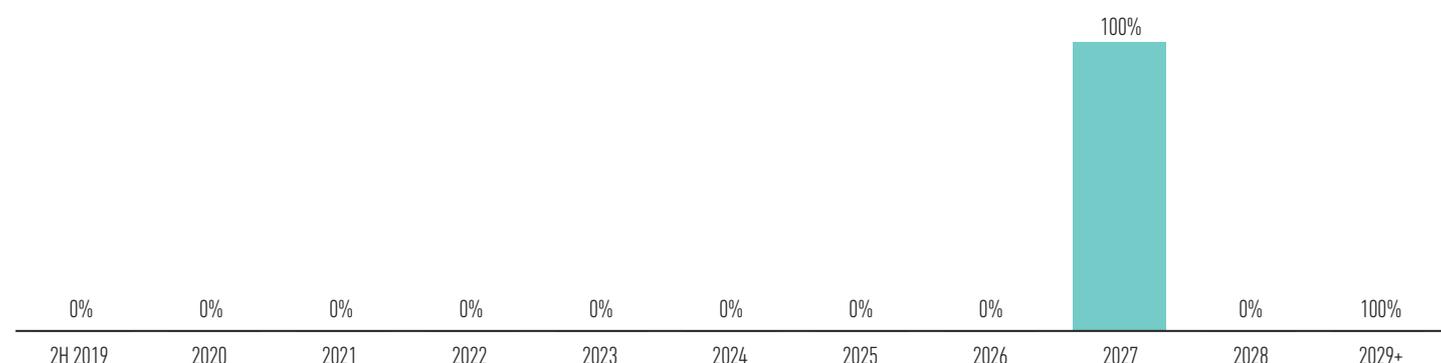
800 and 808 Bourke Street were completed in 2004. This contemporary home to the Australian head office of the National Australia Bank (NAB) is located on a prime, north-facing waterfront site in the Docklands Precinct in Melbourne.

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.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$600.0m
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)	8.1 years	NAB	59,620

Lease Expiry Profile (by Income)



Sustainability

800/808 Bourke Street has a 5.5 star NABERS Energy rating (including Green Power) and 3.0 star NABERS Water rating, and was the first building to be rated using the Green Star Performance Pilot.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



One One One Eagle Street

Brisbane



One One One Eagle Street, Brisbane

GWOF

One One One Eagle Street is a Premium Grade, 64,200 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.

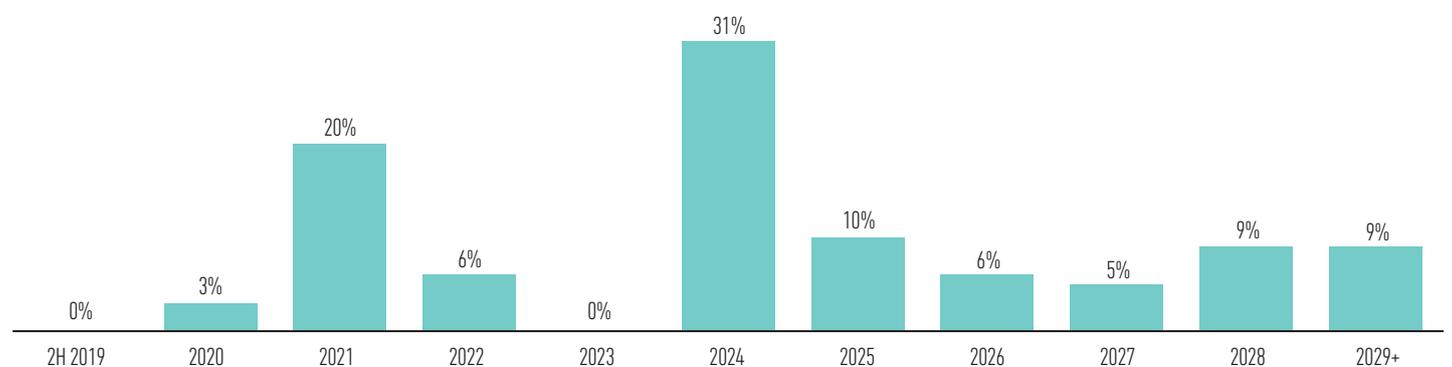
Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	66.67% GWOF	Fair Value	\$602.7m
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	63,800 sqm	Actual	94.3%
Retail	400 sqm	Including Signed Leases	97.2%
Car Parking Spaces	114	Including Heads of Agreement	100.0%
Typical Floor Plate	1,450 sqm		

Office Tenant Details		Key Tenants	
Number of Office Tenants	24		Area (sqm)
WALE (by income)	5.3 years	EY	9,000
		Arrow Energy	8,970

Lease Expiry Profile (by Income)



Sustainability

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 6.0 star NABERS Energy rating (including Green Power) and 4.0 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.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



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.

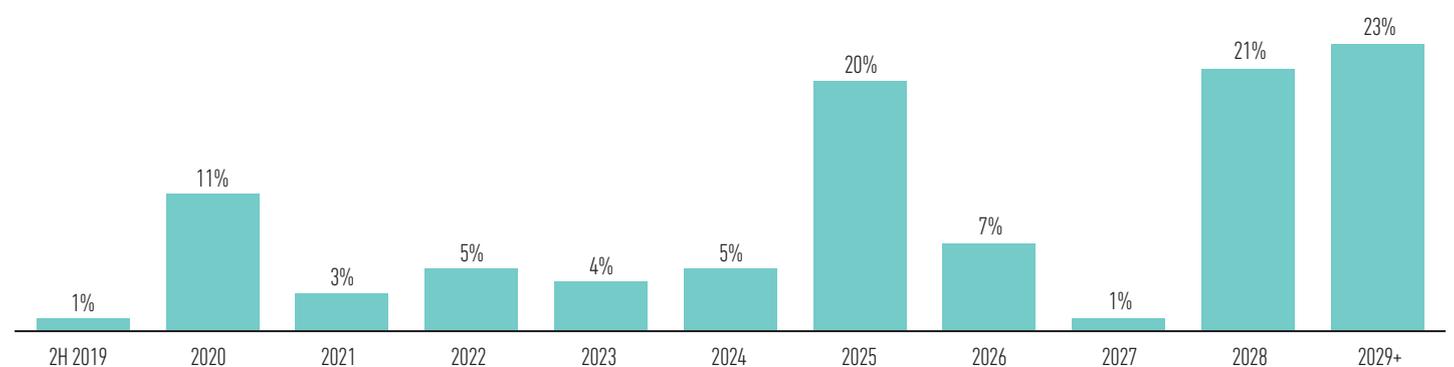
Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$710.5m
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	72.8%
Retail	4,500 sqm	Including Signed Leases	85.9%
Car Parking Spaces	497	Including Heads of Agreement	97.7%
Typical Floor Plate	1,500 sqm		

Office Tenant Details		Key Tenants	
Number of Office Tenants	39		Area (sqm)
WALE (by income)	6.8 years	Deloitte	6,830
		Westpac Group	6,750

Lease Expiry Profile (by Income)



Sustainability

The Riverside Centre has a 6.0 star NABERS Energy rating (including Green Power) and a 3.5 star NABERS Water rating.

Further sustainability performance data for GPT Group, its funds and properties can be found in the GPT Environment Data Pack at gpt.com.au/sustainability. Sustainability data is prepared and assured according to Global Reporting Initiative (GRI) G4 Guidelines and the Greenhouse Gas Protocol.



AG
HILLS

AG
HILLS

AF
HILLS

SAFE WORKING CONDITIONS





Logistics Portfolio

Interim Result 2019

GPT

The GPT Group



Rosehill Business Park, Camellia, NSW

GPT

The property comprises 41,900 square metres of lettable area across three buildings that were completed in separate stages. It is located in the established central west industrial precinct of Sydney approximately 25 kilometres west of the Sydney CBD. The property benefits from its close proximity to James Ruse Drive and the M4 motorway.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$86.7m
Acquired (by GPT)	May 1998	Capitalisation Rate	5.75%
		Valuation Type	Internal
		Income (6 months)	\$3.3m

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)	2.8 years



10 Interchange Drive, Eastern Creek, NSW

GPT

The property comprises a modern industrial and office building with a lettable area of 15,100 square metres. It is located in the established Eastern Creek industrial precinct of Sydney approximately 20 kilometres west of the Parramatta CBD and 40 kilometres west of the Sydney CBD. The property benefits from its close proximity to the M7 and M4 motorways.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$33.4m
Acquired (by GPT)	August 2012	Capitalisation Rate	5.50%
		Valuation Type	Independent
		Income (6 months)	\$1.4m

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)	1.0 years



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

GPT

Connect@Erskine Park is situated on the corner of Lockwood and Templar Roads, Erskine Park. The precinct is located approximately 26 kilometres west of the Parramatta CBD and 46 kilometres west of the Sydney CBD. The site benefits from its close proximity to the M7 and M4 motorways.

Key Metrics as at 30 June 2019

General

Ownership Interest	100% GPT
Developed (by GPT)	2009/2015/2015/2010/2014

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 Australia)
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	88,200 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)	10.0 years	15.6 years	16.0 years	2.6 years	10.5 years

Current Valuation

Fair Value	\$69.5m	\$112.0m	\$162.0m	\$26.0m	\$113.5m
Capitalisation Rate	5.00%	5.25%	5.25%	5.50%	4.75%
Valuation Type	Independent	Independent	Independent	Independent	Independent
Income (6 months)	\$2.0m	\$3.1m	\$5.4m	\$1.0m	\$2.9m



57 & 89 Lockwood Road, Erskine Park, NSW

GPT

Constructed in late 2009, the assets comprise of two modern industrial and office facilities with a combined lettable area of 37,700 square metres. Both assets are fully leased and located adjacent to GPT's Connect@Erskine Park precinct. The precinct is located approximately 26 kilometres west of the Parramatta CBD and 46 kilometres west of the Sydney CBD. The site benefits from its close proximity to the M7 and M4 motorways.

Key Metrics as at 30 June 2019

General		Current Valuation ¹	
Ownership Interest	100% GPT	Fair Value	\$107.0m
Acquired (by GPT)	July 2019	Capitalisation Rate	4.63%
		Valuation Type	Independent
		Income (6 months)	N/A

Property Details

GLA	37,700 sqm
Site Area	92,400 sqm
Actual	100.0%
Including Signed Leases	100.0%
Including Heads of Agreement	100.0%
WALE (by income)	10.4 years

1. Reflects acquisition metrics as at May 2019 (date of exchange). Asset settled in July 2019, post period.



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 square metres of modern office, warehouse and cold storage. The asset includes a 4.3 hectare adjoining site suitable for future development.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value	\$31.8m
Co-Owner	Austrak (50%)	Capitalisation Rate	6.00%
Acquired (by GPT)	October 2008	Valuation Type	Independent
		Income (6 months)	\$1.3m
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)	5.4 years		



4 Holker Street, Newington, NSW

GPT

The property comprises a modern high technology data centre with a lettable area of 7,400 square metres. It is located approximately 19 kilometres west of the Sydney CBD and benefits from its close proximity to the M4 motorway.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$35.5m
Acquired (by GPT)	March 2006	Capitalisation Rate	6.25%
		Valuation Type	Internal
		Income (6 months)	\$1.1m

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)	7.3 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.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$40.2m
Acquired (by GPT)	August 2012	Capitalisation Rate	5.50%
		Valuation Type	Internal
		Income (6 months)	\$1.2m

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)	6.5 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. It is located approximately 10 kilometres east of the Parramatta CBD and 17 kilometres west of the Sydney CBD. The site provides GPT with a potential mixed-use development site.

Key Metrics as at 30 June 2019

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)	0.5 years	4.3 years	0.8 years	2.6 years	4.6 years

Current Valuation

Fair Value	\$122.9m
Capitalisation Rate	N/A
Valuation Type	Independent
Income (6 months)	\$2.7m



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. Sydney Olympic Park is located approximately 10 kilometres east of the Parramatta CBD and 17 kilometres west of the Sydney CBD.

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

Key Metrics as at 30 June 2019

General

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

Property Details

	Quad 1	Quad 4
GLA	4,800 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)	2.9 years	10.7 years

Current Valuation

	Quad 1	Quad 4
Fair Value	\$28.8m	\$62.5m
Capitalisation Rate	6.25%	5.63%
Valuation Type	Independent	Independent
Income (6 months)	\$1.0m	\$1.8m



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 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$27.1m
Acquired (by GPT)	July 2006	Capitalisation Rate	6.50%
		Valuation Type	Internal
		Income (6 months)	\$1.0m
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)	0.7 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. The asset includes an adjoining 1.1 hectare site which GPT will develop into a 4,800 square metre facility expected to be completed in H1 2020.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$62.8m
Acquired (by GPT)	November 2013	Capitalisation Rate	5.75%
		Valuation Type	Independent
		Income (6 months)	\$1.9m

Property Details

GLA	33,800 sqm
Site Area	73,900 sqm
Actual	100.0%
Including Signed Leases	100.0%
Including Heads of Agreement	100.0%
WALE (by income)	0.7 years



18–24 Abbott Road, Seven Hills, NSW

GPT

This modern warehouse facility was developed by GPT and completed in April 2017. The freestanding warehouse facility is split into two tenancies of approximately 9,000 square metres in size. The asset is well located, being less than one kilometre from the M2 and M7 motorways.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$41.6m
Developed (by GPT)	April 2017	Capitalisation Rate	5.25%
		Valuation Type	Independent
		Income (6 months)	\$1.1m

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)	5.2 years



1A & 1B Huntingwood Drive, Huntingwood, NSW

GPT

The assets are located on the corner of Huntingwood Drive and the Great Western Highway in the established industrial precinct of Huntingwood. GPT acquired the site in 2016 as a vacant possession building with adjoining land.

1A has been upgraded with significant internal works completed to allow for a more adaptive warehouse use. The asset is fully leased to IVE Group.

The adjoining land has been developed into a standalone 11,300 square metre facility known as 1B. The development reached practical completion in August 2018 and is fully leased to a third party logistics operator.

Key Metrics as at 30 June 2019

General

Ownership Interest	100% GPT
--------------------	----------

Property Details

	1A Huntingwood Drive	1B Huntingwood Drive
Acquired/Developed (by GPT)	November 2016	August 2018
GLA	21,100 sqm	11,300 sqm
Site Area	38,700 sqm	31,100 sqm
Actual	100.0%	100.0%
Including Signed Leases	100.0%	100.0%
Including Heads of Agreement	100.0%	100.0%
WALE (by income)	8.1 years	4.2 years

Current Valuation

	1A Huntingwood Drive	1B Huntingwood Drive
Fair Value	\$46.8m	\$26.5m
Capitalisation Rate	5.25%	5.25%
Valuation Type	Independent	Independent
Income (6 months)	\$1.2m	\$0.7m



54 Eastern Creek Drive, Eastern Creek, NSW

GPT

Developed by 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 25,400 square metre distribution centre in October 2017. The asset is fully leased to a third party logistics provider.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$52.0m
Developed (by GPT)	October 2017	Capitalisation Rate	5.50%
		Valuation Type	Independent
		Income (6 months)	\$1.5m

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)	3.6 years



50 Old Wallgrove Road, Eastern Creek, NSW

GPT

Developed by GPT, the property is located 1.2 kilometres from the M7 Interchange and 2.0 kilometres from the M4 Interchange. GPT acquired the 5.3 hectare site in 2017 and completed the development of a 30,100 square metre distribution centre in January 2019. The asset is fully leased to a third party logistics provider.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$70.4m
Developed by GPT	January 2019	Capitalisation Rate	5.00%
		Valuation Type	Independent
		Income (6 months)	\$1.5m

Property Details

GLA	30,100 sqm
Site Area	53,100 sqm
Actual	100.0%
Including Signed Leases	100.0%
Including Heads of Agreement	100.0%
WALE (by income)	7.6 years



104 Vanessa Street, Kingsgrove, NSW

GPT

The property comprises a fully leased, modern industrial and office facility situated in the established Kingsgrove industrial precinct, approximately 12 kilometres south west of the Sydney CBD. The site provides nearby access to the M5 motorway and Kingsgrove railway station.

Key Metrics as at 30 June 2019

General		Current Valuation ¹	
Ownership Interest	100% GPT	Fair Value	\$24.0m
Acquired (by GPT)	May 2019	Capitalisation Rate	5.25%
		Valuation Type	Independent
		Income (6 months)	\$0.2m

Property Details

GLA	7,100 sqm
Site Area	11,600 sqm
Actual	100.0%
Including Signed Leases	100.0%
Including Heads of Agreement	100.0%
WALE (by income)	5.0 years

1. Reflects acquisition metrics as at May 2019.



64 Biloela Street, Villawood, NSW

GPT

The property comprises a fully leased, industrial facility situated in the established Villawood industrial precinct, approximately 20 kilometres south west of the Sydney CBD. The asset was acquired in May 2019 and is fully leased to VIP Plastic Packaging.

Key Metrics as at 30 June 2019

General		Current Valuation ¹	
Ownership Interest	100% GPT	Fair Value	\$39.5m
Acquired (by GPT)	May 2019	Capitalisation Rate	5.75%
		Valuation Type	Independent
		Income (6 months)	\$0.1m
Property Details			
GLA	23,300 sqm		
Site Area	37,700 sqm		
Actual	100.0%		
Including Signed Leases	100.0%		
Including Heads of Agreement	100.0%		
WALE (by income)	8.0 years		

1. Reflects acquisition metrics as at May 2019.



30–32 Bessemer Street, Blacktown, NSW

GPT

The property comprises a fully leased, industrial facility situated in the established Blacktown industrial precinct, approximately 30 kilometres north west of the Sydney CBD. The site provides nearby access to the M7 motorway.

Key Metrics as at 30 June 2019

General		Current Valuation ¹	
Ownership Interest	100% GPT	Fair Value	\$41.5m
Acquired (by GPT)	May 2019	Capitalisation Rate	5.50%
		Valuation Type	Independent
		Income (6 months)	\$0.2m
Property Details			
GLA	20,100 sqm		
Site Area	44,800 sqm		
Actual	100.0%		
Including Signed Leases	100.0%		
Including Heads of Agreement	100.0%		
WALE (by income)	6.5 years		

1. Reflects acquisition metrics as at May 2019.



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 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$91.6m
Acquired (by GPT)	August 1994	Capitalisation Rate	6.29%
		Valuation Type	Internal
		Income (6 months)	\$2.9m
Property Details			
GLA	90,100 sqm		
Site Area	201,800 sqm		
Actual	79.1%		
Including Signed Leases	79.1%		
Including Heads of Agreement	79.1%		
WALE (by income)	3.7 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.

The asset has achieved a 5.0 Star NABERS Energy Rating.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$89.5m
Acquired (by GPT)	March 2012	Capitalisation Rate	6.00%
		Valuation Type	Independent
		Income (6 months)	\$2.6m

Property Details

GLA	27,000 sqm
Site Area	25,500 sqm
Actual	89.1%
Including Signed Leases	100.0%
Including Heads of Agreement	100.0%
WALE (by income)	3.0 years



Austrak Business Park, Somerton, VIC

GPT

Austrak Business Park comprises 210,000 square metres of accommodation spread across seven office and warehouse facilities. The business park is located on the corner of the Hume Highway and Somerton Road, approximately 25 kilometres north of the Melbourne CBD and 15 kilometres east of Melbourne airport.

Key Metrics as at 30 June 2019

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	Internal
		Income (6 months)	\$5.8m
Property Details			
GLA	210,000 sqm		
Site Area	661,000 sqm		
Actual	77.3%		
Including Signed Leases	80.6%		
Including Heads of Agreement	80.6%		
WALE (by income)	6.6 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. The business park is located approximately 14 kilometres west of the Melbourne CBD and 24 kilometres south of Melbourne airport.

Key Metrics as at 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$79.0m
Acquired (by GPT)	January 2018	Capitalisation Rate	5.75%
		Valuation Type	Independent
		Income (6 months)	\$2.3m
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)	7.5 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 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$12.9m
Acquired (by GPT)	November 2018	Capitalisation Rate	6.25%
		Valuation Type	Independent
		Income (6 months)	\$0.3m

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)	2.5 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 30 June 2019

General		Current Valuation	
GLA	100% GPT	Fair Value	\$17.7m
Acquired (by GPT)	December 2018	Capitalisation Rate	5.50%
		Valuation Type	Independent
		Income (6 months)	\$0.5m

Property Details

GLA	11,900 sqm
Site Area	24,400 sqm
Actual	100.0%
Including Signed Leases	100.0%
Including Heads of Agreement	100.0%
WALE (by income)	9.7 years



16–28 Quarry Road, Yatala, QLD

GPT

The property comprises two standalone warehouses, each providing approximately 20,400 square metres 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 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$45.3m
Acquired (by GPT)	November 2013	Capitalisation Rate	7.00%
		Valuation Type	Independent
		Income (6 months)	\$1.1m

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)	3.7 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 square metres 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 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$120.0m
Acquired (by GPT)	Completed April 2014	Capitalisation Rate	5.50%
		Valuation Type	Independent
		Income (6 months)	\$3.7m

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)	9.7 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 30 June 2019

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$16.5m
Developed (by GPT)	August 2018	Capitalisation Rate	5.75%
		Valuation Type	Internal
		Income (6 months)	\$0.5m

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)	12.9 years