

13 April 2021

Dear Securityholder,

The GPT Group 2021 Annual General Meeting

I am pleased to provide you with details of The GPT Group's 2021 Annual General Meeting (AGM) which will be held at 10:00am (Sydney time) on Thursday, 13 May 2021.

The meeting will be held online only and Securityholders can participate at <https://agmlive.link/GPT21>. Given the ongoing uncertainty and potential health risks associated with large gatherings during the COVID-19 pandemic, there will not be a physical venue for Securityholders to attend.

You will be able to view presentations and vote and ask questions in relation to the business of the meeting when online, as you would at a physical meeting.

More information about participating online is available in the AGM Online Guide at <https://gpt.com.au/annual-general-meetings>.

Notice of Meeting

The Notice of Meeting is available at <https://gpt.com.au/annual-general-meetings> and was released to the ASX today. Should you wish to receive a hard copy of the Notice of Meeting or Proxy Form this year, please contact GPT's registry, Link Market Services, either by phone on +61 1800 025 095 (freecall within Australia) or by email to gpt@linkmarketservices.com.au. The Notice of Meeting also provides further instructions on how you can participate in the AGM.

The items of business at the 2021 AGM are set out in the Notice of Meeting and comprise consideration of:

- The Directors' Report, Auditor's Report and Financial Statements for the year ended 31 December 2020
- Re-election of Ms Vickki McFadden as a Director
- Election of Mr Robert Whitfield AM as a Director
- Adoption of the 2020 Remuneration Report
- Grant of performance rights to the Company's Chief Executive Officer and Managing Director, Mr Bob Johnston (long term incentive), and
- Re-insertion of the proportional takeover provisions in the Constitutions of both the Company and the Trust.

I encourage you to review GPT's 2020 Annual Report in advance of the AGM. This and other reports are available on GPT's website www.gpt.com.au.

Voting ahead of the AGM

You may appoint a proxy to vote on your behalf. Proxies must be received no later than 10:00am (Sydney time) on Tuesday, 11 May 2021. Even if you plan to participate online during the AGM, we encourage you to submit a proxy. This will ensure your vote will be counted if for any reason circumstances change and you cannot participate on the day (for example, if there is an issue with your internet connection on the day of the AGM).

To submit your proxy vote online:



Step 1: Go to <https://investorcentre.linkmarketservices.com.au/> and enter 'GPT – GPT Group' as the issuer or use your mobile device to scan the adjacent QR code

Step 2: Enter your Securityholder Reference Number (SRN) or Holder Identification Number (HIN) which can be located on the top of this letter, and post code (Australian address) or country code (overseas address) relevant to each securityholding

Step 3: Complete the security verification

Step 4: Read and accept the terms and conditions and click "Login"

Step 5: Select "Voting" to lodge your vote

Other methods for voting and proxy submission are outlined in the Notice of Meeting.

Asking a question

We welcome the opportunity to engage with our Securityholders during the AGM and encourage you to submit any questions you may have in advance of the meeting by emailing them to gpt@linkmarketservices.com.au no later than 5:00pm (Sydney time) on Thursday, 6 May 2021. We will endeavour to address those questions during our presentations and during question time at the AGM.

Switching to electronic communications

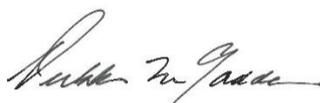
If you would like to switch to electronic communications, you can update your communications preferences by following Steps 1 to 4 of the instructions above and then select "Communications" to register your email address and receive future communications from GPT electronically.

Need assistance

If you experience difficulty logging into the online AGM or have any other questions about your GPT securityholding, please contact GPT's registry, Link Market Services, either by phone on +61 1800 025 095 (freecall within Australia) or by email to gpt@linkmarketservices.com.au.

I look forward to your participation at the AGM and thank you for your continued support of GPT.

Yours sincerely



Vickki McFadden
Chairman