ASX Announcement

17 August 2026

Appendix 4D – The GPT Group

The GPT Group ('GPT' or 'Group') provides the Appendix 4D for the Group, including half year information required under ASX Listing Rule 4.2A and should be read in conjunction with GPT's Interim Report.

-ENDS-

Authorised for release by The GPT Group Board.

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Appendix 4D

GPT Group
(comprising General Property Trust and its controlled entities and GPT Management Holdings Limited and its controlled entities)

Interim Financial Report
For the half year ended 30 June 2026

Results for announcement to the market

	30 June 2026 $ million	30 June 2025 $ million	Change %
2.1 Total revenues and other income	722.2	668.9	8.0%
2.2 Profit from operations as assessed by Directors [1]	338.8	322.6	5.0%
2.3 Net profit after income tax expense attributable to stapled security holders	400.1	329.1	21.6%

	Amount per stapled security	Franked amount per stapled security
2.4 Distributions For the six months period ended 30 June 2026 This distribution was declared on 19 June 2026 and is expected to be paid on 31 August 2026.	12.25 cents	—
2.5 Record date for determining entitlement to the distributions		30 June 2026

2.6 Brief explanation of any figures in 2.1 to 2.4 necessary to enable the figures to be understood

Refer to the attached announcement for a detailed discussion of GPT Group's results for the half year ended 30 June 2026.

	30 June 2026	31 December 2025
3.0 Net tangible assets per security [2]	$5.61	$5.53

4.0 Details of entities over which control has been gained or lost during the period

Not applicable for the half year ended 30 June 2026.

5.0 Details of individual and total dividends or distribution payments.	Amount per stapled security	Total
6 month period ended 30 June 2026 - to be paid 31 August 2026	12.25 cents	$234.7 million
No part of the distribution constitutes conduit foreign income.		

[1] Profit from operations attributable to security holders of GPT represents the Directors’ assessment of Funds from Operations (FFO). FFO represents GPT’s underlying and recurring earnings from its operations. This is determined by adjusting statutory net profit after tax under Australian Accounting Standards for certain items which are non-cash, unrealised, one-off or capital in nature. FFO has been determined in accordance with the guidelines issued by the Property Council of Australia.
[2] Includes all right-of-use assets of GPT Group.

6.0 Details of any dividend or distribution reinvestment plans in operation

The DRP will not be available with respect to the June 2026 half yearly distribution.

7.0 Details of associates and joint venture entities

The associates and joint ventures who contribute to The GPT Group's net profit are detailed below:

Name of associate and joint venture entities	**Contribution to GPT Group's net profit**	
	30 June 26 $ million	**30 June 25 $ million**
Joint Ventures*		
Entities Incorporated in Australia		
2 Park Street Trust	23.9	32.5
Horton Trust	(0.2)	0.8
Lendlease GPT (Rouse Hill) Pty Limited	—	0.1
GPT QuadReal Logistics Trust	8.2	3.9
GPT QuadReal Logistics Trust 2	1.1	—
GT PP Investment Trust	(0.1)	—
Associates*		
Entities Incorporated in Australia		
GPT Wholesale Shopping Centre Fund	31.9	33.7
GPT Wholesale Office Fund	51.0	32.6
Darling Park Trust	36.5	19.4
Total share of after tax profit of equity accounted investments	152.3	123.0

* Refer to Note 3 of the Interim Financial Report for names and percentage holdings of each associate and joint venture.