



23 February 2026

**GPT GROUP – NOTICE TO: CUSTODIANS/NOMINEE AGENTS AND OTHER MANAGED INVESTMENT TRUSTS
IN RESPECT OF NON RESIDENT INVESTORS**

This notice provides details of the components of the GPT Group distribution for the six months ended 31 December 2025 of 12.0 cents per stapled security which will be paid 27 February 2026.

General Property Trust (“GPT”)

GPT is an attribution managed investment trust (“AMIT”) that is also a withholding managed investment trust (“withholding MIT”). This document constitutes a notice for the purposes of section 12-395 and Division 12A of Schedule 1 to the Taxation Administration Act 1953. It is provided to enable non-resident withholding taxes to be determined and should not be used for any other purpose.

GPT’s distribution for the six months ended 31 December 2025 includes:

Components	Cents per unit
Fund Payment in respect of GPT’s income year ended 31 December 2025	6.731611
Australian sourced interest income	0.606149
Unfranked Australian dividends	0.000000

The distribution does not include any amounts attributable to:

- a fund payment from a clean building managed investment trust;
- non-concessional MIT income;
- non-concessional MIT income if the following provisions in Schedule 1 of the Taxation Administration Act 1953 were disregarded: subsections 12-437(5), 12-440, 12-447, 12-449 and 12-451.

Australian resident security holders should not use the information contained in this notice for the purpose of completing their income tax return. Details of full year components of distributions will be provided in the 2026 Annual Tax Statement (Attribution Managed Investment Trust Member Annual Statement) which will be issued to all security holders by 31 March 2026.

GPT Management Holdings Limited

No dividend was declared for the six months ended 31 December 2025.