



ASX Announcement

14 August 2023

2023 Interim Result Property Compendium

The GPT Group ('GPT' or 'Group') provides its 2023 Interim Result Property Compendium.

-ENDS-

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2023 Interim Result
Property Compendium

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Information is stated as at 30 June 2023 unless otherwise indicated. Except as required by applicable laws or regulations, GPT does not undertake to publicly update or review any forward-looking statements, whether as a result of new information or future events.

All values are expressed in Australian currency unless otherwise indicated.

Key statistics for the Retail, Office and Logistics divisions include The GPT Group's weighted interest in the GPT Wholesale Shopping Centre Fund (**GWSCF**), the GPT Wholesale Office Fund (**GWOF**) and the GPT QuadReal Logistics Trust (**GQLT**) respectively.

Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2022 assured according to Global Reporting Initiative (**GRI**) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Asset certifications and carbon neutral delivery are MAT as at 30 June 2023.

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Retail



Charlestown Square, New South Wales

Charlestown Square is the largest shopping and entertainment destination in the Newcastle and Hunter region. The centre incorporates 256 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 2023

General

Ownership interest	100% GPT
Acquired	December 1977
Asset type	Super Regional
Construction	Completed 1979
Latest refurbishment/development	2019 (The Corner – Dining Precinct)
Traditional custodians	Traditional land of the Awabakal people

Current valuation

Fair value	\$864.0m
Capitalisation rate	5.75%
Valuation type	Independent

Centre details

Total GLA	91,300sqm
Number of tenancies	256
Car parking spaces	3,419
Retail occupancy	99.1%

Key tenants by area (sqm)

Myer	11,500
Big W	7,750
Target	5,590
Woolworths Supermarket	4,800
Reading Cinemas	4,580
Coles	4,320
Aldi	1,450

Sales information

	Total centre	Specialty
MAT (per sqm)	\$7,028	\$12,624
Occupancy cost	10.5%	14.4%
Centre MAT	\$578.8m	

Sustainability metrics

NABERS ratings

Energy	4.5
Water	3.5
Waste	N/A
Indoor environment	N/A

Environmental performance data

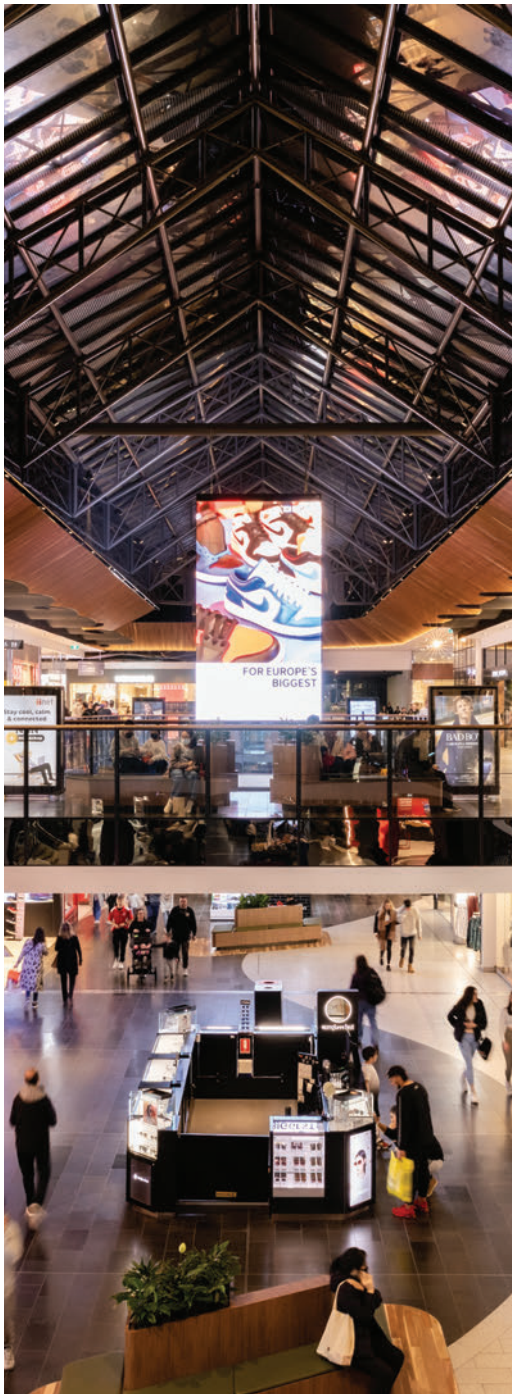
Emissions (kg CO ₂ -e/m ²)	51
Water (Litres/m ³)	591
Waste (% recycled/diverted)	40

Carbon neutral delivery

Operating	Oct-23
Climate Active carbon neutral (Buildings)	Dec-24

Green Star ratings

Performance	—
Design & As Built	—



Highpoint Shopping Centre, Victoria

Highpoint Shopping Centre is one of Australia's leading retail destinations located 8 kilometres north-west of the Melbourne CBD. The centre incorporates 428 tenancies including David Jones, Myer, two discount department stores, two supermarkets, a Hoyts entertainment offer and international retailers Zara, Apple, Uniqlo and Sephora. Following a full aesthetic upgrade during 2020-23 the centre delivers a vibrant retail, entertainment and lifestyle offer.

Key metrics as at 30 June 2023

General

Ownership interest	16.7% GPT
Co-owners	83.3% GWSCF
Acquired	August 2009 (GPT) March 2007 (GWSCF)
Asset type	Super Regional
Construction	Completed 1975
Latest refurbishment/development	2023 (Coles Supermarket Precinct)
Traditional custodians	Traditional land of the Wurundjeri people

Current valuation

Fair value	GPT: \$402.5m, GWSCF: \$2,012.5m
Capitalisation rate	4.75%
Valuation type	Independent

Centre details

Total GLA	150,400sqm
Number of tenancies	428
Car parking spaces	7,276
Retail occupancy	99.8%

Key tenants by area (sqm)

Myer	15,480
Hoyts	9,030
Big W	8,160
David Jones	7,300
Kmart	6,260
Woolworths Supermarket	4,240
Coles	4,070

Sales information

	Total centre	Specialty
MAT (per sqm)	\$9,391	\$12,904
Occupancy cost	11.7%	16.5%
Centre MAT	\$1,237.2m	

Sustainability metrics

NABERS ratings

Energy	5.0
Water	3.5
Waste	N/A
Indoor environment	N/A

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	31
Water (Litres/m ³)	888
Waste (% recycled/diverted)	37

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Dec-23

Green Star ratings

Performance	—
Design & As Built	—



Melbourne Central, Victoria

Melbourne Central is a landmark office and retail property, located in the Melbourne CBD. Surrounding the historic Shot Tower, Melbourne Central features a range of fashion retailers as well as a vibrant entertainment precinct including a Hoyts cinema complex. Incorporating 276 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 2023

General

Ownership interest	100 % GPT
Acquired	May 1999
Asset type	City Centre
Construction	Completed 1991
Latest refurbishment/development	2019 (ELLA – Dining Precinct)
Traditional custodians	Traditional land of the Wurundjeri people

Centre details

Total GLA	55,700sqm
Number of tenancies	276
Car parking spaces	878
Retail occupancy	99.7%

Sales information

	Total centre	Specialty
MAT (per sqm)	\$11,867	\$14,128
Occupancy cost	15.0%	18.3%
Centre MAT	\$578.5m	

Current valuation

Fair value ¹	\$1,488.0m
Capitalisation rate ²	4.93%
Valuation type	Independent

Key tenants by area (sqm)

Hoyts	7,710
Coles	1,310

Sustainability metrics³

NABERS ratings

Energy	2.5
Water	3.5
Waste	N/A
Indoor environment	N/A

Carbon neutral delivery

Operating	Oct-23
Climate Active carbon neutral (Buildings)	Dec-24

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	92
Water (Litres/m ³)	1,229
Waste (% recycled/diverted)	24

Green Star ratings

Performance	—
Design & As Built	—

1. Includes retail and car park.

2. Weighted average capitalisation rate is 4.93%, comprising retail 4.875% and car park 5.75%

3. Melbourne Central retail centre waste recycling is a shared service with Melbourne Central Tower.



Rouse Hill Town Centre, New South Wales

Rouse Hill Town Centre is located 45km north-west of the Sydney CBD in one of Australia's strongest growth markets.

The centre combines the traditional principles and streetscape of a contemporary market town centre with the latest shopping, dining and lifestyle choices incorporating 251 tenancies including two discount department stores, two supermarkets and a cinema and entertainment precinct.

The asset also benefits from the Northwest Metro with the Rouse Hill Station sitting adjacent to the Town Centre.

Key metrics as at 30 June 2023

General

Ownership interest	100% GPT
Acquired	September 2007 (Stage 1) March 2008 (Stage 2)
Asset type	Regional
Construction	Completed 2008
Traditional custodians	Traditional land of the Darug people

Current valuation

Fair value	\$720.0m
Capitalisation rate	5.50%
Valuation type	Independent

Centre details

Total GLA	70,100sqm
Number of tenancies	251
Car parking spaces	2,877
Retail occupancy	100%

Key tenants by area (sqm)

Big W	8,560
Kmart	6,820
Reading Cinemas	5,780
Woolworths Supermarket	4,610
Coles	4,130

Sales information

	Total centre	Specialty
MAT (per sqm)	\$9,877	\$12,757
Occupancy cost	8.4%	12.8%
Centre MAT	\$615.7m	

Sustainability metrics

NABERS ratings

Energy	5.0
Water	3.5
Waste	N/A
Indoor environment	N/A

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-1
Water (Litres/m ³)	1,265
Waste (% recycled/diverted)	33

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Green Star ratings

Performance	—
Design & As Built	—



Sunshine Plaza, Queensland

Sunshine Plaza is the pre-eminent retail and leisure destination on Queensland's Sunshine Coast. Located in Maroochydore, the centre incorporates 325 tenancies including Myer, David Jones, 3 discount department stores, two supermarkets and a strong entertainment offer including a 12 screen Birch Carroll and Coyle cinema complex. Sunshine Plaza is owned jointly with Australian Prime Property Fund Retail and is managed by Lendlease.

Key metrics as at 30 June 2023

General

Ownership interest	50% GPT
Co-owners	50% Australian Prime Property Fund Retail
Acquired	December 1992
Asset type	Super Regional
Construction	Completed 1994
Latest refurbishment/development	2019 (Centre Expansion)
Traditional custodians	Traditional land of the Gubbi Gubbi people

Centre details

Total GLA	106,500sqm
Number of tenancies	325
Car parking spaces	4,960
Retail occupancy	99.4%

Sales information

MAT (per sqm)	\$7,904
Occupancy cost	10.4%
Centre MAT	\$798.1m

Total centre

Specialty

\$11,210
15.7%

Current valuation

Fair value	GPT: \$588.5m
Capitalisation rate	5.25%
Valuation type	Independent

Key tenants by area (sqm)

Myer	12,590
David Jones	7,780
Target	6,920
Big W	6,520
Kmart	6,270
Coles	5,850
Birch Carroll & Coyle	4,690
Woolworths Supermarket	3,870

Sustainability metrics

NABERS ratings

Energy	5.0
Water	4.0
Waste	N/A
Indoor environment	N/A

Carbon neutral delivery

Operating	2030
Climate Active carbon neutral (Buildings)	2030

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	55
Water (Litres/m ³)	870
Waste (% recycled/diverted)	42

Green Star ratings

Performance	2 stars
Design & As Built	5 stars (extension)



Westfield Penrith, New South Wales

Westfield Penrith is a super-regional shopping centre located in the heart of Penrith, 50km west of the Sydney CBD.

The centre incorporates 315 tenancies including the region's only Myer department store, in addition to a Big W discount department store, a Hoyts Cinema complex and three supermarkets. The Centre opened a new Coles Supermarket in 2022.

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

Key metrics as at 30 June 2023

General

Ownership interest	50% GPT
Co-owners	50% Scentre Group
Acquired	June 1971
Asset type	Super Regional
Construction	Completed 1971
Latest refurbishment/development	2022 (Coles Supermarket Precinct)
Traditional custodians	Traditional land of the Darug people

Centre details

Total GLA	91,200sqm
Number of tenancies	315
Car parking spaces	3,521
Retail occupancy	99.5%

Sales information

MAT (per sqm)	\$8,561
Occupancy cost	12.0%
Centre MAT	\$707.0m

Total centre

Specialty

\$13,144
16.9%

Current valuation

Fair value	GPT: \$681.0m
Capitalisation rate	5.25%
Valuation type	Independent

Key tenants by area (sqm)

Myer	20,110
Big W	8,740
Hoyts	4,790
Coles	3,990
Woolworths Supermarket	3,800
Aldi	1,610

Sustainability metrics

NABERS ratings

Energy	4.5
Water	2.5
Waste	N/A
Indoor environment	N/A

Carbon neutral delivery

Operating	2030
Climate Active carbon neutral (Buildings)	2030

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	52
Water (Litres/m ²)	1,350
Waste (% recycled/diverted)	37

Green Star ratings

Performance	—
Design & As Built	—



Chirnside Park, Victoria

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 112 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 2023

General

Ownership interest	100% GWSCF
Acquired	March 2007
Asset type	Regional
Construction	Completed 1979
Latest refurbishment/development	2017 (Existing Centre Upgrades)
Traditional custodians	Traditional land of the Wurundjeri people

Centre details

Total GLA	38,800sqm
Number of tenancies	112
Car parking spaces	2,017
Retail occupancy	100%

Sales information

	Total centre	Specialty
MAT (per sqm)	\$9,625	\$12,967
Occupancy cost	6.8%	15.2%
Centre MAT	\$345.3m	

Current valuation

Fair value	\$285.5m
Capitalisation rate	6.00%
Valuation type	Independent

Key tenants by area (sqm)

Kmart	7,800
Target	4,770
Woolworths Supermarket	4,180
Reading Cinemas	3,500
Coles	3,290
Aldi	1,520

Sustainability metrics

NABERS ratings

Energy	4.5
Water	3.5
Waste	N/A
Indoor environment	N/A

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-3
Water (Litres/m ³)	464
Waste (% recycled/diverted)	26

Green Star ratings

Performance	—
Design & As Built	—



Macarthur Square, New South Wales

Macarthur Square is located in Campbelltown, 50 kilometres south-west of the Sydney CBD, in an area of strong population growth. The centre provides customers with a unique retail, entertainment and community destination. The centre incorporates 323 tenancies including a David Jones department store, two discount department stores, three supermarkets, a variety of specialty stores and a cinema entertainment offer. The centre also includes international retailers H&M, JD Sport, Sephora and Uniqlo which opened in 2022. Macarthur Square is jointly owned with Australian Prime Property Fund Retail and is managed by Lendlease.

Key metrics as at 30 June 2023

General

Ownership interest	50% GWSCF
Co-owners	50% Australian Prime Property Fund Retail
Acquired	March 2007
Asset type	Super Regional
Construction	Completed 1979
Latest refurbishment/development	2017 (Centre Expansion)
Traditional custodians	Traditional land of the Dharawal people

Centre details

Total GLA	108,100sqm
Number of tenancies	323
Car parking spaces	4,124
Retail occupancy	99.3%

Sales information

	Total centre	Specialty
MAT (per sqm)	\$7,252	\$10,034
Occupancy cost	9.7%	14.4%
Centre MAT	\$718.4m	

Sustainability metrics

NABERS ratings

Energy	5.0
Water	4.5
Waste	N/A
Indoor environment	N/A

Carbon neutral delivery

Operating	2030
Climate Active carbon neutral (Buildings)	2030

Current valuation

Fair value	GWSCF: \$496.5m
Capitalisation rate	5.50%
Valuation type	Independent

Key tenants by area (sqm)

Big W	8,790
David Jones	6,910
Event Cinemas	6,090
Target	5,360
Coles	4,560
Woolworths Supermarket	4,190
Aldi	1,510

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	47
Water (Litres/m ³)	864
Waste (% recycled/diverted)	45

Green Star ratings

Performance	2 stars
Design & As Built	4 stars (extension)



Northland Shopping Centre, Victoria

Northland Shopping Centre is located in East Preston, 11 kilometres north of Melbourne's CBD. The centre incorporates 273 tenancies including a Myer department store, two discount department stores, three supermarkets and a cinema entertainment offer. The centre also includes several international retailers including H&M, Uniqlo, JD Sport and Sephora. The centre is located in a rapidly growing trade area supported by strong income growth. Northland Shopping Centre is jointly owned with, and managed by Vicinity Centres.

Key metrics as at 30 June 2023

General

Ownership interest	50% GWSCF
Co-owners	50% Vicinity Centres
Acquired	May 2014
Asset type	Super Regional
Construction	Completed 1966
Latest refurbishment/development	2023 (Entertainment and Leisure Precinct)
Traditional custodians	Traditional land of the Wurundjeri people

Centre details

Total GLA	97,700sqm
Number of tenancies	273
Car parking spaces	4,640
Retail occupancy	99.1%

Sales information

	Total centre	Specialty
MAT (per sqm)	\$7,066	\$10,626
Occupancy cost	9.5%	14.7%
Centre MAT	\$641.8m	

Current valuation

Fair value	GWSCF: \$422.0m
Capitalisation rate	5.75%
Valuation type	Independent

Key tenants by area (sqm)

Myer	18,510
Target	6,890
Hoyts	6,530
Kmart	6,500
Coles	4,220
Woolworths Supermarket	4,030
Aldi	1,500

Sustainability metrics¹

NABERS ratings

Energy	—
Water	—
Waste	N/A
Indoor environment	N/A

Carbon neutral delivery

Operating	2030
Climate Active carbon neutral (Buildings)	2030

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	62
Water (Litres/m ³)	780
Waste (% recycled/diverted)	37

Green Star ratings

Performance	4 stars
Design & As Built	—

1. Northland is under co-owner operational control. The asset's 2022 NABERS rating submission was not approved resulting in a discontinuity in NABERS Energy and Water ratings which will be resolved by Dec-23.



Parkmore Shopping Centre, Victoria

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

Key metrics as at 30 June 2023

General

Ownership interest	100% GWSCF
Acquired	March 2007
Asset type	Regional
Construction	Completed 1973
Latest refurbishment/development	2023 (Coles Supermarket Refurbishment)
Traditional custodians	Traditional land of the Bunurong people

Centre details

Total GLA	36,900sqm
Number of tenancies	124
Car parking spaces	2,519
Retail occupancy	100.0%

Sales information

	Total centre	Specialty
MAT (per sqm)	\$8,940	\$12,409
Occupancy cost	7.8%	13.0%
Centre MAT	\$302.4m	

Sustainability metrics

NABERS ratings

Energy	4.0
Water	3.5
Waste	N/A
Indoor environment	N/A

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Dec-23

Current valuation

Fair value	\$297.0m
Capitalisation rate	6.00%
Valuation type	Independent

Key tenants by area (sqm)

Kmart	8,390
Big W	6,670
Coles	4,010
Woolworths Supermarket	3,490

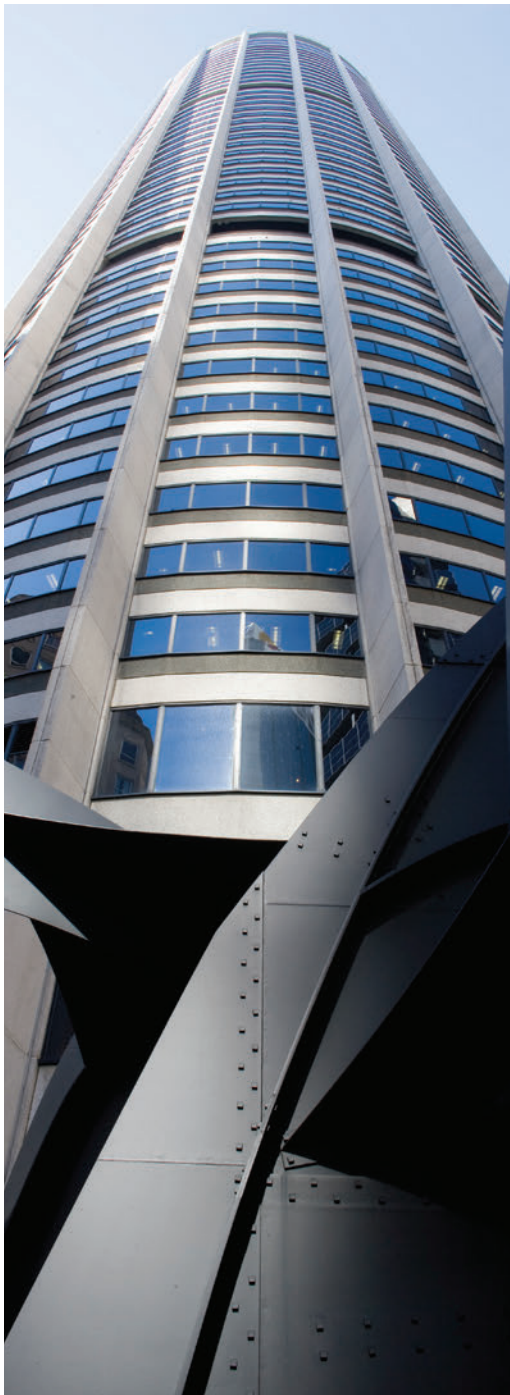
Environmental performance data

Emissions (kg CO ₂ -e/m ²)	31
Water (Litres/m ³)	591
Waste (% recycled/diverted)	36

Green Star ratings

Performance	—
Design & As Built	—

Office



Australia Square, 264 George Street, Sydney

An iconic Sydney landmark, 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 retail complex and an external plaza courtyard.

Key metrics as at 30 June 2023

General

Ownership interest	50% GPT
Co-owner	50% Dexus
Acquired (by GPT)	September 1981
Asset quality	A-Grade
Construction/Refurbishment	Completed 1967/Refurbished 2004
Traditional custodians	Traditional land of the Gadigal people of the Eora nation

Property details (NLA)

Office	51,700sqm
Retail	1,600sqm
Car parking spaces	372
Typical floor plate	1,030sqm

Office tenant details

Number of office tenants	90
WALE (by income)	3.1 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
7%	16%	9%	34%	17%	7%	10%	0%	0%	0%	0%

Sustainability metrics¹

NABERS ratings	Tower	Plaza	Environmental performance data	Combined
Energy	5.0	5.0	Emissions (kg CO ₂ -e/m ²)	0
Water	4.5	4.5	Water (Litres/m ³)	626
Waste	3.0	3.0	Waste (% recycled/diverted)	31
Indoor environment	4.5	3.5		

Carbon neutral delivery

	Tower	Plaza	Green Star ratings	Tower	Plaza
Operating	Yes	Yes	Performance	5 stars	5 stars
Climate Active carbon neutral (Buildings)	Certified	Certified	Design & As Built	–	–

Current valuation

Fair value	GPT: \$595.0m
Capitalisation rate	5.31%
Valuation type	Independent

Office occupancy

Actual	83.8%
Including signed leases	85.9%
Including heads of agreement	86.6%

Key tenants by income

HWL Ebsworth	7,230sqm
Dexus	4,420sqm

1. Climate Active carbon neutral (for Buildings) certification for Australia Square Tower, which represents >80% of the site by Lettable Area, includes the Retail component. Environmental performance data represents Tower (including Retail) and Plaza. NABERS Waste rating applies to the entire complex.



2 Park Street, Sydney

2 Park Street is a landmark Premium Grade office building located on the corner of George and Park Streets in Sydney's CBD. 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 linked to a four level retail podium, which is connected to Town Hall Station, offering easy access to public transport across all areas of the Sydney CBD.

Key metrics as at 30 June 2023

General

Ownership interest	50% GPT
Co-owner	50% Charter Hall Office Trust
Acquired (by GPT)	December 2001
Asset quality	Premium Grade
Construction/Refurbishment	Completed 2000
Traditional custodians	Traditional land of the Gadigal people of the Eora nation

Property details

Office	73,400sqm
Retail	500sqm
Car Parking Spaces	270
Typical Floor Plate	1,770sqm

Office tenant details

Number of office tenants	23
WALE (by income)	3.9 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
7%	26%	0%	7%	5%	44%	5%	7%	0%	0%	0%

Sustainability metrics

NABERS ratings

Energy	5.0
Water	4.5
Waste	3.5
Indoor environment	–

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	GPT: \$790.0m
Capitalisation rate	5.00%
Valuation type	Independent

Office occupancy

Actual	84.0%
Including signed leases	89.1%
Including heads of agreement	91.6%

Key tenants by income

Amazon Web Services	28,810sqm
Citibank	13,280sqm

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-2
Water (Litres/m ³)	438
Waste (% recycled/diverted)	42

Green Star ratings

Performance	–
Design & As Built	6 stars



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

Darling Park is a landmark commercial and retail 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. Office floor plates are large and efficient, with expansive water views.

Key metrics as at 30 June 2023

General

Ownership interest	25% GPT
Co-owners	50% GWOFF, 25% MWOFF
Acquired	August 2019
Asset quality	Premium Grade
Construction/Refurbishment	DP 1: Completed 1994/Refurbished 2022 DP 2: Completed 1999/Refurbished 2018
Traditional custodians	Traditional land of the Gadigal people of the Eora nation

Current valuation

Fair value	GPT: \$515.6m, GWOFF: \$1,031.3m
Capitalisation rate	DP 1: 5.25%, DP 2: 5.00%
Valuation type	Independent

Property details (NLA)

Office	101,800sqm
Retail	9,900sqm
Car parking spaces	642
Typical floor plate	1,900sqm

Office occupancy

	DP 1	DP 2
Actual	62.9%	97.9%
Including signed leases	62.9%	97.9%
Including heads of agreement	62.9%	97.9%

Office tenant details

Number of office tenants	13
WALE (by Income)	DP 1: 2.2 years, DP 2: 6.3 years

Key tenants by income

CBA	33,170sqm
IAG	30,670sqm

Lease expiry profile (by income)

	2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
DP 1	0%	45%	0%	55%	0%	0%	0%	0%	0%	0%	0%
DP 2	2%	6%	2%	0%	0%	18%	14%	0%	59%	0%	0%

Sustainability metrics¹

NABERS ratings

	DP 1	DP 2
Energy	5.5	5.5
Water	4.5	4.5
Waste	3.5	3.5
Indoor environment	-	5.0

Environmental performance data Combined

Emissions (kg CO ₂ -e/m ²)	-4
Water (Litres/m ³)	292
Waste (% recycled/diverted)	53

Carbon neutral delivery

	DP 1	DP 2
Operating	Yes	Yes
Climate Active carbon neutral (Buildings)	Certified	Certified

Green Star ratings

	DP 1	DP 2
Performance	6 stars	6 stars
Design & As Built	-	-

1. Cockle Bay Wharf NABERS ratings are not reported as it is a retail food & beverage precinct. Environmental performance data represents Darling Park 1 & 2 and Cockle Bay Wharf.



Eclipse Tower, 60 Station Street, Parramatta

60 Station Street, also known as 'Eclipse Tower', is an A-Grade office building located approximately 22 kilometres west of the Sydney CBD. The property is situated in close proximity to Parramatta Square, Westfield Parramatta, Parramatta train station and bus interchange.

Key metrics as at 30 June 2023

General

Ownership interest	100% GPT
Acquired (by GPT)	September 2018
Asset quality	A-Grade
Construction/Refurbishment	Completed 2012
Traditional custodians	Traditional land of the Burrumattagal clan of the Darug people

Property details (NLA)

Office	24,800sqm
Retail	600sqm
Car parking spaces	145
Typical floor plate	1,320sqm

Office tenant details

Number of office tenants	11
WALE (by income)	4.2 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
0%	0%	21%	8%	10%	53%	0%	8%	0%	0%	0%

Sustainability metrics

NABERS ratings

Energy	5.0
Water	4.0
Waste	2.0
Indoor environment	-

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	\$221.0m
Capitalisation rate	5.88%
Valuation type	Independent

Office occupancy

Actual	63.4%
Including signed leases	63.4%
Including heads of agreement	63.4%

Key tenants by income

Government Property NSW	3,970sqm
Landcom	2,650sqm

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-3
Water (Litres/m ³)	284
Waste (% recycled/diverted)	20

Green Star ratings

Performance	-
Design & As Built	-



32 Smith, Parramatta

32 Smith, Parramatta reached practical completion in January 2021. The 6 Star Green Star Design and As Built office tower features touch free access and lift controls, and an Integrated Communications Network backbone, adaptable for latest technologies and thermal heat mapping sensors.

Key metrics as at 30 June 2023

General

Ownership interest	100% GPT
Acquired (by GPT)	March 2017
Asset quality	A-Grade
Construction/Refurbishment	Completed 2021
Traditional custodians	Traditional land of the Burrumattagal clan of the Darug people

Property details (NLA)

Office	26,600sqm
Retail	300sqm
Car parking spaces	110
Typical floor plate	1,350sqm

Office tenant details

Number of office tenants	9
WALE (by income)	7.1 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
1%	0%	0%	2%	0%	13%	7%	4%	70%	2%	0%

Sustainability metrics

NABERS ratings

Energy	5.5
Water	5.5
Waste	2.0
Indoor environment	-

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	\$318.0m
Capitalisation rate	5.50%
Valuation type	Independent

Office occupancy

Actual	84.8%
Including signed leases	85.9%
Including heads of agreement	85.9%

Key tenants by income

QBE	13,620sqm
Space&Co	2,050sqm

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-2
Water (Litres/m ³)	278
Waste (% recycled/diverted)	25

Green Star ratings

Performance	-
Design & As Built	6 stars



4 Murray Rose Avenue, Sydney Olympic Park

4 Murray Rose Avenue is an A-Grade building comprising six levels of office accommodation. Located in Sydney Olympic Park, 4 Murray Rose Avenue was developed by GPT and completed in 2018.

Key metrics as at 30 June 2023

General

Ownership interest	100% GPT
Acquired (by GPT)	May 2002
Asset quality	A-Grade
Construction/Refurbishment	Completed 2018
Traditional custodians	Traditional land of the Wanngal people

Property details (NLA)

Office	15,600sqm
Retail	100sqm
Car parking spaces	232
Typical floor plate	3,010sqm

Office tenant details

Number of office tenants	6
WALE (by income)	6.1 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
0%	13%	0%	0%	0%	0%	22%	65%	0%	0%	0%

Sustainability metrics

NABERS ratings

Energy	5.5
Water	6.0
Waste	1.5
Indoor environment	–

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	\$128.5m
Capitalisation rate	5.88%
Valuation type	Independent

Office occupancy

Actual	100.0%
Including signed leases	100.0%
Including heads of agreement	100.0%

Key tenants by income

NSW Rural Fire Service	9,290sqm
Toyota	2,530sqm

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-3
Water (Litres/m ³)	247
Waste (% recycled/diverted)	15

Green Star ratings

Performance	–
Design & As Built	5 stars (design)



62 Northbourne Avenue, Canberra

62 Northbourne Avenue comprises six levels of office accommodation with a central atrium providing natural sunlight. The property is located on the eastern side of Northbourne Avenue, a major thoroughfare in Canberra's CBD and has additional frontage to Mort Street at the rear.

Key metrics as at 30 June 2023

General

Ownership interest	100% GPT
Acquired (by GPT)	November 2021
Asset quality	A-Grade
Construction/Refurbishment	Completed 1986/Refurbished 2008
Traditional custodians	Traditional land of the Ngunnawal people

Property details (NLA)

Office	10,200sqm
Retail	N/A
Car parking spaces	109
Typical floor plate	1,540sqm

Office tenant details

Number of office tenants	1
WALE (by income)	3.0 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%

Sustainability metrics¹

NABERS ratings

Energy	5.0
Water	-
Waste	-
Indoor environment	-

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Dec-23

Current valuation

Fair value	\$53.0m
Capitalisation rate	6.25%
Valuation type	Independent

Office occupancy

Actual	100.0%
Including signed leases	100.0%
Including heads of agreement	100.0%

Key tenants by income

Commonwealth of Australia	10,200sqm
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Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-6
Water (Litres/m ³)	311
Waste (% recycled/diverted)	N/A

Green Star ratings

Performance	-
Design & As Built	-

1. 62 Northbourne Avenue has a NABERS Energy Whole building rating, as required by lease conditions. Waste recycling is managed by the tenant.



Melbourne Central Tower, 360 Elizabeth Street, Melbourne

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, and is occupied by a broad range of industry groups including banking, insurance and technology.

Key metrics as at 30 June 2023

General

Ownership interest	100% GPT
Acquired (by GPT)	May 1999
Asset quality	Premium Grade
Construction/Refurbishment	Completed 1991/Refurbished 2020
Traditional custodians	Traditional land of the Wurundjeri people

Property details (NLA)

Office	65,800sqm
Retail	40sqm
Car parking spaces	0
Typical floor plate	1,480sqm

Office tenant details

Number of office tenants	47
WALE (by income)	4.8 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
4%	17%	15%	8%	3%	11%	0%	5%	26%	10%	0%

Sustainability metrics¹

NABERS ratings

Energy	5.0
Water	5.5
Waste	N/A
Indoor environment	-

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Dec-23

Current valuation

Fair value	\$780.0m
Capitalisation rate	5.25%
Valuation type	Independent

Office occupancy

Actual	86.7%
Including signed leases	88.7%
Including heads of agreement	88.7%

Key tenants by income

Members Equity Bank	13,680sqm
Allianz	7,260sqm

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	38
Water (Litres/m ³)	238
Waste (% recycled/diverted)	24

Green Star ratings

Performance	-
Design & As Built	-

1. Melbourne Central Tower materials recovery and waste management is shared with Melbourne Central Shopping Centre and so is not rateable with NABERS Waste.



181 William & 550 Bourke Streets, Melbourne

181 William Street & 550 Bourke Street are located in the core of Melbourne's CBD. 181 William Street is a 26 level office tower, 550 Bourke Street is a 19 level office tower and Goldsbrough Village is 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 2023

General

Ownership interest	50% GPT
Co-owner	50% GWOF
Acquired	October 2014
Asset quality	A-Grade
Construction/Refurbishment	Completed 2009/Refurbished 2020 (550 Bourke Street) and 2022 (181 William Street)
Traditional custodians	Traditional land of the Wurundjeri people

Property details (NLA)

Office	77,200sqm
Retail	4,000sqm
Car parking spaces	413
Typical floor plate	181 William: 1,920sqm, 550 Bourke: 1,510sqm

Office tenant details

Number of office tenants	27
WALE (by income)	5.4 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
0%	6%	3%	20%	14%	10%	6%	26%	11%	0%	4%

Sustainability metrics²

NABERS ratings	181 William	550 Bourke	Environmental performance data	Combined	
Energy	5.0	4.5	Emissions (kg CO ₂ -e/m ²)	-6	
Water	5.5	5.0	Water (Litres/m ³)	221	
Waste	3.5	3.5	Waste (% recycled/diverted)	32	
Indoor Environment	-	-			
Carbon neutral delivery	181 William	550 Bourke	Green Star ratings	181 William	550 Bourke
Operating	Yes	Yes	Performance	-	4 stars
Climate Active carbon neutral (Buildings)	Certified	Certified	Design & As Built	5 stars	5 stars

Current valuation

Fair value	GPT: \$469.5m, GWOF: \$469.5m
Capitalisation rate	5.25%
Valuation type	Independent

Office occupancy¹

Actual	82.3%
Including signed leases	85.0%
Including heads of agreement	85.7%

Key tenants by income

IAG	15,220sqm
State of Victoria	12,280sqm

1. Landlord operated flexible space of 4,151sqm excluded from occupancy metrics.

2. Environmental performance data represents 181 William and 550 Bourke. NABERS Waste rating applies to 181 William and 550 Bourke.



One One One Eagle Street, Brisbane

One One One Eagle Street is a Premium Grade, 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 2023

General

Ownership interest	33.33% GPT
Co-owners	66.67% GWOF
Acquired	October 2008
Asset quality	Premium Grade
Construction/Refurbishment	Completed 2012
Traditional custodians	Traditional land of the Yuggera people and the Turrbul people

Property details (NLA)

Office	63,600sqm
Retail	300sqm
Car parking spaces	114
Typical floor plate	1,450sqm

Office tenant details

Number of office tenants	28
WALE (by income)	5.1 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
0%	8%	8%	8%	6%	14%	48%	1%	3%	0%	4%

Sustainability metrics

NABERS ratings

Energy	5.5
Water	4.5
Waste	4.0
Indoor environment	3.5

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	GPT: \$353.3m, GWOF: \$706.7m
Capitalisation rate	5.25%
Valuation type	Independent

Office occupancy¹

Actual	96.1%
Including signed leases	98.1%
Including heads of agreement	98.5%

Key tenants by income

EY	7,500sqm
ANZ	7,130sqm

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-18
Water (Litres/m ³)	484
Waste (% recycled/diverted)	47

Green Star ratings

Performance	-
Design & As Built	6 stars

1. Landlord operated flexible space of 1,430sqm excluded from occupancy metrics.



Liberty Place, 161 Castlereagh Street, Sydney

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.

Key metrics as at 30 June 2023

General

Ownership interest	50% GWOF
Co-owner	50% ISPT
Acquired	April 2010
Asset quality	Premium Grade
Construction/Refurbishment	Completed 2013
Traditional custodians	Traditional land of the Gadigal people of the Eora nation

Property details (NLA)

Office	56,400sqm
Retail	2,900sqm
Car parking spaces	144
Typical floor plate	1,630sqm

Office tenant details

Number of office tenants	12
WALE (by income)	6.9 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
1%	0%	0%	4%	0%	41%	9%	10%	0%	0%	35%

Sustainability metrics

NABERS ratings

Energy	5.0
Water	4.5
Waste	3.5
Indoor environment	6.0

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	GWOF: \$732.0m
Capitalisation rate	4.75%
Valuation type	Independent

Office occupancy

Actual	83.4%
Including signed leases	91.3%
Including heads of agreement	91.3%

Key tenants by income

ANZ	22,600sqm
Herbert Smith Freehills	14,020sqm

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-5
Water (Litres/m ³)	624
Waste (% recycled/diverted)	49

Green Star ratings

Performance	6 stars
Design & As Built	6 stars



Darling Park 3, 201 Sussex Street, Sydney

The Premium Grade Darling Park 3, the third stage of the Darling Park complex, was completed in November 2005. The 18 level Premium Grade 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 2023

General

Ownership interest	100% GWOF
Acquired	July 2006
Asset quality	Premium Grade
Construction/Refurbishment	Completed 2005/Refurbished 2017
Traditional custodians	Traditional land of the Gadigal people of the Eora nation

Property details (NLA)

Office	29,800sqm
Retail	30sqm
Car parking spaces	137
Typical floor plate	1,500sqm

Office tenant details

Number of office tenants	6
WALE (by income)	3.5 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
22%	2%	0%	24%	5%	29%	18%	0%	0%	0%	0%

Sustainability metrics

NABERS ratings

Energy	5.5
Water	4.5
Waste	4.5
Indoor environment	4.5

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	\$560.0m
Capitalisation rate	5.13%
Valuation type	Independent

Office occupancy

Actual	95.0%
Including signed leases	100.0%
Including heads of agreement	100.0%

Key tenants by income

Rabobank	7,560sqm
NTT	7,470sqm

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-2
Water (Litres/m ³)	309
Waste (% recycled/diverted)	46

Green Star ratings

Performance	6 stars
Design & As Built	-



580 George Street, Sydney

580 George Street comprises an A-Grade office and retail asset prominently located in the midtown precinct of the Sydney CBD and is linked by a pedestrian underpass to Town Hall Station. The building features a number of healthy building initiatives including touch free lift and access enablement as well as improved air quality through air filtration upgrades and ultraviolet air purification.

Key metrics as at 30 June 2023

General

Ownership interest	100% GWOF
Acquired	July 2006
Asset quality	A-Grade
Construction/Refurbishment	Completed 1988/Refurbished 2002/2015
Traditional custodians	Traditional land of the Gadigal people of the Eora nation

Property details (NLA)

Office	37,100sqm
Retail	4,300sqm
Car parking spaces	141
Typical floor plate	1,300sqm

Office tenant details

Number of office tenants	26
WALE (by income)	3.2 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
0%	23%	17%	16%	28%	9%	0%	6%	0%	0%	0%

Sustainability metrics

NABERS ratings

Energy	5.5
Water	4.5
Waste	3.5
Indoor environment	-

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	\$645.5m
Capitalisation rate	5.25%
Valuation type	Independent

Office occupancy

Actual	98.4%
Including signed leases	98.4%
Including heads of agreement	98.4%

Key tenants by income

Uber	3,890sqm
ELMO Software	3,830sqm

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-3
Water (Litres/m ³)	371
Waste (% recycled/diverted)	42

Green Star ratings

Performance	-
Design & As Built	-



workplace⁶, 48 Pirrama Road, Sydney

workplace⁶ is a waterfront A-Grade six level office building achieving leading standards in environmental design and resource efficiency. 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 2023

General

Ownership interest	100% GWOF
Acquired	December 2007
Asset quality	A-Grade
Construction/Refurbishment	Completed 2008
Traditional custodians	Traditional land of the Gadigal people of the Eora nation

Property details (NLA)

Office	16,300sqm
Retail	1,900sqm
Car parking spaces	135
Typical floor plate	3,620sqm

Office tenant details

Number of office tenants	1
WALE (by income)	5.4 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%

Sustainability metrics

NABERS ratings

Energy	5.5
Water	5.5
Waste	3.5
Indoor environment	-

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	\$334.0m
Capitalisation rate	5.00%
Valuation type	Independent

Office occupancy

Actual	100.0%
Including signed leases	100.0%
Including heads of agreement	100.0%

Key tenants by income

Google	16,300sqm
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Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-1
Water (Litres/m ³)	364
Waste (% recycled/diverted)	48

Green Star ratings

Performance	-
Design & As Built	6 stars



155 Walker Street, North Sydney

Located in North Sydney, the site comprises two existing office buildings at 157 Walker Street which settled in June 2022 and 153 Walker Street structured under a deferred settlement due to occur in 2024. The amalgamated site is approximately 1,930sqm in a prime North Sydney location and provides the opportunity to create a new Prime Grade office tower targeting up to 45,000sqm dependent on planning outcomes. The site benefits from view corridors to the harbour and CBD, is a 2 minute walk from the metro station and a 5 minute walk from the existing North Sydney train station. The Victoria Cross metro station (due to open in 2024) is expected to offer a travel time of 5 minutes to Martin Place in the Sydney CBD.

Key metrics as at 30 June 2023

General

Ownership interest	100% GWOF
Acquired	June 2022, additional settlement to occur in 2024
Asset quality	B-Grade office (future office development site)
Construction/Refurbishment	153 Walker St: Completed in 1973, refurbished in 2017 157 Walker St: Completed in 1971, refurbished in 2020
Traditional custodians	Traditional land of the Cammeraygal people

Current valuation

Fair value ¹	\$86.0m
Capitalisation rate	6.50%
Valuation type	Independent

Office occupancy

155 Walker Street is held for future development so is not included in portfolio occupancy metrics.

Sustainability metrics²

NABERS ratings

Energy	3.5
Water	4.5
Waste	-
Indoor environment	-

Carbon neutral delivery

Operating	N/A
Climate Active carbon neutral (Buildings)	N/A

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	N/A
Water (Litres/m ³)	N/A
Waste (% recycled/diverted)	N/A

Green Star ratings

Performance	-
Design & As Built	-

1. The fair value reflects the value of 157 Walker Street.

2. 155 Walker Street is held for development, so is excluded from the operating portfolio and Carbon Neutral certification targets. NABERS ratings are reported for the 157 Walker Street building.

Note: Artist's impression of proposed future development site (subject to DA approval).



81 George Street, Parramatta

Located in the Parramatta CBD, the site consists of multiple adjoining lots totalling approximately 3,060sqm. Incorporating 81 George Street, 83 George Street and 1 Barrack Lane, the existing improvements comprise a number of low rise commercial buildings.

The site represents a future development opportunity for the fund of approximately 46,000sqm.

Key metrics as at 30 June 2023

General

Ownership interest	100% GWOF
Acquired	December 2021, January 2022, March 2022, May 2022, October 2022
Asset quality	Strata titled, light commercial (future office development site)
Construction/Refurbishment	Completed 1982, 1989, 1991
Traditional custodians	Traditional land of the Burramattagal clan of the Darug people

Current valuation

Fair value	\$50.0m
Valuation type	Independent

Office occupancy

81 George Street is held for future development so is not included in portfolio occupancy metrics.

Sustainability metrics

No sustainability data reported due to the asset being held for redevelopment.

Note: Artist's impression of proposed future development site (subject to DA approval).



91 George Street, Parramatta

Located within the Parramatta CBD the site consists of multiple adjoining lots. 87-89 George Street existing improvements comprise a single storey warehouse-showroom with a mechanic workshop and onsite parking to the rear. 91 George Street comprises a 7-storey office building with basement and rear car parking. The site also incorporates Lot 1 and 2 of 85 George Street, a historic sandstone cottage and heritage stables.

The site represents a future development opportunity for the fund of approximately 75,000sqm.

Key metrics as at 30 June 2023

General

Ownership interest	100% GWOF
Acquired	June 2020, September 2020, December 2021
Asset quality	Light commercial (future office development site)
Construction/Refurbishment	1841 (restored 1991), 1985
Traditional custodians	Traditional land of the Burramattagal clan of the Darug people

Current valuation

Fair value	\$53.5m
Valuation type	Independent

Office Occupancy

91 George Street is held for future development so is not included in portfolio occupancy metrics.

Sustainability metrics

No sustainability data reported due to the asset being held for redevelopment.

Note: Artist's impression of proposed future development site (subject to DA approval).



2 Southbank Boulevard, Melbourne

2 Southbank Boulevard is located on the Southbank of the Yarra River in Melbourne. The Premium office tower boasts a contemporary 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 of office accommodation providing CBD and water views.

Key metrics as at 30 June 2023

General

Ownership interest	100% GWOF
Acquired	June 2014 (50%) and March 2019 (50%)
Asset quality	Premium Grade
Construction/Refurbishment	Completed 2008/Refurbished 2018
Traditional custodians	Traditional land of the Wurundjeri people

Property details (NLA)

Office	53,900sqm
Retail	800sqm
Car parking spaces	537
Typical floor plate	1,860sqm

Office tenant details

Number of office tenants	37
WALE (by income)	4.4 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
0%	13%	17%	4%	11%	24%	9%	16%	4%	3%	0%

Sustainability metrics

NABERS ratings

Energy	5.0
Water	5.0
Waste	3.0
Indoor environment	5.0

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	\$707.0m
Capitalisation rate	5.25%
Valuation type	Independent

Office occupancy

Actual	90.9%
Including signed leases	90.9%
Including heads of agreement	90.9%

Key tenants by income

Ausnet Services	7,690sqm
CUB	6,390sqm

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-6
Water (Litres/m ³)	331
Waste (% recycled/diverted)	35

Green Star ratings

Performance	6 stars
Design & As Built	-



8 Exhibition Street, Melbourne

Located at the East or 'Paris' end of Melbourne's CBD, 8 Exhibition Street is a 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 2023

General

Ownership interest	50% GWOF
Co-owner	50% KREIT
Acquired	April 2013
Asset quality	Premium Grade
Construction/Refurbishment	Completed 2005/Refurbished 2020
Traditional custodians	Traditional land of the Wurundjeri people

Property details (NLA)

Office	44,500sqm
Retail	200sqm
Car parking spaces	0
Typical floor plate	1,620sqm

Office tenant details

Number of office tenants	21
WALE (by income)	2.8 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
7%	19%	12%	37%	20%	2%	2%	1%	0%	0%	0%

Sustainability metrics

NABERS ratings

Energy	5.0
Water	5.0
Waste	2.5
Indoor environment	5.5

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	GWOF: \$309.5m
Capitalisation rate	5.13%
Valuation type	Independent

Office occupancy

Actual	94.3%
Including signed leases	96.4%
Including heads of agreement	96.4%

Key tenants by income

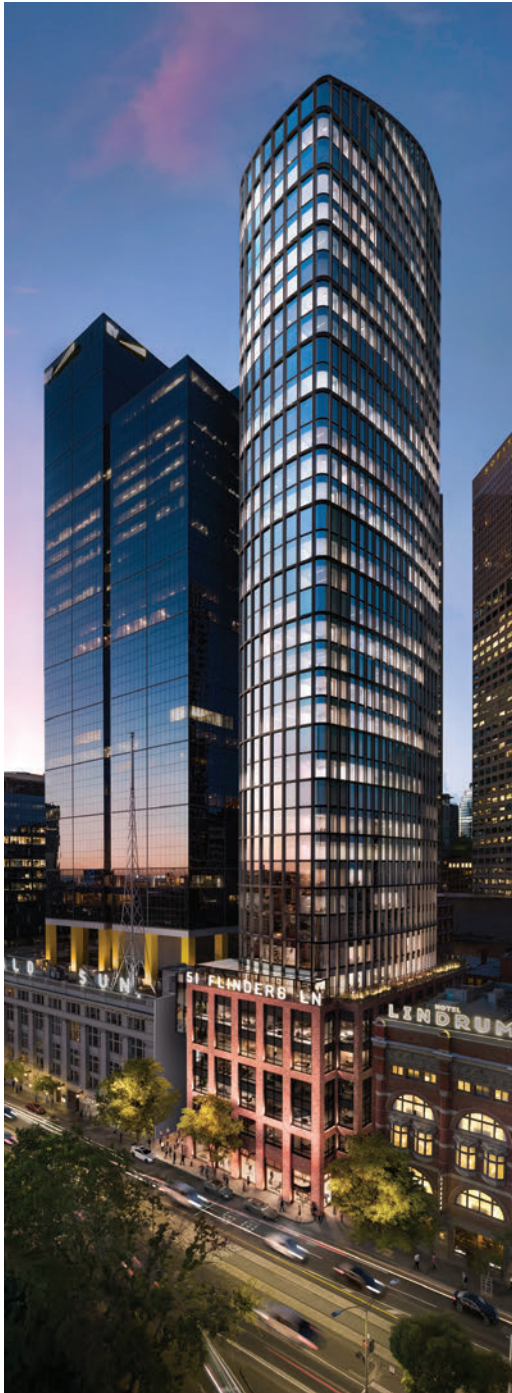
EY	14,940sqm
Amazon Web Services	4,860sqm

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-5
Water (Litres/m ³)	360
Waste (% recycled/diverted)	32

Green Star ratings

Performance	-
Design & As Built	-



51 Flinders Lane, Melbourne

51 Flinders Lane is a new office development with completion expected in late 2025. The project will incorporate 28,300sqm of prime office space and a 1,200sqm GLA retail laneway precinct linking Flinders Street to Flinders Lane in Melbourne's iconic east end.

51 Flinders Lane will be constructed to market leading design credentials including targeting a 6 Star Green Star Design & As Built rating from the Green Building Council of Australia, a WELL Platinum Rating for tenant health and wellbeing, a 6 Star NABERS Energy Rating, and Climate Active for Buildings carbon neutral certification when completed.

Key metrics as at 30 June 2023

General

Ownership interest	100% GWOF
Acquired	August 2018
Asset quality	Development underway
Construction/Refurbishment	Completed 1998
Traditional custodians	Traditional land of the Wurundjeri people

Current valuation

Fair value	\$119.5m
Valuation type	Independent

Office occupancy

51 Flinders Lane is an underway development so is not included in portfolio occupancy metrics.

Sustainability

51 Flinders Lane is registered for a Green Star Design & As Built rating, has committed to achieve carbon neutral certification for its base building upfront carbon emissions and has received design phase achievement against the Climate Active carbon neutral standard for products and services using Green Star.

Note: Artist's impression of proposed future development site (subject to DA approval).



Queen & Collins, Melbourne

Queen & Collins comprises a 34 level A-Grade office tower flanked by three integrated heritage buildings known as 380 Collins Street, 90 Queen Street and 388 Collins Street. The property benefits from a prestigious Collins Street location and is situated within close proximity to the retail core and nearby transport linkages. Queen & Collins offers high quality office space in a building of unique character and delivers distinctive tenant experiences and excellent sustainability outcomes.

Key metrics as at 30 June 2023

General

Ownership interest	100% GWOE
Acquired	December 2016
Asset quality	A-Grade
Construction/Refurbishment	Completed 1993 (Office Tower)/Refurbished 2021
Traditional custodians	Traditional land of the Wurundjeri people

Property details (NLA)

Office	33,600sqm
Retail	1,300sqm
Car parking spaces	56
Typical floor plate	Podium: 1,320sqm, Tower: 910sqm

Office tenant details

Number of office tenants	21
WALE (by income)	4.6 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
5%	4%	10%	32%	6%	2%	18%	12%	3%	0%	8%

Sustainability metrics²

NABERS ratings

Energy	N/A
Water	N/A
Waste	N/A
Indoor environment	N/A

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	\$547.0m
Capitalisation rate	5.00%
Valuation type	Independent

Office occupancy¹

Actual	72.3%
Including signed leases	77.8%
Including heads of agreement	77.8%

Key tenants by income

Afterpay	4,800sqm
Judo Bank	2,740sqm

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-12
Water (Litres/m ³)	227
Waste (% recycled/diverted)	24

Green Star ratings

Performance	-
Design & As Built	6 stars

1. Landlord operated flexible space of 1,464sqm excluded from occupancy metrics.

2. Queen & Collins is not rateable under NABERS as it has recently completed construction.



150 Collins Street, Melbourne

150 Collins Street is an A-Grade office and retail asset with Premium Grade services featuring 12 levels of office accommodation. The development of 150 Collins Street reached completion in November 2014 and is located in the exclusive 'Paris' end of Collins Street.

Key metrics as at 30 June 2023

General

Ownership interest	100% GWOF
Acquired	July 2012
Asset quality	A-Grade
Construction/Refurbishment	Completed 2014
Traditional custodians	Traditional land of the Wurundjeri people

Property details (NLA)

Office	19,100sqm
Retail	800sqm
Car parking spaces	143
Typical floor plate	1,520sqm

Office tenant details

Number of office tenants	5
WALE (by income)	3.1 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
0%	2%	15%	83%	0%	0%	0%	0%	0%	0%	0%

Sustainability metrics

NABERS ratings

Energy	4.5
Water	5.0
Waste	3.5
Indoor environment	–

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	\$259.0m
Capitalisation rate	5.00%
Valuation type	Independent

Office occupancy

Actual	100.0%
Including signed leases	100.0%
Including heads of agreement	100.0%

Key tenants by income

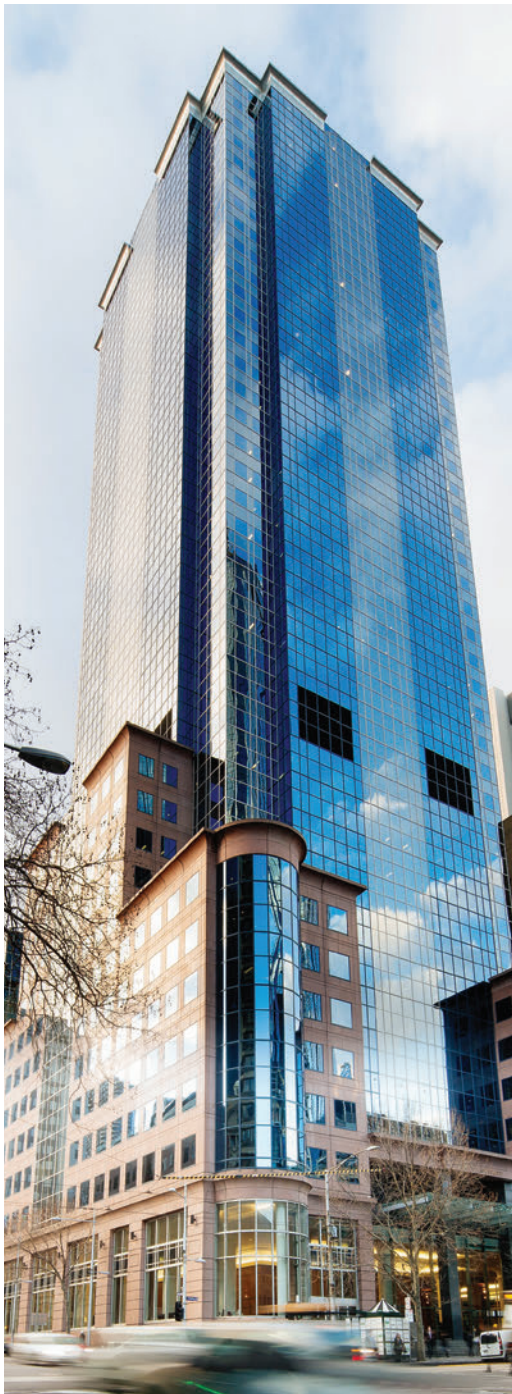
Westpac	14,600sqm
VECCI	2,800sqm

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	–6
Water (Litres/m ³)	377
Waste (% recycled/diverted)	39

Green Star ratings

Performance	–
Design & As Built	6 stars



530 Collins Street, Melbourne

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 benefits from 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 2023

General

Ownership interest	100% GWOF
Acquired	July 2006
Asset quality	Premium Grade
Construction/Refurbishment	Completed 1991/Refurbished 2009 and 2021
Traditional custodians	Traditional land of the Wurundjeri people

Current valuation

Fair value	\$775.0m
Capitalisation rate	5.25%
Valuation type	Independent

Property details (NLA)

Office	65,000sqm
Retail	1,800sqm
Car parking spaces	304
Typical floor plate	Podium: 3,510sqm, Tower: 1,260sqm

Office occupancy

Actual	67.1%
Including signed leases	70.7%
Including heads of agreement	73.6%

Office tenant details

Number of office tenants	27
WALE (by income)	4.9 years

Key tenants by income

Suncorp	7,740sqm
Mills Oakley	5,390sqm

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
10%	4%	2%	13%	12%	14%	13%	28%	0%	0%	5%

Sustainability metrics

NABERS ratings

Energy	4.5
Water	5.0
Waste	3.0
Indoor environment	-

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-3
Water (Litres/m ³)	263
Waste (% recycled/diverted)	39

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Green Star ratings

Performance	-
Design & As Built	-



655 Collins Street, Melbourne

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 2023

General

Ownership interest	100% GWOF
Acquired	May 2014
Asset quality	A-Grade
Construction/Refurbishment	Completed 2009
Traditional custodians	Traditional land of the Wurundjeri people

Property details (NLA)

Office	16,600sqm
Retail	N/A
Car parking spaces	89
Typical floor plate	2,500sqm

Office tenant details

Number of office tenants	1
WALE (by income)	6.4 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%

Sustainability metrics

NABERS ratings

Energy	5.0
Water	5.5
Waste	2.5
Indoor environment	-

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	\$157.7m
Capitalisation rate	5.25%
Valuation type	Independent

Office occupancy

Actual	100.0%
Including signed leases	100.0%
Including heads of agreement	100.0%

Key tenants by income

Nine	16,600sqm
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Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-9
Water (Litres/m ³)	215
Waste (% recycled/diverted)	25

Green Star ratings

Performance	-
Design & As Built	5 stars



750 Collins Street, Melbourne

750 Collins Street is an A-Grade office building completed in 2007. Situated in Melbourne's Docklands precinct, the property occupies a 7,700sqm 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 5,660sqm, featuring excellent natural light to each elevation.

Key metrics as at 30 June 2023

General

Ownership interest	100% GWOF
Acquired	May 2014
Asset quality	A-Grade
Construction/Refurbishment	Completed 2007/Refurbished 2020
Traditional custodians	Traditional land of the Wurundjeri people

Property details (NLA)

Office	41,400sqm
Retail	N/A
Car parking spaces	422
Typical floor plate	5,660sqm

Office tenant details

Number of office tenants	1
WALE (by income)	12.3 years

Current valuation

Fair value	\$470.0m
Capitalisation rate	5.00%
Valuation type	Independent

Office occupancy

Actual	100.0%
Including signed leases	100.0%
Including heads of agreement	100.0%

Key tenants by income

Monash College	41,400sqm
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Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%

Sustainability metrics

750 Collins Street has achieved a 5 Star Green Star – Design and As Built Rating. The asset is excluded from sustainability reporting as it is under the operational control of the tenant.



800/808 Bourke Street, Melbourne

800 & 808 Bourke Street was completed in 2004 and 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 2023

General

Ownership interest	100% GWOF
Acquired	July 2006
Asset quality	A-Grade
Construction/Refurbishment	Completed 2004
Traditional custodians	Traditional land of the Wurundjeri people

Property details (NLA)

Office	60,100sqm
Retail	1,400sqm
Car parking spaces	416
Typical floor plate	3,500sqm

Office tenant details

Number of office tenants	2
WALE (by income)	6.0 years

Current valuation

Fair value	\$566.0m
Capitalisation rate	5.25%
Valuation type	Independent

Office occupancy

Actual	100.0%
Including signed leases	100.0%
Including heads of agreement	100.0%

Key tenants by income

NAB	35,300sqm
Commonwealth of Australia	24,830sqm

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
0%	0%	0%	0%	59%	0%	0%	0%	0%	41%	0%

Sustainability metrics¹

NABERS ratings

Energy	5.0
Water	6.0
Waste	N/A
Indoor environment	-

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Environmental performance data

Emissions (kg CO ₂ -e/m ²)	-5
Water (Litres/m ³)	106
Waste (% recycled/diverted)	17

Green Star ratings

Performance	-
Design & As Built	-

1. 800/808 Bourke Street waste management is conducted by the tenant, so is excluded from NABERS Waste rating scope.



Riverside Centre, 123 Eagle Street, Brisbane

This landmark complex comprises a 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 high quality office accommodation, waterfront restaurants, a car park for over 490 cars and an open plaza surrounded by retail accommodation.

Key metrics as at 30 June 2023

General

Ownership interest	100% GWOF
Acquired	July 2006
Asset quality	Premium Grade
Construction/Refurbishment	Completed 1986/Refurbished 2017
Traditional custodians	Traditional land of the Yuggera people and the Turrbul people

Property details (NLA)

Office	51,200sqm
Retail	4,500sqm
Car parking spaces	497
Typical floor plate	1,500sqm

Office tenant details

Number of office tenants	45
WALE (by income)	5.0 years

Lease expiry profile (by income)

2H 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033+
0%	5%	15%	10%	7%	27%	23%	2%	8%	3%	1%

Sustainability metrics

NABERS ratings

Energy	5.0
Water	4.0
Waste	5.0
Indoor environment	4.5

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	\$823.0m
Capitalisation rate	5.38%
Valuation type	Independent

Office occupancy

Actual	98.7%
Including signed leases	98.7%
Including heads of agreement	99.2%

Key tenants by income

Deloitte	7,890sqm
Westpac Group	6,720sqm

Environmental performance data

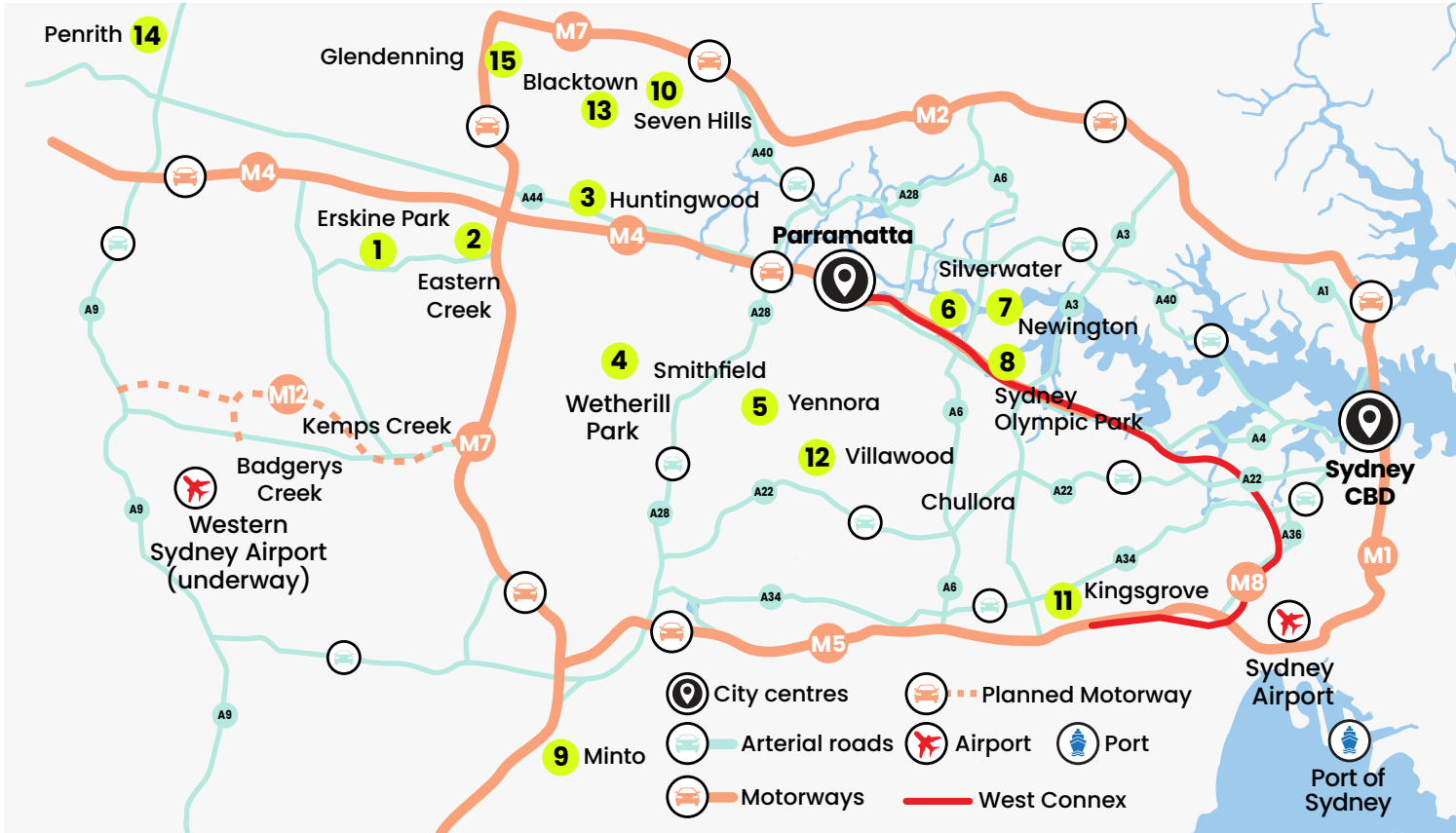
Emissions (kg CO ₂ -e/m ²)	0
Water (Litres/m ³)	651
Waste (% recycled/diverted)	52

Green Star ratings

Performance	-
Design & As Built	-

Logistics

New South Wales



- 1 Erskine Park (7 assets)
- 2 Eastern Creek (3 assets)
- 3 Huntingwood (2 assets)
- 4 Wetherill Park (1 asset)
- 5 Yennora (2 assets)
- 6 Silverwater (1 asset)
- 7 Newington (1 asset)
- 8 Sydney Olympic Park (4 assets)
- 9 Minto (1 asset)
- 10 Seven Hills (1 asset)
- 11 Kingsgrove (1 asset)
- 12 Villawood (1 asset)
- 13 Blacktown (1 asset)
- 14 Penrith (1 asset)
- 15 Glendenning (1 asset)

Note: 21 Pipeclay Avenue, Thornton not shown as located outside of map area.



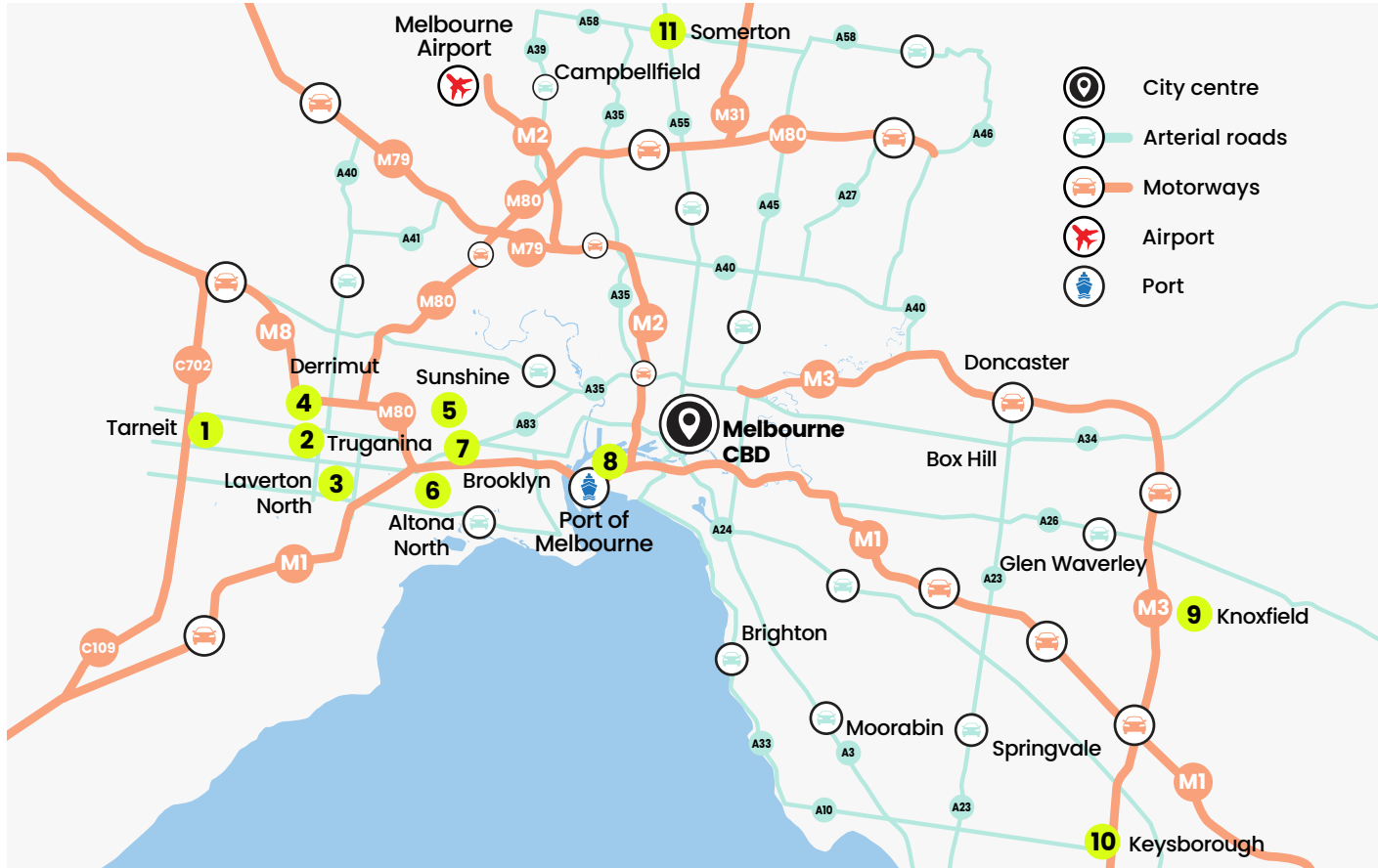
New South Wales	Property details				Current valuation			Logistics occupancy (By area)					Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	30 Jun 23 Fair value (\$m)	30 Jun 23 Cap rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)			
Eastern Creek – Traditional land of the Darug people														
10 Interchange Drive	100	Aug 2012	15,200	3.0	50.5	4.75	Independent	100.0	100.0	100.0	4.3	Pact Group	Modern warehouse/office facility located in the core market of Eastern Creek. The site benefits from its close proximity to the M4/M7 Motorway Interchange.	
54 Eastern Creek Drive	100	Apr 2016	25,400	5.1	77.5	4.63	Independent	100.0	100.0	100.0	1.6	Silk Logistics	Developed by GPT in 2018, the modern warehouse/office facility is located in the core market of Eastern Creek. The site benefits from its close proximity to the M4/M7 Motorway Interchange.	
50 Old Wallgrove Road	100	Jun 2016	30,100	5.3	101.8	4.75	Independent	100.0	100.0	100.0	3.6	ACR Supply Partners	Developed by GPT in 2019, the modern warehouse/office facility is located in the core market of Eastern Creek. The site benefits from its close proximity to the M4/M7 Motorway Interchange.	
Erskin Park – Traditional land of the Darug people														
16-34 Templar Road	100	Jun 2008	15,200	4.0	82.5	4.50	Independent	100.0	100.0	100.0	6.0	Goodman Fielder	Developed by GPT in 2009, the purpose built warehouse/office facility is located in the core market of Erskine Park. The site benefits from its close proximity to the M4/M7 Motorway Interchange.	
36-52 Templar Road	100	Jun 2008	24,500	6.2	149.8	4.50	Independent	100.0	100.0	100.0	11.6	Woolworths Group	Developed by GPT in 2015, the purpose built warehouse/office facility is located in the core market of Erskine Park. The site benefits from its close proximity to the M4/M7 Motorway Interchange.	
54-70 Templar Road	100	Jun 2008	21,000	4.3	204.0	4.75	Independent	100.0	100.0	100.0	12.0	Coles Group	Developed by GPT in 2015, the purpose built temperature controlled facility is located in the core market of Erskine Park. The site benefits from its close proximity to the M4/M7 Motorway Interchange.	
67-75 Templar Road	100	Jun 2008	12,800	2.3	41.4	4.63	Independent	100.0	100.0	100.0	3.6	Flexible Logistics	Developed by GPT in 2010, the modern warehouse/office facility is located in the core market of Erskine Park. The site benefits from its close proximity to the M4/M7 Motorway Interchange.	
29-55 Lockwood Road	100	Jun 2008	32,200	8.8	149.0	4.38	Independent	100.0	100.0	100.0	6.5	FedEx	Developed by GPT in 2014, the modern warehouse/office facility is located in the core market of Erskine Park. The site benefits from its close proximity to the M4/M7 Motorway Interchange.	
57-87 & 89-99 Lockwood Road	100	Jul 2019	37,700	9.2	132.0	4.63	Independent	100.0	100.0	100.0	7.1	Rondo CSR	The asset comprises two modern warehouse/office facilities located in the core market of Erskine Park. The site benefits from its close proximity to the M4/M7 Motorway Interchange.	
Penrith – Traditional land of the Darug people														
128 Andrews Road	100	Jul 2019	50,200	12.1	105.0	5.00	Independent	100.0	100.0	100.0	7.2	Visy Glass	Developed by GPT in 2020, the purpose built warehouse/office facility is strategically located adjacent to the occupier's manufacturing operations. The site benefits from its close proximity to the M4, Great Western Highway and Northern Road.	

New South Wales	Property details				Current valuation			Logistics occupancy (By area)					Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	30 Jun 23 Fair value (\$m)	30 Jun 23 Cap rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)			
Glendenning – Traditional land of the Darug people														
42 Cox Place	100	Dec 2019	17,200	3.1	55.3	4.63	Independent	100.0	100.0	100.0	7.7	Total Tyres	Developed by GPT in 2021, the warehouse/office facility is located in the core market of Glendenning. The site benefits from its close proximity to the M4/M7 Motorway Interchange.	
Minto – Traditional land of the Dharawal people														
407 Pembroke Road ¹	50	Oct 2008	15,400	4.6	45.8	4.50	Independent	100.0	100.0	100.0	1.4	Unilever	The purpose built, temperature controlled facility is located in the core market of Minto. The site benefits from its close proximity to the M5 & M7 motorways.	
Newington – Traditional land of the Wanngal people														
4 Holker Street	100	Mar 2006	7,400	0.7	43.0	5.75	Independent	100.0	100.0	100.0	3.3	TPG Telecom	The high-tech data and business recovery centre is located within close proximity of the Parramatta CBD. The facility has benefited from significant infrastructure upgrades undertaken by GPT and the operator throughout its occupation.	
Silverwater – Traditional land of the Wanngal people														
83 Derby Street	100	Aug 2012	17,000	3.2	59.5	4.63	Independent	100.0	100.0	100.0	2.5	IVE Group	Warehouse/office facility located in the inner market of Silverwater. The site benefits from its close proximity to the M4 Motorway.	
Sydney Olympic Park – Traditional land of the Wanngal people														
Sydney Olympic Park Town Centre	100	Jun 2010/ Apr 2013	9,200	2.1	55.9	N/A	Internal	73.3	73.3	73.3	4.5	Precise Air Group NSW Ambulance	3 Figtree Drive and 6 Herb Elliot Avenue are two existing low rise warehouse/office facilities. The combined site provides potential future mixed use redevelopment opportunities being located directly adjacent the future Sydney Olympic Park Metro Station. Both assets are held as inventory.	
Quad 1	100	Jun 2001	4,700	0.9	28.0	6.50	Independent	85.9	85.9	85.9	1.5	Property NSW Tutt Bryant	High quality office facility located within the integrated office precinct of Sydney Olympic Park, located close to significant infrastructure and public recreational amenities. The asset currently holds a 5.5 star NABERS Energy rating and a 6 star NABERS Water rating.	
Quad 4	100	Jun 2004	7,600	0.8	60.0	5.75	Independent	100.0	100.0	100.0	8.6	ACPE Balanced Investment Group	High quality office facility located within the integrated office precinct of Sydney Olympic Park, located close to significant infrastructure and public recreational amenities. The asset is leased to an education provider.	
Wetherill Park – Traditional land of the Darug people														
372-374 Victoria Street	100	Jul 2006	20,500	4.1	45.0	5.25	Independent	100.0	100.0	100.0	1.7	Infrabuild	Warehouse/office facility located in the inner market of Wetherill Park. The site benefits from its close proximity to the Cumberland Highway.	

1. Site area and fair value excludes development land.

New South Wales	Property details				Current valuation			Logistics occupancy (By area)					Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	30 Jun 23 Fair value (\$m)	30 Jun 23 Cap rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)			
Yennora – Traditional land of the Darug people														
38 Pine Road	100	Nov 2013	33,200	7.4	113.0	5.00	Independent	100.0	100.0	100.0	3.7	Mars Australia	Two modern warehouse/office facilities connected by an integrated breezeway. Yennora is an inner market that benefits from its close proximity to the M4 Motorway and Cumberland Highway.	
38A Pine Road	100	Nov 2013	4,800	1.1	17.0	4.75	Independent	100.0	100.0	100.0	1.7	Westcon Group	Developed by GPT in 2020, the modern warehouse/office facility is located in the inner market of Yennora, benefiting from its close proximity to the M4 Motorway and Cumberland Highway.	
Seven Hills – Traditional land of the Darug people														
18-24 Abbott Road	100	Oct 2006	18,100	4.0	75.0	4.75	Independent	50.0	50.0	100.0	4.7	Australia Post	Developed by GPT in 2017, the modern dual tenancy warehouse/office facility is located in the inner market of Seven Hills. The site benefits from its close proximity to the M7 & M2 motorways.	
Huntingwood – Traditional land of the Darug people														
1A Huntingwood Drive	100	Oct 2016	21,100	3.9	65.0	4.50	Independent	100.0	100.0	100.0	4.1	IVE Group	The warehouse/office facility was significantly repositioned by GPT in 2017. Huntingwood is a core market, benefiting from its close proximity to the M4 & M7 motorways.	
1B Huntingwood Drive	100	Oct 2016	11,300	3.1	36.7	4.50	Independent	100.0	100.0	100.0	2.2	Cahill Transport	Developed by GPT in 2018, the modern warehouse/office facility is located in the core market of Huntingwood. The site benefits from its close proximity to the M4 & M7 motorways.	
Kingsgrove – Traditional land of the Bidjigal people of the Eora nation														
104 Vanessa Street	100	May 2019	7,100	1.2	34.0	4.63	Independent	100.0	100.0	100.0	7.1	Disability Services Australia	The warehouse/office facility is located in the inner market of Kingsgrove. The site benefits from its close proximity to the M5 Motorway.	
Villawood – Traditional land of the Darug people														
64 Biloela Street	100	May 2019	23,300	3.8	51.5	5.25	Independent	100.0	100.0	100.0	4.0	Pact Group	Production/warehouse facility located in the inner market of Villawood. The site benefits from its close proximity to the Hume Highway.	
Blacktown – Traditional land of the Darug people														
30-32 Bessemer Street	100	May 2019	20,100	4.5	49.3	4.88	Independent	100.0	100.0	100.0	2.5	Snack Brands Australia	Warehouse/office facility located in the inner market of Blacktown. The site benefits from its close proximity to the M7 & M2 motorways.	
Thornton – Traditional land of the Wonnarua people														
21 Pipeclay Avenue	100	Nov 2021	1,400	0.5	4.1	5.00	Independent	100.0	100.0	100.0	7.3	COPE Sensitive Freight	Modern warehouse facility located approximately 25 kilometres north-west of Newcastle. The site benefits from its close proximity to the New England Highway and M1 Motorway.	

Victoria



- 1 Tarneit (1 asset)
- 2 Truganina (8 assets)
- 3 Laverton North (2 assets)
- 4 Derrimut (2 assets)
- 5 Sunshine (1 asset)
- 6 Altona North (1 asset)
- 7 Brooklyn (1 asset)
- 8 Port Melbourne (1 asset)
- 9 Knoxfield (1 asset)
- 10 Keysborough (2 assets)
- 11 Somerton (1 asset)



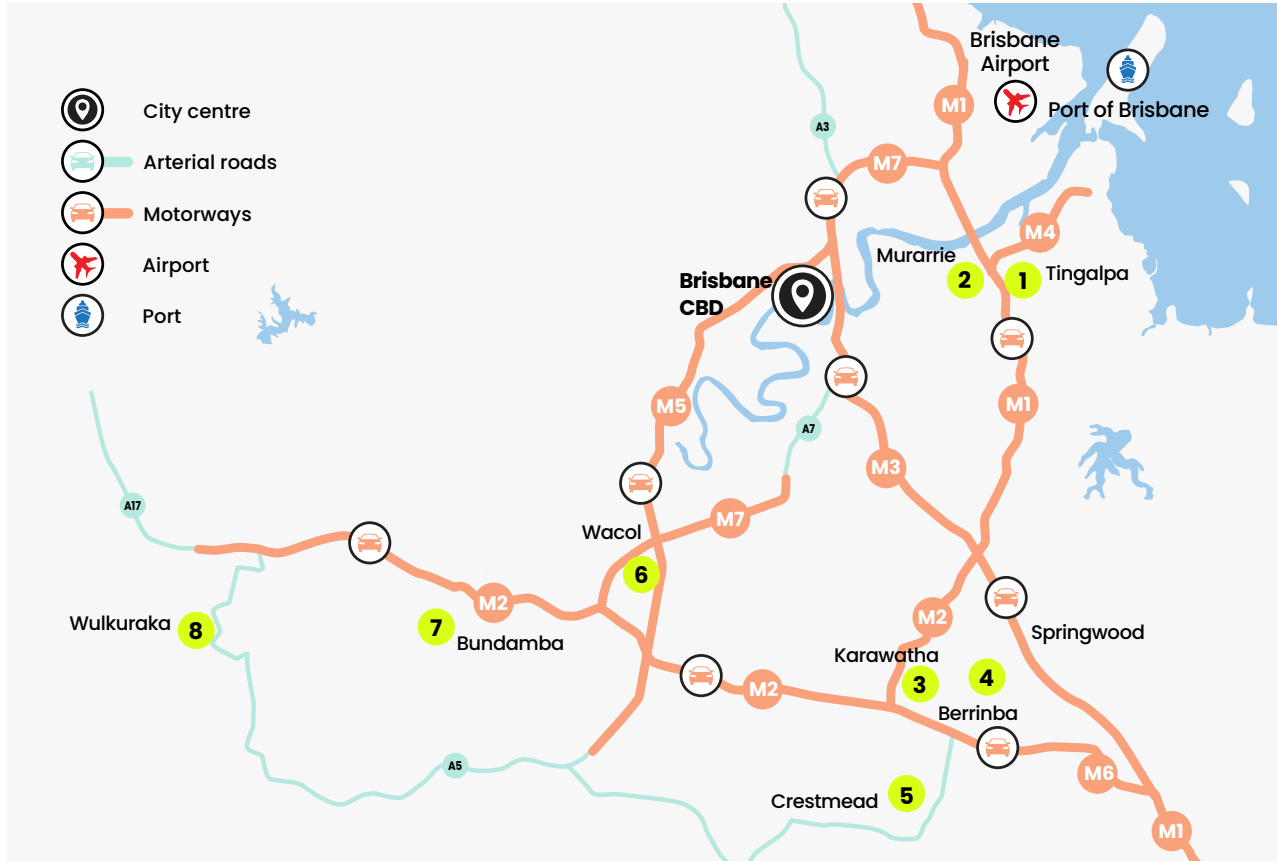
Victoria	Property details				Current valuation		Logistics occupancy (By area)						
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	30 Jun 23 Fair value (\$m)	30 Jun 23 Cap rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)	Key tenants	Description
Port Melbourne – Traditional land of the Bunurong people													
21-23 Wirraway Drive	100	Mar 2020	7,200	0.8	28.5	5.50	Independent	100.0	100.0	100.0	2.5	Computershare	Modern warehouse/office facility located in the inner market of Port Melbourne. The site benefits from its close proximity to the Monash and Westgate freeways.
Altona North – Traditional land of the Bunurong people													
Citiwest Industrial Estate	100	Aug 1994	90,100	20.2	159.4	4.95	Independent	100.0	100.0	100.0	1.9	Super Retail Group Dutton Garage	The estate comprises six warehouse/office facilities leased to a number of national occupiers. Altona North is an inner market, benefiting from its close proximity to the Western Ring Road and Westgate Freeway.
Sunshine – Traditional land of the Wurundjeri people													
Sunshine Business Estate	100	Jan 2018	52,800	8.9	107.0	5.13	Independent	100.0	100.0	100.0	3.5	IVE Group	The estate comprises four modern warehouse/office facilities and is leased to a single occupier. Sunshine is an inner market, benefiting from its close proximity to the Western Ring Road and Westgate Freeway.
Brooklyn – Traditional land of the Bunurong people													
521 Geelong Road	100	Nov 2021	12,600	5.2	48.1	N/A	Independent	100.0	100.0	100.0	5.8	Tasman Logistics Services	The site currently holds a warehouse/office facility and the 5.2 hectare site provides long term redevelopment opportunities. Brooklyn is an inner market, providing nearby access to the Westgate Freeway and Port of Melbourne.
Derrimut – Traditional land of the Bunurong people													
396 Mount Derrimut Road	100	Nov 2018	10,700	1.9	20.5	5.25	Independent	100.0	100.0	100.0	2.5	Mesh & Bar	Modern warehouse/office facility located in the core market of Derrimut. The site benefits from its close proximity to the Western Ring Road.
40 Fulton Drive	100	Nov 2021	6,500	2.1	16.0	4.50	Independent	100.0	100.0	100.0	7.3	COPE Sensitive Freight	Modern warehouse/office facility located in the core market of Derrimut. The site benefits from its close proximity to the Western Ring Road.
Truganina – Traditional land of the Bunurong people													
21 Shiny Drive	100	Nov 2018	26,500	4.2	57.5	4.63	Independent	100.0	100.0	100.0	3.0	Godfrey Hirst Petstock	Developed by GPT in 2019, the modern warehouse/office facility is located in the core market of Truganina. The site benefits from its close proximity to the Western Ring Road.
2 Prosperity Street	100	Nov 2018	24,000	3.9	50.0	4.88	Independent	100.0	100.0	100.0	3.5	DHL	Developed by GPT in 2021, the modern warehouse/office facility is located in the core market of Truganina. The site benefits from its close proximity to the Western Ring Road.
24A & 24B Niton Drive	100	Jul 2019	27,300	5.0	60.5	4.75	Independent	100.0	100.0	100.0	4.5	Nature's Best Daikin	Developed by GPT in 2023, the asset features two modern warehouse/office facilities and is located in the core market of Truganina. The site benefits from its close proximity to the Western Ring Road.

	Property details				Current valuation			Logistics occupancy (By area)					Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	30 Jun 23 Fair value (\$m)	30 Jun 23 Cap rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)			
Victoria														
25 Niton Drive	100	Jul 2019	29,800	4.5	61.0	4.88	Independent	100.0	100.0	100.0	3.2	The Hut Group	Developed by GPT in 2021, the modern warehouse/office facility is located in the core market of Truganina. The site benefits from its close proximity to the Western Ring Road.	
1 Botero Place	100	May 2020	23,800	4.9	51.5	4.50	Independent	100.0	100.0	100.0	6.9	DHL	Purpose built for DHL, the temperature controlled warehouse and office is located in the core market of Truganina. The site benefits from its close proximity to the Western Ring Road.	
Foundation Estate	100	Dec 2020	44,100	9.4	138.0	4.50	Independent	100.0	100.0	100.0	5.6	Laverton Cold Storage Couriers Please	The estate comprises five modern warehouse/office facilities located in the core market of Truganina. The site benefits from its close proximity to the Western Ring Road.	
143 Foundation Road	100	Dec 2020	10,700	2.0	23.0	4.75	Independent	100.0	100.0	100.0	6.1	Interior Secrets	Developed by GPT in 2022, the modern warehouse/office facility is located in the core market of Truganina. The asset has been certified upfront embodied carbon neutral by the Green Building Council of Australia and Climate Active, and has achieved a 6 Star Green Star Design & As Built rating.	
399 Boundary Road	100	Dec 2018	11,900	2.4	28.3	4.50	Independent	100.0	100.0	100.0	5.7	Krueger Transport Equipment	Modern warehouse/office facility located in the core market of Truganina. The site benefits from its close proximity to the Western Ring Road.	
Tarneit – Traditional land of the Bunurong people														
1 Hurst Drive	50.1	Apr 2021	70,100	11.4	67.6	4.50	Independent	100.0	100.0	100.0	9.0	HB Commerce	Purpose built for HB Commerce (trading as vidaXL), this facility reached practical completion in 2022. Located in Tarneit in Melbourne's West, the site benefits from its close proximity to the Western Ring Road. This asset is held in the GPT QuadReal Logistics Trust.	
Laverton North – Traditional land of the Bunurong people														
235-239 Boundary Road	100	Aug 2021	33,500	5.7	72.5	4.63	Independent	100.0	100.0	100.0	3.0	Spotlight	This warehouse/office facility is located in the inner market of Laverton North. The site benefits from its close proximity to the Western Ring Road.	
79 Cherry Lane	100	Nov 2021	17,000	3.1	41.0	4.50	Independent	100.0	100.0	100.0	15.2	Probiotec Pharma	Purpose built pharmaceutical grade and warehousing facilities located in the inner market of Laverton North. The site benefits from its close proximity to the Western Ring Road.	
Knoxfield – Traditional land of the Wurundjeri people														
16 Henderson Road	100	Nov 2021	14,500	2.4	31.0	4.50	Independent	100.0	100.0	100.0	9.3	Prydes Confectionery	The purpose built temperature controlled facility is located in the established mixed-use precinct of Knoxfield. The site benefits from its close proximity to the Eastlink Tollway and Ferntree Gully Road.	

Victoria	Property details				Current valuation			Logistics occupancy (By area)				Key tenants	Description	
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	30 Jun 23 Fair value (\$m)	30 Jun 23 Cap rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)			
Somerton – Traditional land of the Wurundjeri people														
Austrak Business Park ¹	50	Oct 2003	193,700	63.4	256.5	4.63	Independent	100.0	100.0	100.0	2.8	Linfox Coles Group	The business park comprises six modern warehouse/ logistics facilities, leased to various national operators and an intermodal rail terminal. It is located in the core market of Somerton.	
Keysborough – Traditional land of the Bunurong people														
Keylink Estate – South	50.1	Jun 2021	38,100	5.5	44.6	4.63	Independent	100.0	100.0	100.0	9.3	Early Settler	Located at 26-46 Bend Road, this asset reached practical completion in 2022. The asset features a dual tenancy warehouse/office facility, currently occupied by a single tenant. The site is located in the South East market of Keysborough and benefits from its close proximity to the Eastlink Freeway. This asset is held in the GPT QuadReal Logistics Trust.	
Keylink Estate – North	50.1	Feb 2022	22,800	4.5	31.8	4.63	Independent	100.0	100.0	100.0	4.3	AFS Logistics Hartman Pacific	Located at 35-45 Bend Road, this asset reached practical completion in 2023 and is made up of three tenancies across two warehouse/office facilities. The site is located in the South East market of Keysborough and benefits from its close proximity to the Eastlink Freeway. This asset is held in the GPT QuadReal Logistics Trust.	

1. Site area and fair value excludes development land. WALE by income excludes rail terminal ground lease.

Queensland



- 1 Tingalpa (1 asset)
- 2 Murarrie (1 asset)
- 3 Karawatha (1 asset)
- 4 Berrinba (4 assets)
- 5 Crestmead (1 asset)
- 6 Wacol (3 assets)
- 7 Bundamba (1 asset)
- 8 Wulkuraka (1 asset)

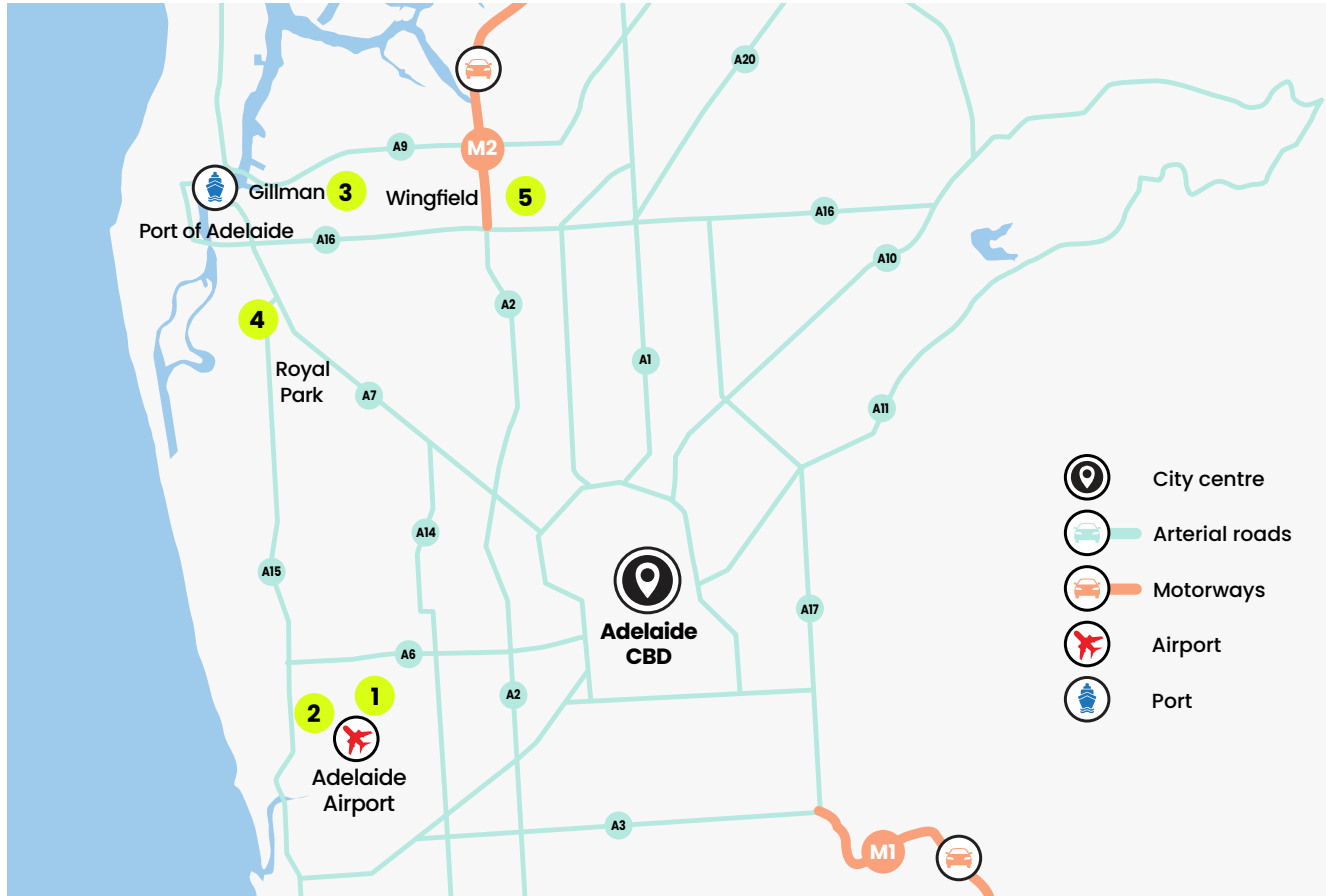
Note: 15 Northern Link Circuit, Townsville is not shown.



Queensland	Property details				Current valuation			Logistics occupancy (By area)				Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	30 Jun 23 Fair value (\$m)	30 Jun 23 Cap rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)		
Karawatha – Traditional land of the Yuggera people													
59 Forest Way	100	Dec 2012	44,000	13.4	148.0	4.75	Independent	100.0	100.0	100.0	5.7	Toll	Developed by GPT in 2014, the purpose built distribution centre is located in a core market and benefits from its close proximity to the Logan Motorway.
Wacol – Traditional land of the Yuggera and the Turrbul people													
55 Whitelaw Place	100	Dec 2016	5,600	2.1	22.4	4.50	Independent	100.0	100.0	100.0	8.9	Loscam Australia	Developed by GPT in 2017, the purpose built warehouse/office facility is located in a core market and benefits from its close proximity to the Ipswich and Centenary motorways.
100 Metroplex Place	50.1	Mar 2021	17,100	3.5	22.7	4.75	Independent	100.0	100.0	100.0	3.9	Mainfreight Bulk Transport	Developed by GPT in 2022, this asset comprises two modern warehouse/office facilities in the core market of Wacol. This asset is held in the GPT QuadReal Logistics Trust.
149 & 153 Coulson Street	50.1	Jul 2021	17,600	3.2	22.3	5.00	Independent	100.0	100.0	100.0	4.9	Mainfreight	Developed by GPT in 2023, this modern warehouse/office facility is located in the core market of Wacol. This asset is held in the GPT QuadReal Logistics Trust.
Berrinba													
2 Ironbark Close	100	Jun 2015	20,600	4.9	66.5	4.75	Independent	100.0	100.0	100.0	6.7	DHL	Developed by GPT in 2020 as the first stage of Wembley Business Park, the purpose built facility incorporates two warehouses connected by a super-awning. Berrinba is a core market that benefits from its close proximity to the Logan Motorway.
30 Ironbark Close	100	Jun 2015	14,400	3.4	40.1	4.88	Independent	100.0	100.0	100.0	3.4	DHL Windoware	Developed by GPT in 2020 as the second stage of Wembley Business Park, the facility is a dual tenancy warehouse/office facility occupied by two tenants.
1 Wattlebird Court	100	Jun 2015	16,300	3.6	42.0	4.75	Independent	100.0	100.0	100.0	4.0	Mainfreight Nature's Best	Developed by GPT in 2021 as the third stage of Wembley Business Park, the facility is a dual tenancy warehouse/office facility occupied by two tenants.
2 Wattlebird Court	100	Jun 2015	21,900	4.3	56.2	4.75	Independent	100.0	100.0	100.0	5.8	JB Hi-Fi InterCentral Logistics	Developed by GPT in 2022, as the final stage of the Wembley Business Park estate, the facility is a dual tenancy warehouse/office facility occupied by two tenants.
Crestmead – Traditional land of the Yuggera and the Turrbul people													
102-108 Magnesium Drive	100	Nov 2021	8,800	1.8	24.3	4.75	Independent	100.0	100.0	100.0	8.7	Oxworks	Modern warehouse/office facility located in the core market of Crestmead. The site benefits from its close proximity to the Logan Motorway.
Tingalpa – Traditional land of the Yuggera and the Turrbul people													
248 Fleming Road	100	Nov 2021	5,200	1.0	26.5	4.88	Independent	100.0	100.0	100.0	3.0	Royal Foods	Two temperature controlled facilities located in the inner market of Tingalpa. The site benefits from its close proximity to the Gateway Motorway.

Queensland	Property details				Current valuation			Logistics occupancy (By area)				Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	30 Jun 23 Fair value (\$m)	30 Jun 23 Cap rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)		
Murarrie – Traditional land of the Yuggera people													
48 Miller Street	100	Nov 2021	4,000	0.8	33.0	5.13	Independent	100.0	100.0	100.0	5.4	Tritium	Modern laboratory/warehouse facility located in the inner market of Murarrie. The site benefits from its close proximity to the Gateway Motorway.
Bundamba – Traditional land of the Yuggera and the Turrbul people													
18 Gorrick Court	50.1	Nov 2021	12,500	3.6	20.5	4.75	Independent	100.0	100.0	100.0	4.9	Saab	Purpose built for Saab, this facility reached practical completion in 2022. The asset features two warehouse facilities connected by a breezeway and is located in close proximity to the Warrego and Cunningham highways. This asset is held in the GPT QuadReal Logistics Trust.
Wulkuraka – Traditional land of the Yuggera and the Turrbul people													
4 Enterprise Street	100	Nov 2021	25,900	4.2	97.0	4.50	Independent	100.0	100.0	100.0	18.2	Asahi	Purpose built manufacturing facility located within close proximity of the Ipswich CBD. The asset was recently expanded and benefits from its close proximity to the Warrego Highway.
Townsville – Traditional land of the Bindal and Wulgurukaba people													
15 Northern Link Circuit	100	Nov 2021	4,800	1.5	27.0	5.25	Independent	100.0	100.0	100.0	8.5	Bega Dairy & Drinks	Purpose built temperature controlled facility completed in 2020. The asset is located in Shaw, approximately 15 kilometres from the Townsville CBD.

South Australia

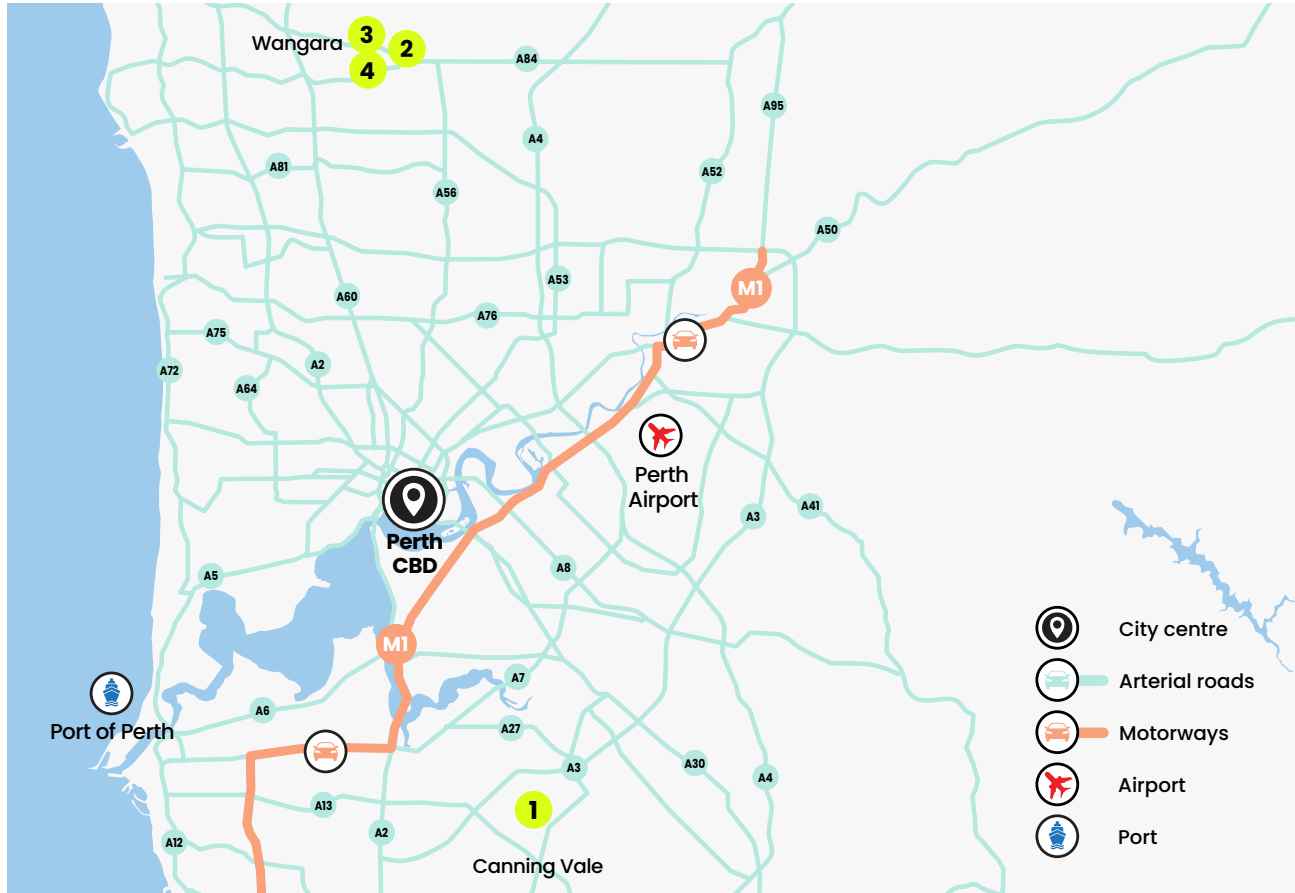


- 1 1 Vimy Avenue, Adelaide Airport
- 2 26 Butler Boulevard, Adelaide Airport
- 3 176 Eastern Parade, Gillman
- 4 1A Symonds Street, Royal Park
- 5 6-10 Senna Road, Wingfield



South Australia	Property details				Current valuation			Logistics occupancy (By area)					Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	30 Jun 23 Fair value (\$m)	30 Jun 23 Cap rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)			
Adelaide Airport – Traditional land of the Kurna people														
1 Vimy Avenue	100	Nov 2021	9,800	1.9	19.5	5.00	Independent	100.0	100.0	100.0	5.9	Bunzl Outsourcing Services	Modern warehouse/distribution facility located directly adjacent to the Adelaide Airport and within close proximity of the CBD.	
26 Butler Boulevard	100	Nov 2021	6,800	1.5	16.0	5.00	Independent	100.0	100.0	100.0	7.4	Boart Longyear	Modern warehouse/distribution facility located directly adjacent to the Adelaide Airport and within close proximity of the CBD.	
Gillman – Traditional land of the Kurna people														
176 Eastern Parade	100	Nov 2021	6,800	2.4	17.3	5.25	Independent	100.0	100.0	100.0	2.5	Qube Logistics	Refurbished warehouse facility with extensive container rated hardstand areas. It is located within close proximity of the Port of Adelaide.	
Royal Park – Traditional land of the Kurna people														
1A Symonds Street	100	Nov 2021	2,700	0.7	5.5	5.25	Independent	100.0	100.0	100.0	7.3	COPE Sensitive Freight	Warehouse/office facility providing dual side dock access. The site benefits from its proximity to the Port of Adelaide and the CBD.	
Wingfield – Traditional land of the Kurna people														
6-10 Senna Road	100	Nov 2021	13,400	2.9	34.0	5.00	Independent	100.0	100.0	100.0	3.0	GPC Asia Pacific	Modern warehouse/office and showroom facility. The site benefits from its close proximity to the North-South Motorway.	

Western Australia



- 1 15 Modal Crescent, Canning Vale
- 2 23 Destiny Way, Wangara
- 3 50 Triumph Avenue, Wangara
- 4 56 Triumph Avenue, Wangara



15 Modal Crescent, Canning Vale



23 Destiny Way, Wangara



50 Triumph Avenue, Wangara

	Property details				Current valuation			Logistics occupancy (By area)				Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	30 Jun 23 Fair value (\$m)	30 Jun 23 Cap rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)		
Western Australia													
Canning Vale – Traditional land of the Whadjuk people of the Noongar nation													
15 Modal Crescent	100	Nov 2021	9,600	3.1	22.5	5.25	Independent	100.0	100.0	100.0	7.3	COPE Sensitive Freight	Modern warehouse/office facility located in the core market of Canning Vale.
Wangara – Traditional land of the Whadjuk people of the Noongar nation													
23 Destiny Way	100	Nov 2021	4,600	3.1	24.0	5.75	Independent	100.0	100.0	100.0	1.2	Global Construction Services	Modern workshop/office facility located in the core market of Wangara.
50 Triumph Avenue	100	Nov 2021	3,700	0.8	8.3	5.50	Independent	100.0	100.0	100.0	2.5	ContiTech Australia	Modern warehouse/office facility located in the core market of Wangara.
56 Triumph Avenue	100	Nov 2021	2,800	0.6	5.3	5.75	Independent	100.0	100.0	100.0	2.2	Glass Processing	Modern warehouse/office facility located in the core market of Wangara.

Australian Capital Territory

Australian Capital Territory	Property details				Current valuation			Logistics occupancy (By area)				Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	30 Jun 23 Fair value (\$m)	30 Jun 23 Cap rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)		
Symonston – Traditional land of the Ngunnawal people													
12 Faulding Street	100	Nov 2021	3,300	0.7	18.0	6.00	Independent	100.0	100.0	100.0	1.6	Telstra Secure & Innovate Group	Two modern warehouse/office facilities located 6 kilometres south-east of the Canberra CBD. The larger facility includes two levels of office, warehouse as well as undercroft and hardstand parking.