



ASX Announcement

19 August 2024

Appendix 4D – The GPT Group

The GPT Group ('GPT' or 'Group') provides the Appendix 4D for The GPT Group.

–ENDS–

Authorised for release by The GPT Group Board.

For more information, please contact:

Investors and Media

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Appendix 4D

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

Interim Financial Report
For the half year ended 30 June 2024

Results for announcement to the market

	30 June 2024 \$ million	30 June 2023 \$ million	Change %
2.1 Total revenues and other income	57.9	261.3	(77.8%)
2.2 Profit from operations as assessed by Directors ⁽¹⁾	309.1	316.7	(2.4%)
2.3 Net loss after income tax expense attributable to stapled security holders	(249.4)	(1.1)	Lge
2.4 Distributions For the six months period ended 30 June 2024 This distribution was declared on 21 June 2024 and is expected to be paid on 30 August 2024.	Amount per stapled security		Franked amount per stapled security
	12.00 cents		—
2.5 Record date for determining entitlement to the distributions	28 June 2024		
2.6 Brief explanation of any figures in 2.1 to 2.4 necessary to enable the figures to be understood Refer to the attached announcement for a detailed discussion of GPT Group's results for the half year ended 30 June 2024.			
3.0 Net tangible assets per security ⁽²⁾	30 June 2024 \$5.36	31 December 2023 \$5.61	
4.0 Details of entities over which control has been gained or lost during the period Not applicable for the half year ended 30 June 2024.			
5.0 Details of individual and total dividends or distribution payments. 6 month period ended 30 June 2024 - to be paid 30 August 2024 No part of the distribution constitutes conduit foreign income.	Amount per stapled security		Total
	12.00 cents		\$229.9 million

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

⁽²⁾ Includes all right-of-use assets of GPT Group.

6.0 Details of any dividend or distribution reinvestment plans in operation

The DRP will not be available with respect to the June 2024 half yearly distribution.

7.0 Details of associates and joint venture entities

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

Name of associate and joint venture entities	Contribution to GPT Group's net profit	
	30 June 24 \$ million	30 June 23 \$ million
Joint Ventures*		
Entities Incorporated in Australia		
2 Park Street Trust	(42.9)	(26.7)
Horton Trust	0.2	0.2
Lendlease GPT (Rouse Hill) Pty Limited	—	—
GPT QuadReal Logistics Trust	(1.7)	(4.3)
Associates*		
Entities Incorporated in Australia		
GPT Wholesale Shopping Centre Fund	27.0	11.7
GPT Wholesale Office Fund	(123.7)	(23.7)
Darling Park Trust	(54.7)	(27.1)
Total share of after tax loss of equity accounted investments	(195.8)	(69.9)

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