

15 August 2022

2022 Interim Result Property Compendium

The GPT Group (“GPT”) provides its 2022 Interim Result Property Compendium which is authorised for release by The GPT Group’s Managing Director and Chief Executive Officer Bob Johnston.

-ENDS-

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Property Compendium
Interim Result 2022

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Office Portfolio



Interim Result 2022



Australia Square

264 George Street, Sydney



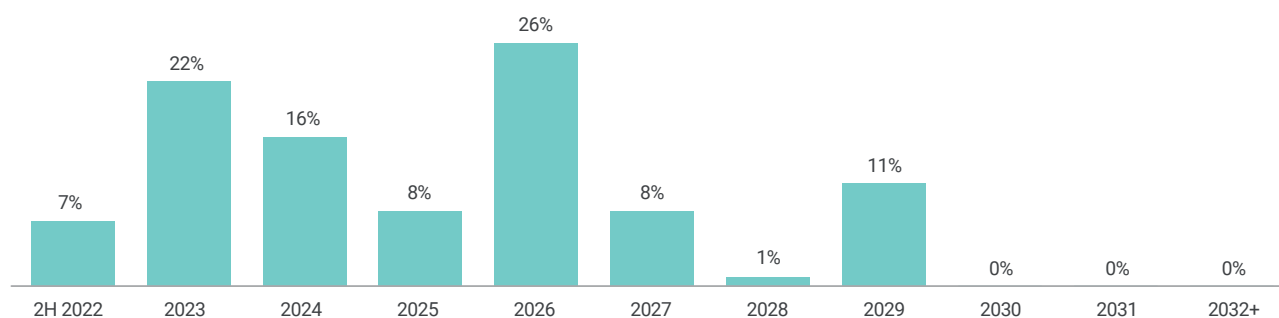
Australia Square, 264 George Street, Sydney

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 substantial car park and an external plaza courtyard.

Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value	\$643.8m
Co-Owner	50% Dexus	Capitalisation Rate	4.83%
Acquired (by GPT)	September 1981	Valuation Type	Independent
Asset Quality	A-Grade		
Construction/Refurbishment	Completed 1967/Refurbished 2004		
Traditional Custodians	Traditional land of the Gadigal people of the Eora nation		
Property Details		Office Occupancy	
Office	51,700 sqm	Actual	93.9%
Retail	1,600 sqm	Including Signed Leases	94.7%
Car Parking Spaces	372	Including Heads of Agreement	96.6%
Typical Floor Plate	1,030 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	93		Area (sqm)
WALE (by income)	3.2 years	HWL Ebsworth	7,230
		Dexus	4,420

Lease Expiry Profile (by Income)



Sustainability

NABERS Rating	Tower	Plaza	Building Certifications	Tower	Plaza
Energy rating (including GreenPower)	5.0	6.0	Climate Active Carbon Neutral	-	-
Energy rating (excluding GreenPower)	5.0	5.5	Green Star Performance	5 Star	5 Star
Water rating	4.0	5.0	Green Star Design & As Built	-	-
Waste rating	3.5	3.5			

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



2 Park Street

Sydney



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.

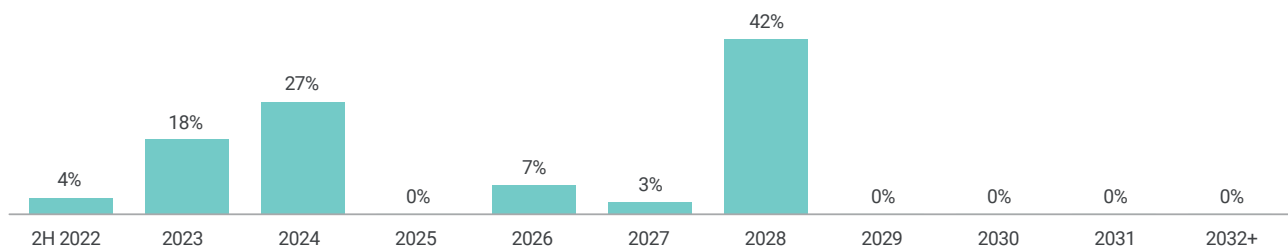
Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value	\$859.2m
Co-Owner	50% Charter Hall Office Trust	Capitalisation Rate	4.50%
Acquired (by GPT)	December 2001	Valuation Type	Internal
Asset Quality	Premium Grade		
Construction/Refurbishment	Completed 2000		
Traditional Custodians	Traditional land of the Gadigal people of the Eora nation		

Property Details		Office Occupancy	
Office	73,400 sqm	Actual	84.5%
Retail	500 sqm	Including Signed Leases	91.6%
Car Parking Spaces	270	Including Heads of Agreement	92.1%
Typical Floor Plate	1,770 sqm		

Office Tenant Details		Key Tenants	
Number of Office Tenants	25		Area (sqm)
WALE (by income)	3.9 years	Amazon Web Services	25,370
		Citibank	13,280

Lease Expiry Profile (by Income)



Sustainability

NABERS Rating		Building Certifications	
Energy rating (including GreenPower)	5.5	Climate Active Carbon Neutral	-
Energy rating (excluding GreenPower)	5.5	Green Star Performance	6 Star
Water rating	4.5	Green Star Design & As Built	-
Waste rating	3.5		

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Darling Park 1 & 2 and Cockle Bay Wharf

201 Sussex Street, Sydney





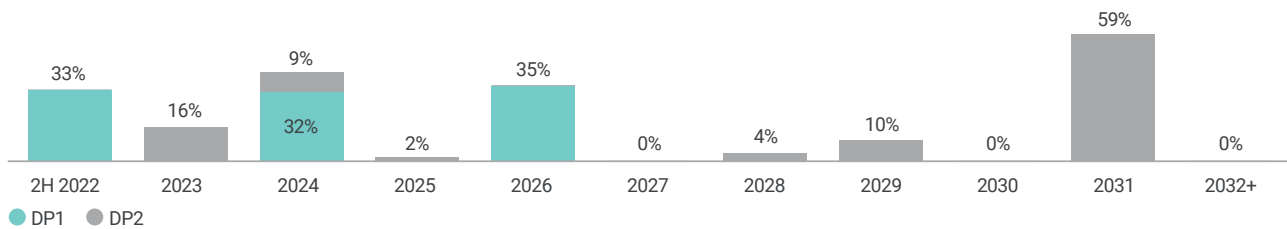
Darling Park 1 & 2 and Cockle Bay Wharf, 201 Sussex Street, Sydney

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 2022

General		Current Valuation	
Ownership Interest	25% GPT	Fair Value	\$579.3m (25% GPT)
Co-Owners	50% GWOF, 25% AWOF	Capitalisation Rate	DP1: 4.63%, DP2: 4.50%
Acquired (by GPT)	August 2019	Valuation Type	Independent
Asset Quality	Premium Grade		
Construction/Refurbishment	Tower 1: Completed 1994/Refurbished 2022 Tower 2: Completed 1999/Refurbished 2018		
Traditional Custodians	Traditional land of the Gadigal people of the Eora nation		
Property Details		Office Occupancy	
Office	101,800 sqm	Actual	DP1: 100.0%, DP2: 97.6%
Retail	9,800 sqm	Including Signed Leases	DP1: 100.0%, DP2: 97.6%
Car Parking Spaces	642	Including Heads of Agreement	DP1: 100.0%, DP2: 97.9%
Typical Floor Plate	1,900 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	12		Area (sqm)
WALE (by Income)	DP1: 2.3 years, DP2: 6.4 years	CBA	52,170
		IAG	30,670

Lease Expiry Profile (by Income)



Sustainability

Darling Park 1 & 2 and Cockle Bay Wharf are certified carbon neutral using the NABERS verification pathway of Climate Active for Buildings, in alignment with the international Greenhouse Gas Protocol.

In 2021, investment in both carbon offsets and carbon removal projects delivered a net positive impact on the environment, removing an additional 16 kilograms of CO₂-e per square metre (Scope 1 & 2) beyond those required for carbon neutral certification.

NABERS Rating	Tower 1	Tower 2	Building Certifications	Tower 1	Tower 2
Energy rating (including GreenPower)	6.0	6.0	Climate Active Carbon Neutral	certified	certified
Energy rating (excluding GreenPower)	5.5	5.5	Green Star Performance	6 Star	6 Star
Water rating	4.5	4.5	Green Star Design & As Built	-	-
Waste rating	2.5	3.5			

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



Eclipse Tower

60 Station Street, Parramatta



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.

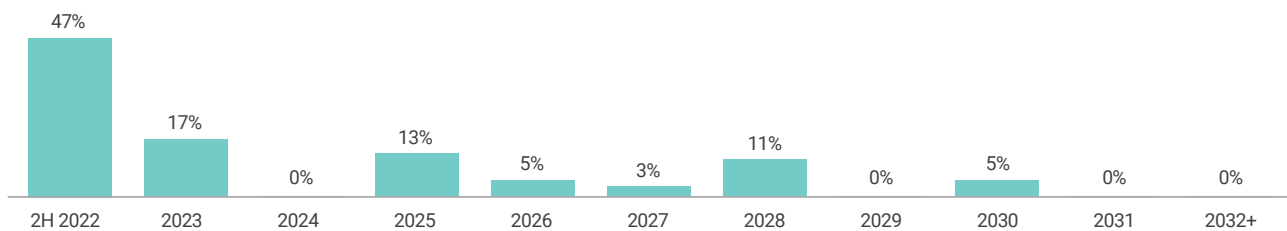
Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$261.0m
Acquired (by GPT)	September 2018	Capitalisation Rate	5.13%
Asset Quality	A-Grade	Valuation Type	Independent
Construction/Refurbishment	Completed 2012		
Traditional Custodians	Traditional land of the Burramattagal clan of the Darug people		

Property Details		Office Occupancy	
Office	25,100 sqm	Actual	94.7%
Retail	600 sqm	Including Signed Leases	100.0%
Car Parking Spaces	145	Including Heads of Agreement	100.0%
Typical Floor Plate	1,320 sqm		

Office Tenant Details		Key Tenants	
Number of Office Tenants	6		Area (sqm)
WALE (by income)	2.0 years	Deloitte	5,290
		Government Property NSW	3,970

Lease Expiry Profile (by Income)



Sustainability

60 Station Street is certified carbon neutral using the NABERS verification pathway of Climate Active for Buildings, in alignment with the international Greenhouse Gas Protocol.

In 2021, investment in both carbon offsets and carbon removal projects delivered a net positive impact on the environment, removing an additional 2 kilograms of CO₂-e per square metre (Scope 1 & 2) beyond those required for carbon neutral certification.

NABERS Rating		Building Certifications	
Energy rating (including GreenPower)	6.0	Climate Active Carbon Neutral	certified
Energy rating (excluding GreenPower)	5.5	Green Star Performance	-
Water rating	5.0	Green Star Design & As Built	-
Waste rating	-		

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



32 Smith
Parramatta



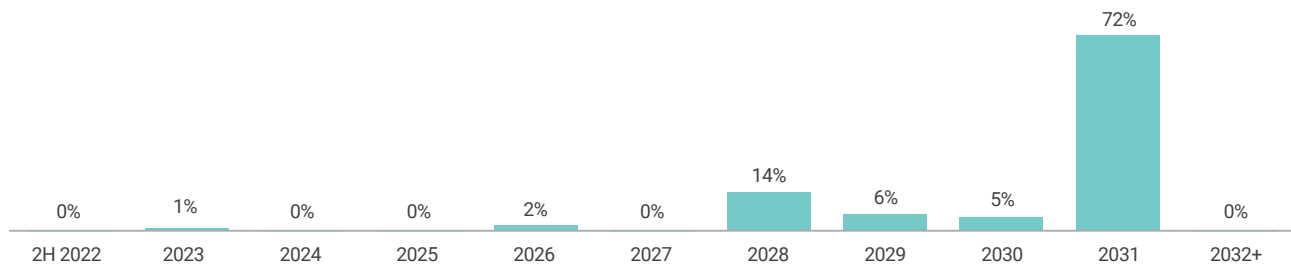
32 Smith, Parramatta

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 2022

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$352.5m
Acquired (by GPT)	March 2017	Capitalisation Rate	5.00%
Asset Quality	A-Grade	Valuation Type	Independent
Construction/Refurbishment	Completed 2021		
Traditional Custodians	Traditional land of the Burramattagal clan of the Darug people		
Property Details		Office Occupancy	
Office	26,900 sqm	Actual	81.7%
Retail	300 sqm	Including Signed Leases	81.7%
Car Parking Spaces	110	Including Heads of Agreement	83.9%
Typical Floor Plate	1,350 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	8		Area (sqm)
WALE (by income)	8.0 years	QBE	13,620
		Space&Co	2,050

Lease Expiry Profile (by Income)



Sustainability

The property has achieved a 6 Star Green Star Design & As Built v1.1 rating. No sustainability data reported as the asset was completed during the last reporting year.



4 Murray Rose Avenue

Sydney Olympic Park

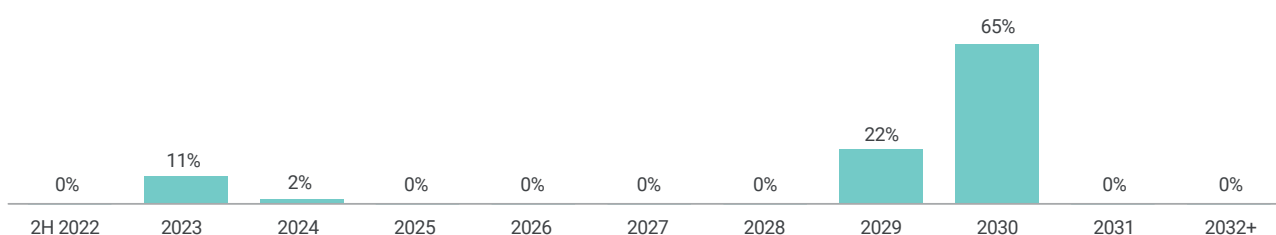
4 Murray Rose Avenue, Sydney Olympic Park

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 2022

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$152.0m
Acquired (by GPT)	May 2002	Capitalisation Rate	4.88%
Asset Quality	A-Grade	Valuation Type	Internal
Construction/Refurbishment	Completed 2018		
Traditional Custodians	Traditional land of the Wanngal people		
Property Details		Office Occupancy	
Office	15,600 sqm	Actual	100.0%
Retail	100 sqm	Including Signed Leases	100.0%
Car Parking Spaces	232	Including Heads of Agreement	100.0%
Typical Floor Plate	3,010 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	6		Area (sqm)
WALE (by income)	7.0 years	NSW Rural Fire Service	9,290
		Toyota	2,530

Lease Expiry Profile (by Income)



Sustainability

4 Murray Rose Avenue is certified carbon neutral using the NABERS verification pathway of Climate Active for Buildings, in alignment with the international Greenhouse Gas Protocol.

In 2021, investment in both carbon offsets and carbon removal projects delivered a net positive impact on the environment, removing an additional 2 kilograms of CO₂-e per square metre (Scope 1 & 2) beyond those required for carbon neutral certification.

NABERS Rating		Building Certifications	
Energy rating (including GreenPower)	6.0	Climate Active Carbon Neutral	certified
Energy rating (excluding GreenPower)	5.5	Green Star Performance	-
Water rating	5.5	Green Star Design & As Built	5 Star (Design)
Waste rating	1.5		

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



62 Northbourne Avenue

Canberra



62 Northbourne Avenue, Canberra

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

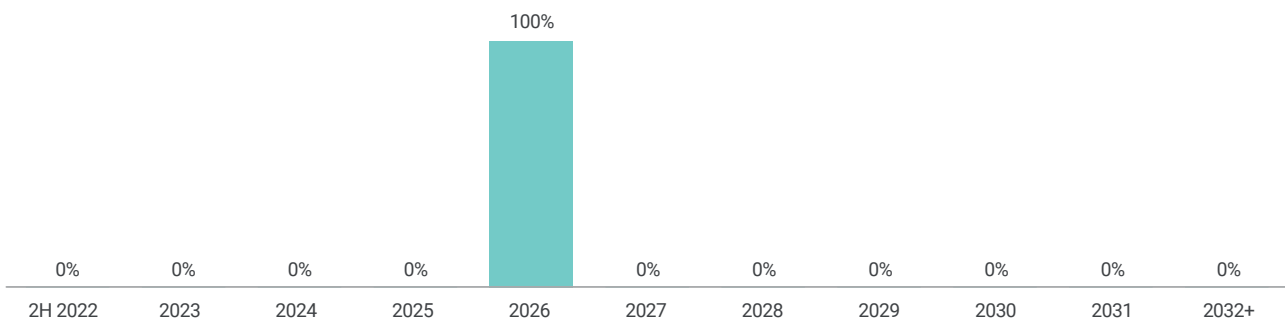
Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$80.5m
Acquired (by GPT)	November 2021	Capitalisation Rate	5.25%
Asset Quality	A-Grade	Valuation Type	Independent
Construction/Refurbishment	Completed 1986/Refurbished 2008		
Traditional Custodians	Traditional land of the Ngunnawal people		

Property Details		Office Occupancy	
Office	10,200 sqm	Actual	100.0%
Retail	N/A	Including Signed Leases	100.0%
Car Parking Spaces	109	Including Heads of Agreement	100.0%
Typical Floor Plate	1,540 sqm		

Office Tenant Details		Key Tenants	
Number of Office Tenants	1		Area (sqm)
WALE (by income)	4.0 years	Commonwealth of Australia	10,200

Lease Expiry Profile (by Income)



Sustainability

NABERS Rating		Building Certifications	
Energy rating (including GreenPower)	4.5	Climate Active Carbon Neutral	-
Energy rating (excluding GreenPower)	4.5	Green Star Performance	-
Water rating	-	Green Star Design & As Built	-
Waste rating	-		

Note: No sustainability data reported as the asset was acquired during the last reporting year. Ratings are as at 30 June 2022.



Melbourne Central Tower

360 Elizabeth Street, Melbourne



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.

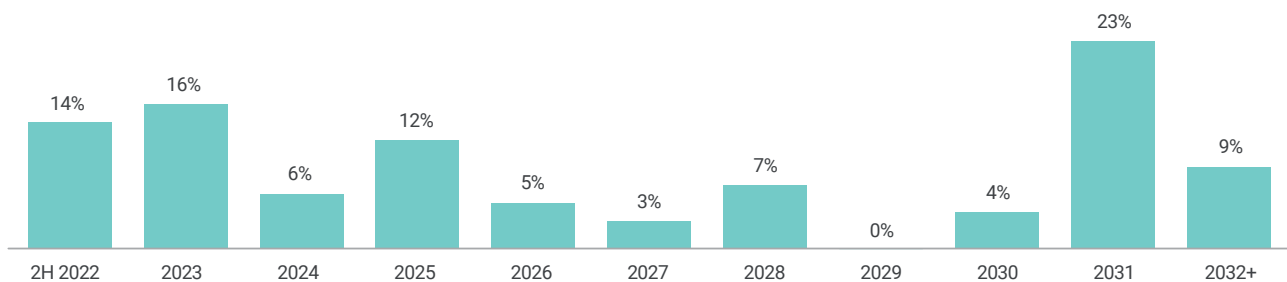
Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	\$802.7m
Acquired (by GPT)	May 1999	Capitalisation Rate	4.88%
Asset Quality	Premium Grade	Valuation Type	Internal
Construction/Refurbishment	Completed 1991/Refurbished 2020		
Traditional Custodians	Traditional land of the Wurundjeri people		

Property Details		Office Occupancy	
Office	65,800 sqm	Actual	94.3%
Retail	40 sqm	Including Signed Leases	94.6%
Car Parking Spaces	0	Including Heads of Agreement	95.0%
Typical Floor Plate	1,480 sqm		

Office Tenant Details		Key Tenants	
Number of Office Tenants	49		Area (sqm)
WALE (by income)	4.7 years	Members Equity Bank	13,680
		Allianz	7,800

Lease Expiry Profile (by Income)



Sustainability

NABERS Rating		Building Certifications	
Energy rating (including GreenPower)	5.0	Climate Active Carbon Neutral	-
Energy rating (excluding GreenPower)	5.0	Green Star Performance	-
Water rating	5.5	Green Star Design & As Built	-
Waste rating	NR		

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181 William & 550 Bourke Streets

Melbourne



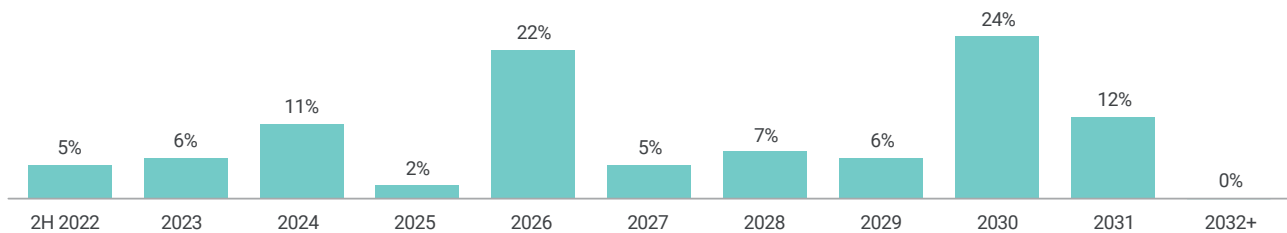
181 William & 550 Bourke Streets, Melbourne

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 2022

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value	\$465.5m (50% GPT)
Co-Owner	50% GWO	Capitalisation Rate	4.88%
Acquired (by GPT)	October 2014	Valuation Type	Independent
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		Office Occupancy	
Office	76,100 sqm	Actual	71.5%
Retail	5,200 sqm	Including Signed Leases	76.8%
Car Parking Spaces	413	Including Heads of Agreement	80.6%
Typical Floor Plate	181 William: 1,920 sqm, 550 Bourke: 1,510 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	14		Area (sqm)
WALE (by income)	5.4 years	IAG	17,120
		State of Victoria	12,280

Lease Expiry Profile (by Income)



Sustainability

181 William & 550 Bourke Streets are certified carbon neutral using the NABERS verification pathway of Climate Active for Buildings, in alignment with the international Greenhouse Gas Protocol.

In 2021, investment in both carbon offsets and carbon removal projects delivered a net positive impact on the environment, removing an additional 5 kilograms of CO₂-e per square metre (Scope 1 & 2) beyond those required for carbon neutral certification.

NABERS Rating		Building Certifications		181 William St	550 Bourke St
Energy rating (including GreenPower)	6.0	Climate Active Carbon Neutral		certified	certified
Energy rating (excluding GreenPower)	5.5	Green Star Performance		-	4 star
Water rating	5.5	Green Star Design & As Built		5 Star	-
Waste rating	3.0				

NABERS Energy and Water Ratings are for 181 William Street. 550 Bourke Street was not rateable due to a major refurbishment.

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One One One Eagle Street

Brisbane



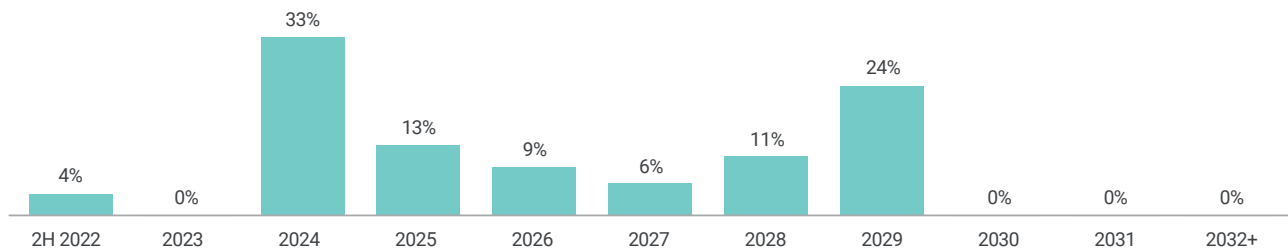
One One One Eagle Street, Brisbane

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 2022

General		Current Valuation	
Ownership Interest	33.33% GPT	Fair Value	\$322.0m (33.33% GPT)
Co-Owners	66.67% GWOF	Capitalisation Rate	4.88%
Acquired (by GPT)	October 2008	Valuation Type	Independent
Asset Quality	Premium Grade		
Construction/Refurbishment	Completed 2012		
Traditional Custodians	Traditional land of the Turrbul and the Yuggera people		
Property Details		Office Occupancy	
Office	63,700 sqm	Actual	95.6%
Retail	400 sqm	Including Signed Leases	97.1%
Car Parking Spaces	114	Including Heads of Agreement	97.7%
Typical Floor Plate	1,450 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	28		Area (sqm)
WALE (by income)	4.0 years	EY	7,500
		ANZ	7,130

Lease Expiry Profile (by Income)



Sustainability

One One One Eagle Street is certified carbon neutral using the NABERS verification pathway of Climate Active for Buildings, in alignment with the international Greenhouse Gas Protocol.

In 2021, investment in both carbon offsets and carbon removal projects delivered a net positive impact on the environment, removing an additional 19 kilograms of CO₂-e per square metre (Scope 1 & 2) beyond those required for carbon neutral certification.

NABERS Rating		Building Certifications	
Energy rating (including GreenPower)	6.0	Climate Active Carbon Neutral	certified
Energy rating (excluding GreenPower)	6.0	Green Star Performance	-
Water rating	4.5	Green Star Design & As Built	6 Star
Waste rating	3.5		

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Liberty Place

161 Castlereagh Street, Sydney



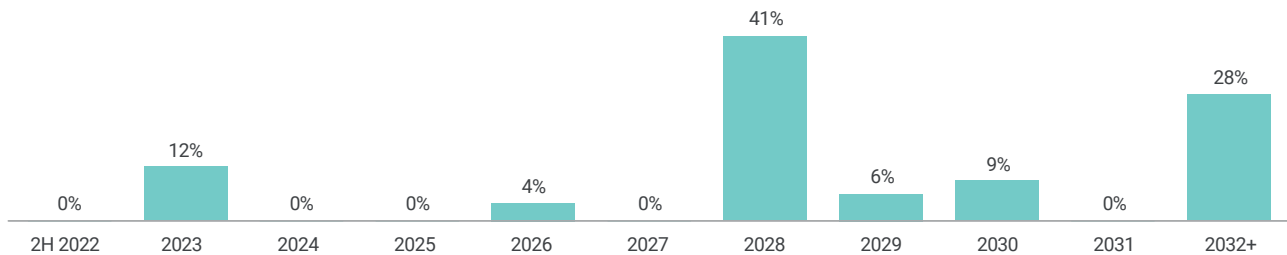
Liberty Place, 161 Castlereagh Street, Sydney

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 2022

General		Current Valuation	
Ownership Interest	50% GWOF	Fair Value	\$796.9m
Co-Owner	50% ISPT	Capitalisation Rate	4.38%
Acquired (by GWOF)	April 2010	Valuation Type	Internal
Asset Quality	Premium Grade		
Construction/Refurbishment	Completed 2013		
Traditional Custodians	Traditional land of the Gadigal people of the Eora nation		
Property Details		Office Occupancy	
Office	56,400 sqm	Actual	86.8%
Retail	2,900 sqm	Including Signed Leases	92.0%
Car Parking Spaces	144	Including Heads of Agreement	97.1%
Typical Floor Plate	1,630 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	12		Area (sqm)
WALE (by income)	7.0 years	ANZ	22,600
		Herbert Smith Freehills	15,560

Lease Expiry Profile (by Income)



Sustainability

Liberty Place is certified carbon neutral using the NABERS verification pathway of Climate Active for Buildings, in alignment with the international Greenhouse Gas Protocol.

In 2021, investment in both carbon offsets and carbon removal projects delivered a net positive impact on the environment, removing an additional 4 kilograms of CO₂-e per square metre (Scope 1 & 2) beyond those required for carbon neutral certification.

NABERS Rating

Energy rating (including GreenPower)	6.0
Energy rating (excluding GreenPower)	5.0
Water rating	5.0
Waste rating	3.5

Building Certifications

Climate Active Carbon Neutral	certified
Green Star Performance	6 Star
Green Star Design & As Built	6 Star

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Darling Park 3

201 Sussex Street, Sydney



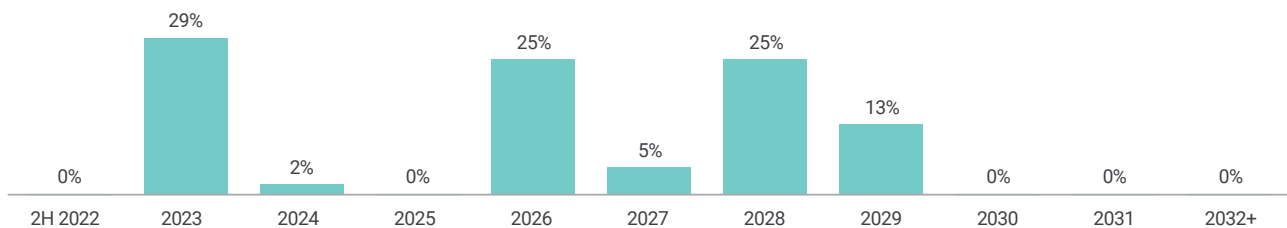
Darling Park 3, 201 Sussex Street, Sydney

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 2022

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$613.0m
Acquired (by GWOF)	July 2006	Capitalisation Rate	4.63%
Asset Quality	Premium Grade	Valuation Type	Independent
Construction/Refurbishment	Completed 2005/Refurbished 2017		
Traditional Custodians	Traditional land of the Gadigal people of the Eora nation		
Property Details		Office Occupancy	
Office	29,800 sqm	Actual	95.0%
Retail	30 sqm	Including Signed Leases	95.0%
Car Parking Spaces	137	Including Heads of Agreement	95.0%
Typical Floor Plate	1,500 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	6		Area (sqm)
WALE (by income)	4.1 years	Rabobank	7,560
		NTT	7,470

Lease Expiry Profile (by Income)



Sustainability

Darling Park 3 is certified carbon neutral using the NABERS verification pathway of Climate Active for Buildings, in alignment with the international Greenhouse Gas Protocol.

In 2021, investment in both carbon offsets and carbon removal projects delivered a net positive impact on the environment, removing an additional 3 kilograms of CO₂-e per square metre (Scope 1 & 2) beyond those required for carbon neutral certification.

NABERS Rating		Building Certifications	
Energy rating (including GreenPower)	6.0	Climate Active Carbon Neutral	certified
Energy rating (excluding GreenPower)	5.5	Green Star Performance	6 Star
Water rating	5.0	Green Star Design & As Built	-
Waste rating	2.5		

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580 George Street

Sydney



580 George Street, Sydney

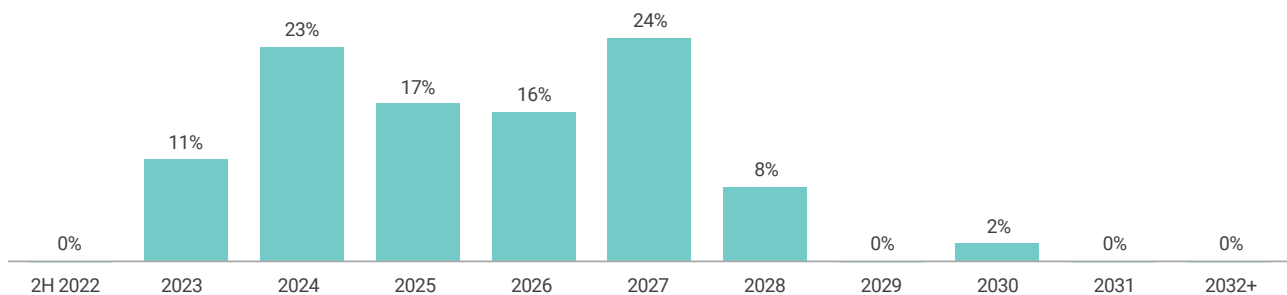
580 George Street comprises an A-Grade office and retail asset prominently located in the midtown precinct of the Sydney CBD and is linked by a pedestrian underpass to Town Hall Station.

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 2022

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$681.6m
Acquired (by GWOF)	July 2006	Capitalisation Rate	4.88%
Asset Quality	A-Grade	Valuation Type	Internal
Construction/Refurbishment	Completed 1988/Refurbished 2002/2015		
Traditional Custodians	Traditional land of the Gadigal people of the Eora nation		
Property Details		Office Occupancy	
Office	37,100 sqm	Actual	100.0%
Retail	4,300 sqm	Including Signed Leases	100.0%
Car Parking Spaces	141	Including Heads of Agreement	100.0%
Typical Floor Plate	1,300 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	27		Area (sqm)
WALE (by income)	3.6 years	Uber	3,890
		ELMO Software	3,830

Lease Expiry Profile (by Income)



Sustainability

580 George Street is certified carbon neutral using the NABERS verification pathway of Climate Active for Buildings, in alignment with the international Greenhouse Gas Protocol.

In 2021, investment in both carbon offsets and carbon removal projects delivered a net positive impact on the environment, removing an additional 4 kilograms of CO₂-e per square metre (Scope 1 & 2) beyond those required for carbon neutral certification.

NABERS Rating		Building Certifications	
Energy rating (including GreenPower)	6.0	Climate Active Carbon Neutral	certified
Energy rating (excluding GreenPower)	5.0	Green Star Performance	-
Water rating	5.0	Green Star Design & As Built	-
Waste rating	3.0		

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



workplace⁶

48 Pirrama Road, Sydney



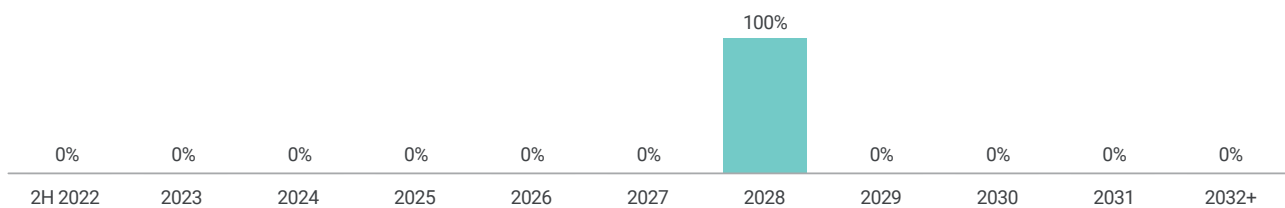
workplace⁶, 48 Pirrama Road, Sydney

workplace⁶ is a waterfront A-Grade six level office building achieving world 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 2022

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$355.3m
Acquired (by GWOF)	December 2007	Capitalisation Rate	4.63%
Asset Quality	A-Grade	Valuation Type	Internal
Construction/Refurbishment	Completed 2008		
Traditional Custodians	Traditional land of the Gadigal people of the Eora nation		
Property Details		Office Occupancy	
Office	16,300 sqm	Actual	100.0%
Retail	1,900 sqm	Including Signed Leases	100.0%
Car Parking Spaces	135	Including Heads of Agreement	100.0%
Typical Floor Plate	3,620 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	1		Area (sqm)
WALE (by income)	6.4 years	Google	16,300

Lease Expiry Profile (by Income)



Sustainability

workplace⁶ is certified carbon neutral using the NABERS verification pathway of Climate Active for Buildings, in alignment with the international Greenhouse Gas Protocol.

In 2021, investment in both carbon offsets and carbon removal projects delivered a net positive impact on the environment, removing an additional 1 kilograms of CO₂-e per square metre (Scope 1 & 2) beyond those required for carbon neutral certification.

NABERS Rating		Building Certifications	
Energy rating (including GreenPower)	6.0	Climate Active Carbon Neutral	certified
Energy rating (excluding GreenPower)	5.5	Green Star Performance	-
Water rating	5.0	Green Star Design & As Built	6 Star
Waste rating	3.0		

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



155 Walker Street

North Sydney



155 Walker Street, North Sydney

Located in North Sydney, the site comprises of 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 1,930 sqm in a prime North Sydney location and provides the opportunity to create a new Prime Grade office tower of over 45,000 sqm dependent on planning outcomes.

The site benefits from view corridors to the harbour and CBD and 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 2022

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value ¹	\$125.5m
Acquired (by GWOF)	June 2022, additional settlement to occur in 2024	Valuation Type	Independent
Asset Quality	B-Grade office (future office development site)	Office Occupancy	
Construction/Refurbishment	153 Walker St: Completed in 1973, refurbished in 2017 157 Walker St: Completed in 1971, refurbished in 2020	155 Walker Street is held for future development so is not included in portfolio occupancy metrics.	
Traditional Custodians	Traditional land of the Cammeraygal people		

Sustainability

NABERS Rating		Building Certifications	
Energy rating (including GreenPower)	3.0	Climate Active Carbon Neutral	-
Energy rating (excluding GreenPower)	3.0	Green Star Performance	-
Water rating	3.5	Green Star Design & As Built	-
Waste rating	1.0		

No sustainability data reported due to the asset being held for redevelopment. NABERS ratings are for 157 Walker Street, the existing building held for redevelopment.

Note: Artist's impression of proposed future development site used in both images.

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



81 George Street

Parramatta



81 George Street, Parramatta

Located in the Parramatta CBD, the site consists of multiple adjoining lots totalling approximately 3,060 sqm. 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 47,000sqm, and when combined with 91 George Street, the collective scheme provides a future pipeline of approximately 125,000sqm across a multistage development.

Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value ¹	\$70.0m
Acquired (by GWOF)	December 2021, January 2022, March 2022, May 2022, final settlement to occur in 2H 2022	Valuation Type	Independent
Asset Quality	Strata titled, light commercial (future office development site)	Office Occupancy	
Construction/Refurbishment	Completed 1982, 1989, 1991	81 George Street is held for future development so is not included in portfolio occupancy metrics.	
Traditional Custodians	Traditional land of the Burramattagal clan of the Darug people		

Sustainability

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

Note: Artist's impression of proposed future development site used in both images.

1. The valuation of 81 George Street, Parramatta reflects 100% of the site value including the value of an outstanding lot yet to settle. As at 30 June 2022, the fair value of 81 George Street, Parramatta is \$64.6m.



91 George Street

Parramatta



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 strata 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 70,000 sqm, and when combined with 81 George Street, the collective scheme provides a future pipeline of approximately 125,000 sqm across a multi stage development.

Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$83.8m
Acquired (by GWOF)	June 2020, September 2020, December 2021	Valuation Type	Independent
Asset Quality	Strata titled, light commercial (future office development site)		
Construction/Refurbishment	1841 (restored 1991), 1985		
Traditional Custodians	Traditional land of the Burramattagal clan of the Darug people		
		Office Occupancy	
		91 George Street is held for future development so is not included in portfolio occupancy metrics.	

Sustainability

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

Note: Artist's impression of proposed future development site used in both images.



2 Southbank Boulevard

Melbourne



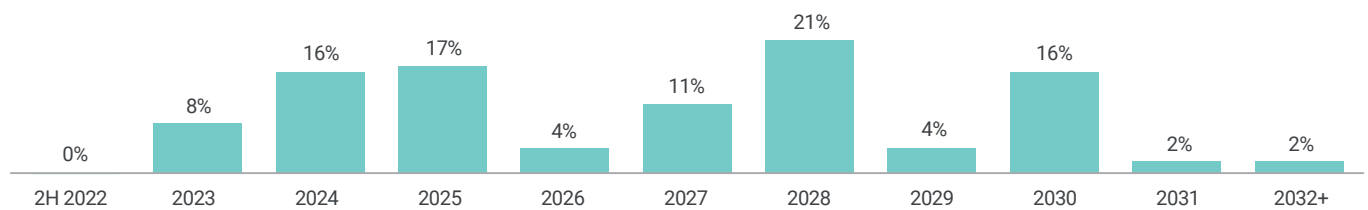
2 Southbank Boulevard, Melbourne

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 2022

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$735.0m
Acquired (by GWOF)	June 2014 (50%) and March 2019 (50%)	Capitalisation Rate	4.75%
Asset Quality	Premium Grade	Valuation Type	Independent
Construction/Refurbishment	Completed 2008/Refurbished 2018		
Traditional Custodians	Traditional land of the Wurundjeri people		
Property Details		Office Occupancy	
Office	53,900 sqm	Actual	87.7%
Retail	800 sqm	Including Signed Leases	91.4%
Car Parking Spaces	537	Including Heads of Agreement	92.7%
Typical Floor Plate	1,860 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	28		Area (sqm)
WALE (by income)	4.9 years	Ausnet Services	7,690
		CUB	6,390

Lease Expiry Profile (by Income)



Sustainability

2 Southbank Boulevard is certified carbon neutral using the NABERS verification pathway of Climate Active for Buildings, in alignment with the international Greenhouse Gas Protocol.

In 2021, investment in both carbon offsets and carbon removal projects delivered a net positive impact on the environment, removing an additional 5 kilograms of CO₂-e per square metre (Scope 1 & 2) beyond those required for carbon neutral certification.

NABERS Rating

Energy rating (including GreenPower)	6.0
Energy rating (excluding GreenPower)	5.0
Water rating	5.0
Waste rating	3.0

Building Certifications

Climate Active Carbon Neutral	certified
Green Star Performance	6 Star
Green Star Design & As Built	-

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



8 Exhibition Street

Melbourne



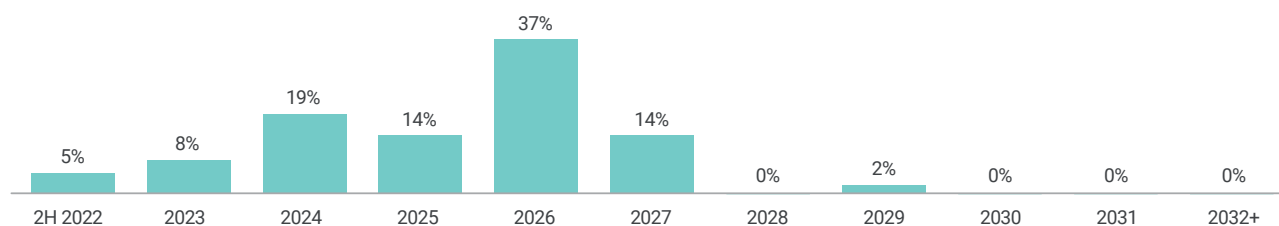
8 Exhibition Street, Melbourne

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 2022

General		Current Valuation	
Ownership Interest	50% GWOF	Fair Value	\$331.5m
Co-Owner	50% KREIT	Capitalisation Rate	4.75%
Acquired (by GWOF)	April 2013	Valuation Type	Independent
Asset Quality	Premium Grade		
Construction/Refurbishment	Completed 2005/Refurbished 2020		
Traditional Custodians	Traditional land of the Wurundjeri people		
Property Details		Office Occupancy	
Office	44,500 sqm	Actual	93.7%
Retail	100 sqm	Including Signed Leases	94.3%
Car Parking Spaces	0	Including Heads of Agreement	94.3%
Typical Floor Plate	1,620 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	20		Area (sqm)
WALE (by income)	3.4 years	EY	14,940
		Amazon Web Services	4,860

Lease Expiry Profile (by Income)



Sustainability

8 Exhibition Street is certified carbon neutral using the NABERS verification pathway of Climate Active for Buildings, in alignment with the international Greenhouse Gas Protocol.

In 2021, investment in both carbon offsets and carbon removal projects delivered a net positive impact on the environment, removing an additional 5 kilograms of CO₂-e per square metre (Scope 1 & 2) beyond those required for carbon neutral certification.

NABERS Rating		Building Certifications	
Energy rating (including GreenPower)	6.0	Climate Active Carbon Neutral	certified
Energy rating (excluding GreenPower)	5.5	Green Star Performance	-
Water rating	4.5	Green Star Design & As Built	-
Waste rating	2.5		

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



51 Flinders Lane

Melbourne



51 Flinders Lane, Melbourne

51 Flinders Lane is a new office development with completion expected in late 2025. The project will incorporate 28,300 sqm of prime office space and a 1,200 sqm 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 (with GreenPower), and Climate Active for Buildings carbon neutral certification when completed.

Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$101.5m
Acquired (by GWOF)	August 2018	Valuation Type	Independent
Asset Quality	Development underway		
Construction/Refurbishment	Completed 1998		
Traditional Custodians	Traditional land of the Wurundjeri people		
		Office Occupancy	
		51 Flinders Lane is an underway development so is not included in portfolio occupancy metrics.	

Sustainability

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

Note: Artist's impression of proposed future development site used in both images.



Queen & Collins

Melbourne



Queen & Collins, Melbourne

Queen & Collins comprises a 34 level A-Grade office tower flanked by three integrated heritage buildings known as 380 Collins Street (five level former Stock Exchange Building), 90 Queen Street (seven level Safe Deposit Building) and 388 Collins Street (five level ANZ Branch Building).

The property is located on the corner of Collins and Queen Streets, within the Western Core of the Melbourne CBD. The property benefits from a central Collins Street location and is situated within close proximity to the retail core and nearby transport linkages. The redevelopment offers high quality office space in a building of unique character and delivers distinctive tenant experiences and excellent sustainability outcomes.

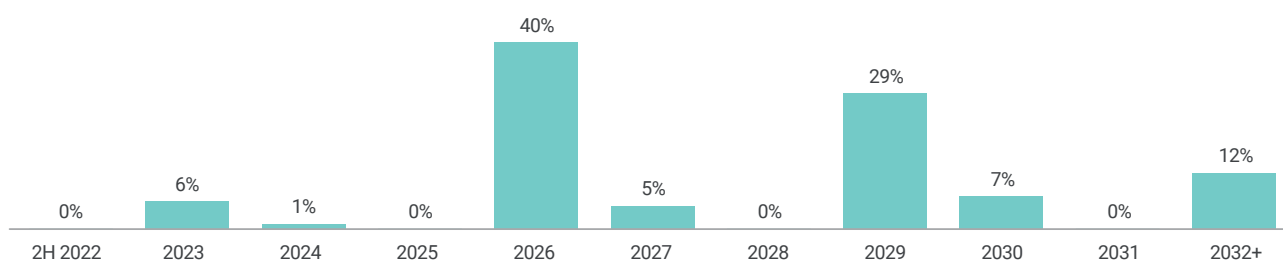
Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$518.7m
Acquired (by GWOF)	December 2016	Capitalisation Rate	4.63%
Asset Quality	A-Grade	Valuation Type	Internal
Construction/Refurbishment	Completed 1993 (Office Tower)/Refurbished 2021		
Traditional Custodians	Traditional land of the Wurundjeri people		

Property Details		Office Occupancy*	
Office	33,600 sqm	Actual	39.0%
Retail	1,200 sqm	Including Signed Leases	50.4%
Car Parking Spaces	56	Including Heads of Agreement	66.9%
Typical Floor Plate	Podium: 1,320 sqm, Tower: 910 sqm		

Office Tenant Details		Key Tenants	
Number of Office Tenants	8		Area (sqm)
WALE (by income)	6.0 years	Afterpay	4,800
		Cornwalls	2,080

Lease Expiry Profile (by Income)



Sustainability

The redevelopment has achieved a 6 Star Green Star Design rating with documentation for the As Built rating lodged in December 2021. No sustainability data reported as the asset recently completed redevelopment.

* Landlord operated flexible space of 1,354 sqm excluded from occupancy metrics.



150 Collins Street

Melbourne



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.

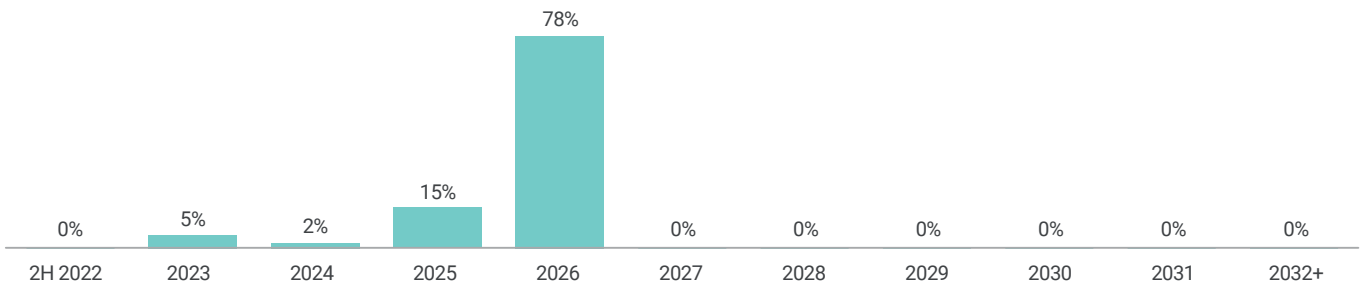
Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$274.3m
Acquired (by GWOF)	July 2012	Capitalisation Rate	4.63%
Asset Quality	A-Grade	Valuation Type	Internal
Construction/Refurbishment	Completed 2014		
Traditional Custodians	Traditional land of the Wurundjeri people		

Property Details		Office Occupancy	
Office	19,100 sqm	Actual	100.0%
Retail	800 sqm	Including Signed Leases	100.0%
Car Parking Spaces	143	Including Heads of Agreement	100.0%
Typical Floor Plate	1,520 sqm		

Office Tenant Details		Key Tenants	
Number of Office Tenants	5		Area (sqm)
WALE (by income)	4.0 years	Westpac Group	14,600
		VECCI	2,800

Lease Expiry Profile (by Income)



Sustainability

150 Collins Street is certified carbon neutral using the NABERS verification pathway of Climate Active for Buildings, in alignment with the international Greenhouse Gas Protocol.

In 2021, investment in both carbon offsets and carbon removal projects delivered a net positive impact on the environment, removing an additional 7 kilograms of CO₂-e per square metre (Scope 1 & 2) beyond those required for carbon neutral certification.

NABERS Rating

Energy rating (including GreenPower)	6.0
Energy rating (excluding GreenPower)	5.0
Water rating	5.5
Waste rating	3.0

Building Certifications

Climate Active Carbon Neutral	certified
Green Star Performance	-
Green Star Design & As Built	6 Star

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



530 Collins Street

Melbourne



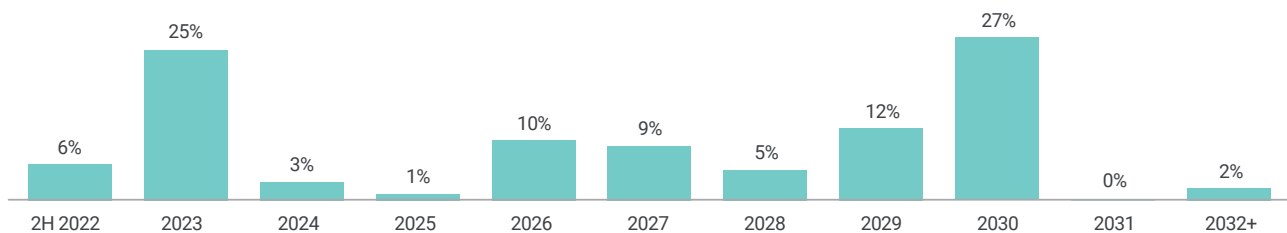
530 Collins Street, Melbourne

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 2022

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$819.7m
Acquired (by GWOF)	July 2006	Capitalisation Rate	4.75%
Asset Quality	Premium Grade	Valuation Type	Internal
Construction/Refurbishment	Completed 1991/Refurbished 2009 and 2021		
Traditional Custodians	Traditional land of the Wurundjeri people		
Property Details		Office Occupancy	
Office	65,100 sqm	Actual	76.9%
Retail	1,800 sqm	Including Signed Leases	77.8%
Car Parking Spaces	304	Including Heads of Agreement	79.0%
Typical Floor Plate	Podium: 3,510 sqm, Tower: 1,260 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	25		Area (sqm)
WALE (by income)	4.8 years	Suncorp	14,230
		Mills Oakley	5,390

Lease Expiry Profile (by Income)



Sustainability

530 Collins Street is certified carbon neutral using the NABERS verification pathway of Climate Active for Buildings, in alignment with the international Greenhouse Gas Protocol.

In 2021, investment in both carbon offsets and carbon removal projects delivered a net positive impact on the environment, removing an additional 4 kilograms of CO₂-e per square metre (Scope 1 & 2) beyond those required for carbon neutral certification.

NABERS Rating

Energy rating (including GreenPower)	6.0
Energy rating (excluding GreenPower)	5.0
Water rating	5.5
Waste rating	3.5

Building Certifications

Climate Active Carbon Neutral	certified
Green Star Performance	-
Green Star Design & As Built	-

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



655 Collins Street

Melbourne



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.

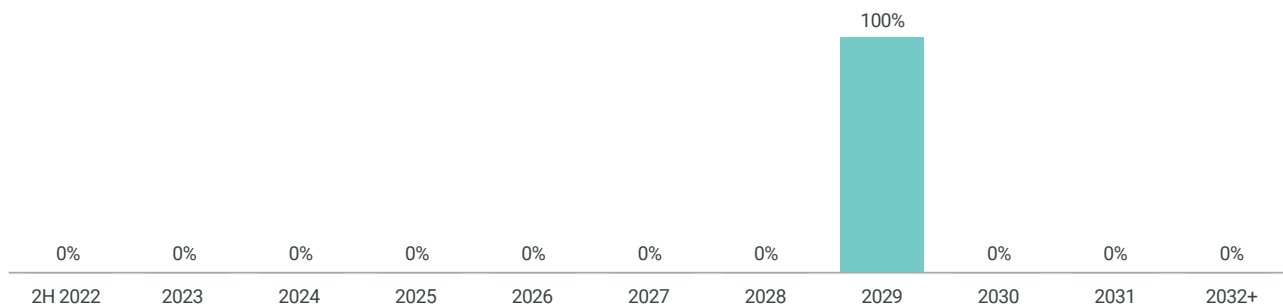
Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$179.1m
Acquired (by GWOF)	May 2014	Capitalisation Rate	4.75%
Asset Quality	A-Grade	Valuation Type	Internal
Construction/Refurbishment	Completed 2009		
Traditional Custodians	Traditional land of the Wurundjeri people		

Property Details		Office Occupancy	
Office	16,600 sqm	Actual	100.0%
Retail	N/A	Including Signed Leases	100.0%
Car Parking Spaces	89	Including Heads of Agreement	100.0%
Typical Floor Plate	2,500 sqm		

Office Tenant Details		Key Tenants	
Number of Office Tenants	1		Area (sqm)
WALE (by income)	7.4 years	Nine	16,600

Lease Expiry Profile (by Income)



Sustainability

655 Collins Street is certified carbon neutral using the NABERS verification pathway of Climate Active for Buildings, in alignment with the international Greenhouse Gas Protocol.

In 2021, investment in both carbon offsets and carbon removal projects delivered a net positive impact on the environment, removing an additional 11 kilograms of CO₂-e per square metre (Scope 1 & 2) beyond those required for carbon neutral certification.

NABERS Rating

Energy rating (including GreenPower)	6.0
Energy rating (excluding GreenPower)	4.5
Water rating	5.5
Waste rating	2.0

Building Certifications

Climate Active Carbon Neutral	certified
Green Star Performance	-
Green Star Design & As Built	5 Star

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



750 Collins Street
Melbourne



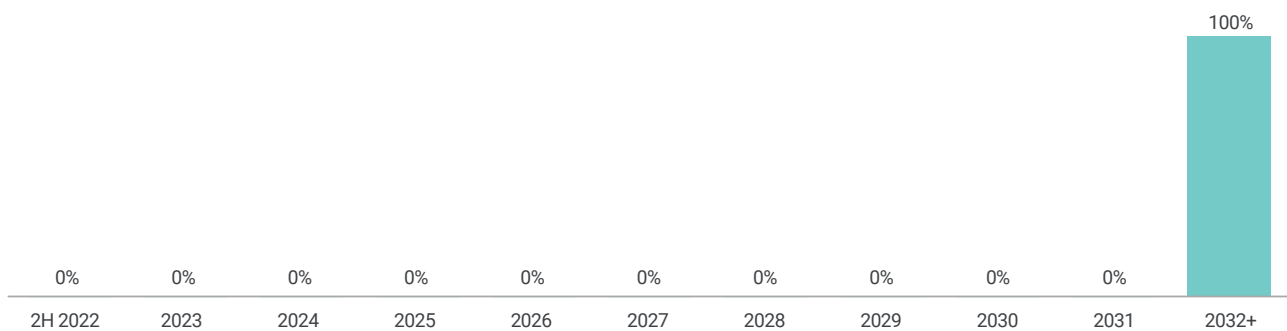
750 Collins Street, Melbourne

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

Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$528.0m
Acquired (by GWOF)	May 2014	Capitalisation Rate	4.50%
Asset Quality	A-Grade	Valuation Type	Independent
Construction/Refurbishment	Completed 2007/Refurbished 2020		
Traditional Custodians	Traditional land of the Wurundjeri people		
Property Details		Office Occupancy	
Office	41,400 sqm	Actual	100.0%
Retail	N/A	Including Signed Leases	100.0%
Car Parking Spaces	422	Including Heads of Agreement	100.0%
Typical Floor Plate	5,660 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	1		Area (sqm)
WALE (by income)	13.3 years	Monash College	41,400

Lease Expiry Profile (by Income)



Sustainability

750 Collins Street has achieved a 5 Star Green Star – Design and As Built Rating. The asset is ineligible for NABERS for offices as the tenant has taken responsibility for management of the building following completion of its refurbishment.



800/808 Bourke Street

Melbourne



800/808 Bourke Street, Melbourne

800 & 808 Bourke Street were 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.

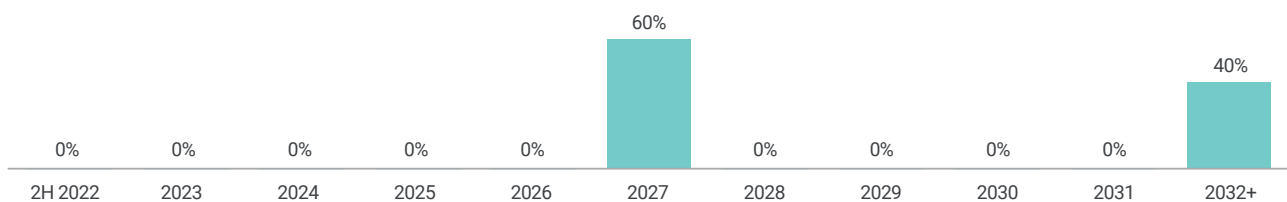
Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	100% GWOFF	Fair Value	\$632.0m
Acquired (by GWOFF)	July 2006	Capitalisation Rate	4.75%
Asset Quality	A-Grade	Valuation Type	Internal
Construction/Refurbishment	Completed 2004		
Traditional Custodians	Traditional land of the Wurundjeri people		

Property Details		Office Occupancy	
Office	60,000 sqm	Actual	100.0%
Retail	1,300 sqm	Including Signed Leases	100.0%
Car Parking Spaces	416	Including Heads of Agreement	100.0%
Typical Floor Plate	3,500 sqm		

Office Tenant Details		Key Tenants	
Number of Office Tenants	2		Area (sqm)
WALE (by income)	7.0 years	NAB	35,300
		Commonwealth of Australia	24,730

Lease Expiry Profile (by Income)



Sustainability

800/808 Bourke Street is certified carbon neutral using the NABERS verification pathway of Climate Active for Buildings, in alignment with the international Greenhouse Gas Protocol.

In 2021, investment in both carbon offsets and carbon removal projects delivered a net positive impact on the environment, removing an additional 5 kilograms of CO₂-e per square metre (Scope 1 & 2) beyond those required for carbon neutral certification.

NABERS Rating		Building Certifications	
Energy rating (including GreenPower)	6.0	Climate Active Carbon Neutral	certified
Energy rating (excluding GreenPower)	5.5	Green Star Performance	-
Water rating	6.0	Green Star Design & As Built	-
Waste rating	NR		

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



Riverside Centre

123 Eagle Street, Brisbane



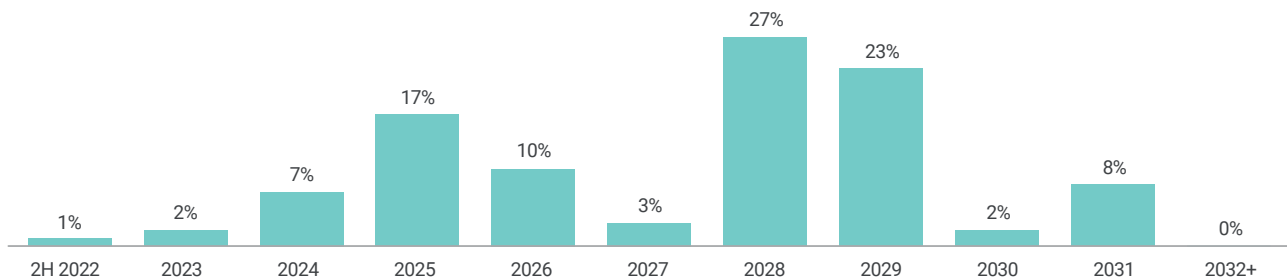
Riverside Centre, 123 Eagle Street, Brisbane

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 2022

General		Current Valuation	
Ownership Interest	100% GWOF	Fair Value	\$797.0m
Acquired (by GWOF)	July 2006	Capitalisation Rate	5.00%
Asset Quality	Premium Grade	Valuation Type	Independent
Construction/Refurbishment	Completed 1986/Refurbished 2017		
Traditional Custodians	Traditional land of the Turrbul and the Yuggera people		
Property Details		Office Occupancy	
Office	51,200 sqm	Actual	97.6%
Retail	4,500 sqm	Including Signed Leases	97.6%
Car Parking Spaces	497	Including Heads of Agreement	97.6%
Typical Floor Plate	1,500 sqm		
Office Tenant Details		Key Tenants	
Number of Office Tenants	43		Area (sqm)
WALE (by income)	5.5 years	Deloitte	7,890
		Westpac Group	6,720

Lease Expiry Profile (by Income)



Sustainability

Riverside Centre is certified carbon neutral using the NABERS verification pathway of Climate Active for Buildings, in alignment with the international Greenhouse Gas Protocol.

NABERS Rating		Building Certifications	
Energy rating (including GreenPower)	6.0	Climate Active Carbon Neutral	certified
Energy rating (excluding GreenPower)	5.0	Green Star Performance	-
Water rating	4.0	Green Star Design & As Built	-
Waste rating	3.5		

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.

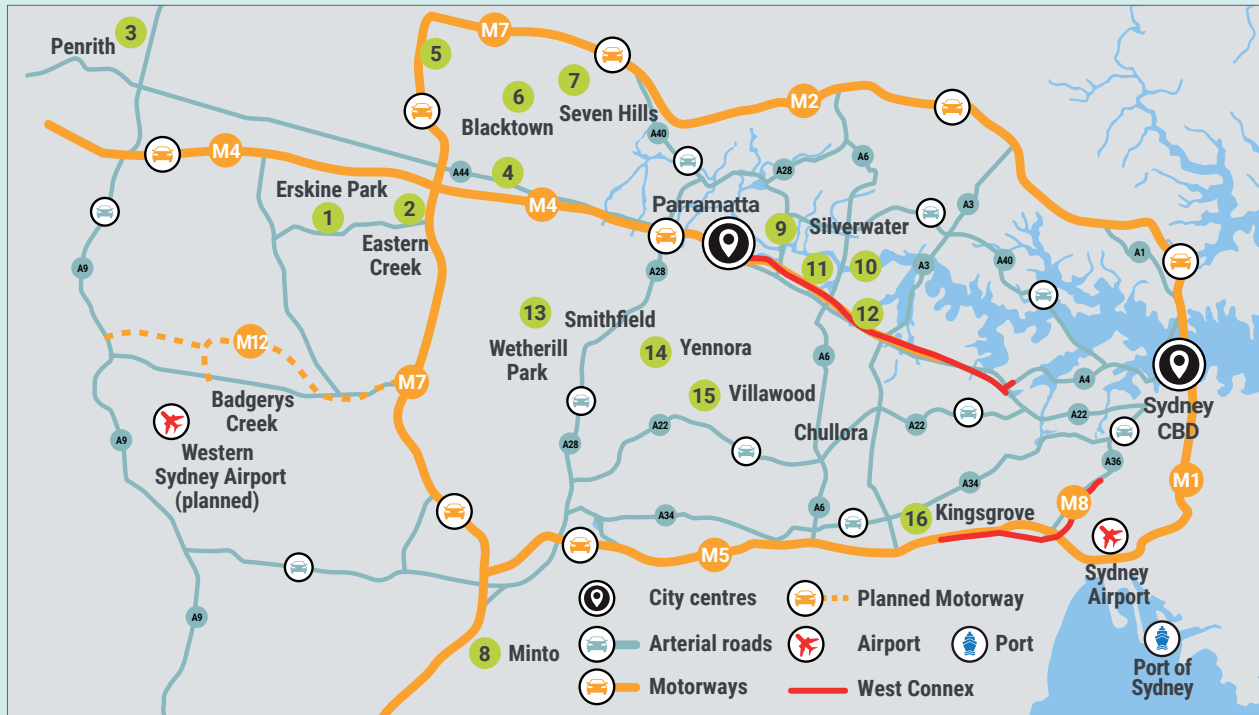


Logistics Portfolio



Interim Result 2022

New South Wales



- | | |
|--|---|
| <ul style="list-style-type: none"> 1 Erskine Park (7 assets) 2 Eastern Creek (3 assets) 3 128 Andrews Road, Penrith 4 Huntingwood Drive, Huntingwood (2 assets) 5 42 Cox Place, Glendenning 6 30-32 Bessemer Street, Blacktown 7 18-24 Abbott Road, Seven Hills 8 407 Pembroke Road, Minto | <ul style="list-style-type: none"> 9 Rosehill Business Park, Camellia 10 4 Holker Street, Newington 11 83 Derby Street, Silverwater 12 Sydney Olympic Park (4 assets) 13 372-374 Victoria Street, Wetherill Park 14 Pine Road, Yennora (2 assets) 15 64 Biloela Street, Villawood 16 104 Vanessa Street, Kingsgrove |
|--|---|

Note: 21 Pipeclay Avenue, Thornton not shown.



	Property Details				Current Valuation			Logistics Occupancy (By Area)			WALE by Income (Years)	Key Tenants	Description
	GPT Ownership (%)	Acquired by GPT	GLA (sqm)	Site Area (ha)	30 Jun 22 Fair Value (\$m)	30 Jun 22 Cap Rate (%)	Valuation Type	Actual (%)	Inc. Signed Leases (%)	Inc. Heads of Agreement (%)			
New South Wales													
Camellia	Traditional land of the Darug people												
Rosehill Business Park	100	May 1998	41,900	8.0	141.6	4.25	Independent	100.0	100.0	100.0	0.9	Australian Pharmaceutical Industries, Manford Records Management	The business park comprises three modern warehouse/office facilities leased to a range of national occupiers. Camellia benefits from its close proximity to the M4 Motorway & James Ruse Drive.
Eastern Creek	Traditional land of the Darug people												
10 Interchange Drive	100	Aug 2012	15,200	3.0	49.0	4.00	Independent	100.0	100.0	100.0	5.3	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	74.5	4.00	Internal	100.0	100.0	100.0	2.6	Silk Contract 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	100.5	3.75	Internal	100.0	100.0	100.0	4.6	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.
Erskine Park	Traditional land of the Darug people												
16-34 Templar Road	100	Jun 2008	15,200	4.0	82.4	4.00	Independent	100.0	100.0	100.0	7.0	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	149.5	3.88	Independent	100.0	100.0	100.0	12.6	Scott's Refrigerated Logistics	Developed by GPT in 2015, 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.
54-70 Templar Road	100	Jun 2008	21,000	4.3	207.6	3.88	Independent	100.0	100.0	100.0	13.0	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	41.2	3.75	Independent	100.0	100.0	100.0	4.6	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	150.0	3.88	Independent	100.0	100.0	100.0	7.5	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	129.2	3.88	Independent	100.0	100.0	100.0	8.1	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	107.5	4.00	Independent	100.0	100.0	100.0	8.2	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.

	Property Details				Current Valuation			Logistics Occupancy (By Area)			WALE by Income (Years)	Key Tenants	Description
	GPT Ownership (%)	Acquired by GPT	GLA (sqm)	Site Area (ha)	30 Jun 22 Fair Value (\$m)	30 Jun 22 Cap Rate (%)	Valuation Type	Actual (%)	Inc. Signed Leases (%)	Inc. Heads of Agreement (%)			
New South Wales													
Glendenning	Traditional land of the Darug people												
42 Cox Place	100	Dec 2019	17,200	3.1	55.5	4.00	Independent	100.0	100.0	100.0	8.7	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	45.5 (50%)	4.00	Internal	100.0	100.0	100.0	2.4	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	50.0	5.00	Internal	100.0	100.0	100.0	4.3	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	56.1	4.13	Internal	100.0	100.0	100.0	3.5	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	11,200	2.1	55.4	N/A	Internal	36.9	36.9	36.9	0.1	New South Wales Cricket Association	3 Figtree Drive and 6 Herb Elliot are two existing low rise office facilities. The combined site provides potential future mixed use redevelopment opportunities being located directly adjacent the future Sydney Olympic Park Metro Station.
Quad 1	100	Jun 2001	4,700	0.9	32.1	5.75	Internal	82.7	86.2	86.2	2.4	Property NSW, Herbalife Australasia	High quality office facility located at 8 Parkview Drive within the integrated office precinct of Sydney Olympic Park. Situated close to significant infrastructure and public recreational amenities, the asset currently holds a 5.5 star NABERS Energy rating and a 4.5 star NABERS Water rating.
Quad 4	100	Jun 2004	7,600	0.8	60.4	5.25	Internal	100.0	100.0	100.0	8.3	ACPE, Balanced Investment Group	High quality office facility located at 10 Parkview Drive, within the integrated office precinct of Sydney Olympic Park. Situated 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	July 2006	20,500	4.1	41.5	4.75	Independent	100.0	100.0	100.0	2.7	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.

	Property Details				Current Valuation			Logistics Occupancy (By Area)			WALE by Income (Years)	Key Tenants	Description
	GPT Ownership (%)	Acquired by GPT	GLA (sqm)	Site Area (ha)	30 Jun 22 Fair Value (\$m)	30 Jun 22 Cap Rate (%)	Valuation Type	Actual (%)	Inc. Signed Leases (%)	Inc. Heads of Agreement (%)			
New South Wales													
Yennora	Traditional land of the Darug people												
38 Pine Road	100	Nov 2013	33,800	7.4	91.2	4.25	Independent	100.0	100.0	100.0	0.7	Schenker 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	16.4	4.25	Independent	100.0	100.0	100.0	2.7	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	55.0	4.00	Internal	100.0	100.0	100.0	2.2	Hills, Easy Auto 123	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	63.3	3.88	Internal	100.0	100.0	100.0	5.1	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	34.3	3.88	Internal	100.0	100.0	100.0	1.2	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													
104 Vanessa Street	100	May 2019	7,100	1.2	34.1	3.75	Internal	100.0	100.0	100.0	8.1	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	50.5	4.75	Independent	100.0	100.0	100.0	5.0	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	49.0	4.50	Independent	100.0	100.0	100.0	3.5	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	4.2	4.38	Independent	100.0	100.0	100.0	8.3	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 Austrak Business Park, Somerton
- 2 21-23 Wirraway Drive, Port Melbourne
- 3 Citiport Business Park, Port Melbourne
- 4 Sunshine Business Estate, Sunshine
- 5 Citiwest Industrial Estate, Altona North
- 6 Derrimut (2 assets)
- 7 Truganina (6 assets)
- 8 Laverton North (2 assets)
- 9 1 Hurst Drive, Tarnet
- 10 521 Geelong Road, Brooklyn
- 11 16 Henderson Road, Knoxfield



	Property Details				Current Valuation			Logistics Occupancy (By Area)			WALE by Income (Years)	Key Tenants	Description
	GPT Ownership (%)	Acquired by GPT	GLA (sqm)	Site Area (ha)	30 Jun 22 Fair Value (\$m)	30 Jun 22 Cap Rate (%)	Valuation Type	Actual (%)	Inc. Signed Leases (%)	Inc. Heads of Agreement (%)			
Victoria													
Port Melbourne	Traditional land of the Bunurong people												
Citiport Business Park	100	Mar 2012	27,000	2.5	118.4	4.75	Internal	93.3	93.3	93.3	2.7	Elbit Systems of Australia, Chef's Hat	Located in the inner market of Port Melbourne, Citiport provides for a range of logistics and office occupiers. The site benefits from its close proximity to the Monash and Westgate freeways. The low rise office component has been refurbished and currently holds a 5.0 star NABERS Energy and a 4.0 Star Water rating.
21-23 Wirraway Drive	100	Mar 2020	7,200	0.8	36.5	4.38	Internal	100.0	100.0	100.0	3.5	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	154.5	4.25	Internal	100.0	100.0	100.0	2.9	Super Retail Group Services, 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	108.0	4.00	Internal	100.0	100.0	100.0	4.5	IVE Group	The estate comprises four modern warehouse/office facilities and is currently 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	52.5	N/A	Independent	100.0	100.0	100.0	6.8	Tasman Logistics Service	The site currently accommodates 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	19.0	4.00	Internal	100.0	100.0	100.0	3.5	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	17.6	3.75	Independent	100.0	100.0	100.0	8.3	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	55.5	4.00	Internal	100.0	100.0	100.0	4.0	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	Jul 2019	24,000	3.9	51.9	4.00	Independent	100.0	100.0	100.0	4.5	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.

	Property Details				Current Valuation			Logistics Occupancy (By Area)			WALE by Income (Years)	Key Tenants	Description
	GPT Ownership (%)	Acquired by GPT	GLA (sqm)	Site Area (ha)	30 Jun 22 Fair Value (\$m)	30 Jun 22 Cap Rate (%)	Valuation Type	Actual (%)	Inc. Signed Leases (%)	Inc. Heads of Agreement (%)			
Victoria													
25 Niton Drive	100	Jul 2019	29,800	4.5	62.3	4.00	Independent	100.0	100.0	100.0	4.2	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	57.0	3.75	Independent	100.0	100.0	100.0	7.9	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 ¹	100	Dec 2020	44,100	9.4	148.5	3.75	Independent	100.0	100.0	100.0	6.6	Couriers Please, Laverton Cold Storage	The estate comprises five modern warehouse/office tenancies located in the core market of Truganina. The site benefits from its close proximity to the Western Ring Road. Development of a 10,700sqm facility on adjoining land has reached practical completion in July 2022.
399 Boundary Road	100	Dec 2018	11,900	2.4	27.0	3.75	Internal	100.0	100.0	100.0	6.7	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	76.9 (50.1%)	3.63	Independent	100.0	100.0	100.0	10.0	vidaXL	Purpose built for 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.
Laverton North Traditional land of the Bunurong people													
235-239 Boundary Road	100	Aug 2021	33,500	5.7	76.3	3.75	Independent	100.0	100.0	100.0	4.0	Spotlight	The recently completed 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	48.5	3.63	Independent	100.0	100.0	100.0	16.2	Probiotec Pharma	Purpose built medical 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	12,200	2.4	34.3	3.75	Independent	100.0	100.0	100.0	10.3	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.
Somerton Traditional land of the Wurundjeri people													
Austrak Business Park ¹	50	Oct 2003	210,000	63.4	255.5 (50%)	4.00	Internal	92.2	92.2	92.2	3.8	Coles Group, Linfox	The business park comprises seven modern warehouse/logistics facilities, leased to various national operators and an intermodal rail terminal. It is located in the core market of Somerton.

1. Site area and fair value excludes development land.

Queensland



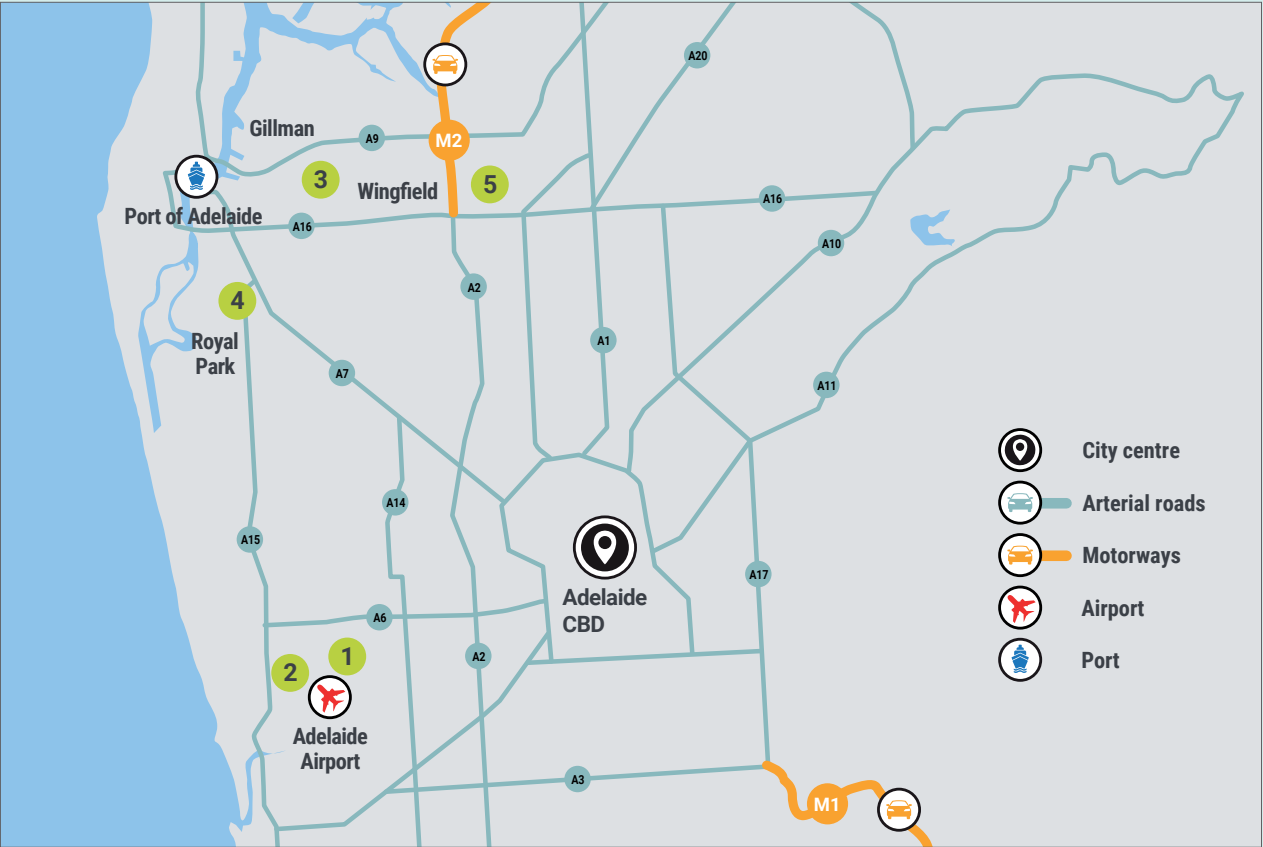
Note: 15 Northern Link Circuit, Townsville and 2-8 Ridley Close, Cairns not shown.



	Property Details				Current Valuation			Logistics Occupancy (By Area)			WALE by Income (Years)	Key Tenants	Description
	GPT Ownership (%)	Acquired by GPT	GLA (sqm)	Site Area (ha)	30 Jun 22 Fair Value (\$m)	30 Jun 22 Cap Rate (%)	Valuation Type	Actual (%)	Inc. Signed Leases (%)	Inc. Heads of Agreement (%)			
Queensland													
Karawatha Traditional land of the Yuggera people													
59 Forest Way	100	Dec 2012	44,000	13.4	157.5	4.00	Internal	100.0	100.0	100.0	6.7	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 Turrbul people													
55 Whitelaw Place	100	Dec 2016	5,600	2.1	23.3	4.00	Internal	100.0	100.0	100.0	9.9	Loscam Australia	Developed by GPT in 2017, the purpose built warehouse/office facility is located in an 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 (50.1%)	4.25	Independent	100.0	100.0	100.0	4.9	Mainfreight, Bulk Transport	Developed by GPT in 2022 this asset comprises two modern warehouse/office facilities in the core market of Wacol.
Berrinba													
2 Ironbark Close	100	Jun 2015	20,600	4.9	66.3	4.00	Internal	100.0	100.0	100.0	7.7	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	34.8	4.38	Internal	100.0	100.0	100.0	1.3	JB Hi-Fi, Windoware	Developed by GPT in 2020 as the second stage of Wembley Business Park, the dual tenancy warehouse/office facility is occupied by national retail and wholesale occupiers.
1 Wattlebird Court	100	Jun 2015	16,300	3.6	40.5	4.38	Internal	100.0	100.0	100.0	5.0	Mainfreight, Nature's Best	Developed by GPT in 2021, the latest completed stage of Wembley Business Park, the dual tenancy warehouse/office facility is occupied by national transport and wholesale occupiers.
Crestmead Traditional land of the Yuggera and Turrbul people													
102-108 Magnesium Drive	100	Nov 2021	8,800	1.8	26.8	3.88	Independent	100.0	100.0	100.0	9.7	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 Turrbul people													
248 Fleming Road	100	Nov 2021	5,200	1.0	30.5	4.13	Independent	100.0	100.0	100.0	4.0	Royal Foods	Two temperature controlled facilities located in the inner market of Tingalpa. The site benefits from its close proximity to the Gateway Motorway.
Murarie Traditional land of the Yuggera people													
48 Miller Street	100	Nov 2021	4,000	0.8	39.9	4.50	Independent	100.0	100.0	100.0	6.4	Tritium	Modern laboratory/warehouse facility located in the inner market of Murarie. The site benefits from its close proximity to the Gateway Motorway.
Bundamba Traditional land of the Yuggera people													
18 Gorrick Court	50.1	Nov 2021	12,500	3.6	21.3 (50.1%)	4.00	Independent	100.0	100.0	100.0	5.9	Saab	Purpose built for Saab, this facility reached practical completion in 2022. The asset features two warehouse facilities with an interconnecting breezeway.

	Property Details				Current Valuation			Logistics Occupancy (By Area)			WALE by Income (Years)	Key Tenants	Description
	GPT Ownership (%)	Acquired by GPT	GLA (sqm)	Site Area (ha)	30 Jun 22 Fair Value (\$m)	30 Jun 22 Cap Rate (%)	Valuation Type	Actual (%)	Inc. Signed Leases (%)	Inc. Heads of Agreement (%)			
Queensland													
Wulkuraka Traditional land of the Yuggera Ugarapul people													
4 Enterprise Street	100	Nov 2021	25,900	4.2	118.5	3.50	Independent	100.0	100.0	100.0	19.2	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 Yuwibara people													
15 Northern Link Circuit	100	Nov 2021	4,800	1.5	30.8	4.38	Independent	100.0	100.0	100.0	9.5	Bega Cheese	Recently completed, the purpose built temperature controlled facility located in Shaw, approximately 15 kilometers from the Townsville CBD.
Cairns Traditional land of the Gimuy-Walubarra Yidi people													
2-8 Ridley Close	100	Nov 2021	1,000	0.6	2.5	5.50	Independent	100.0	100.0	100.0	8.3	COPE Sensitive Freight	Modern warehouse/distribution facility located in Edmonton, approximately 12 kilometers from the Cairns CBD.

South Australia

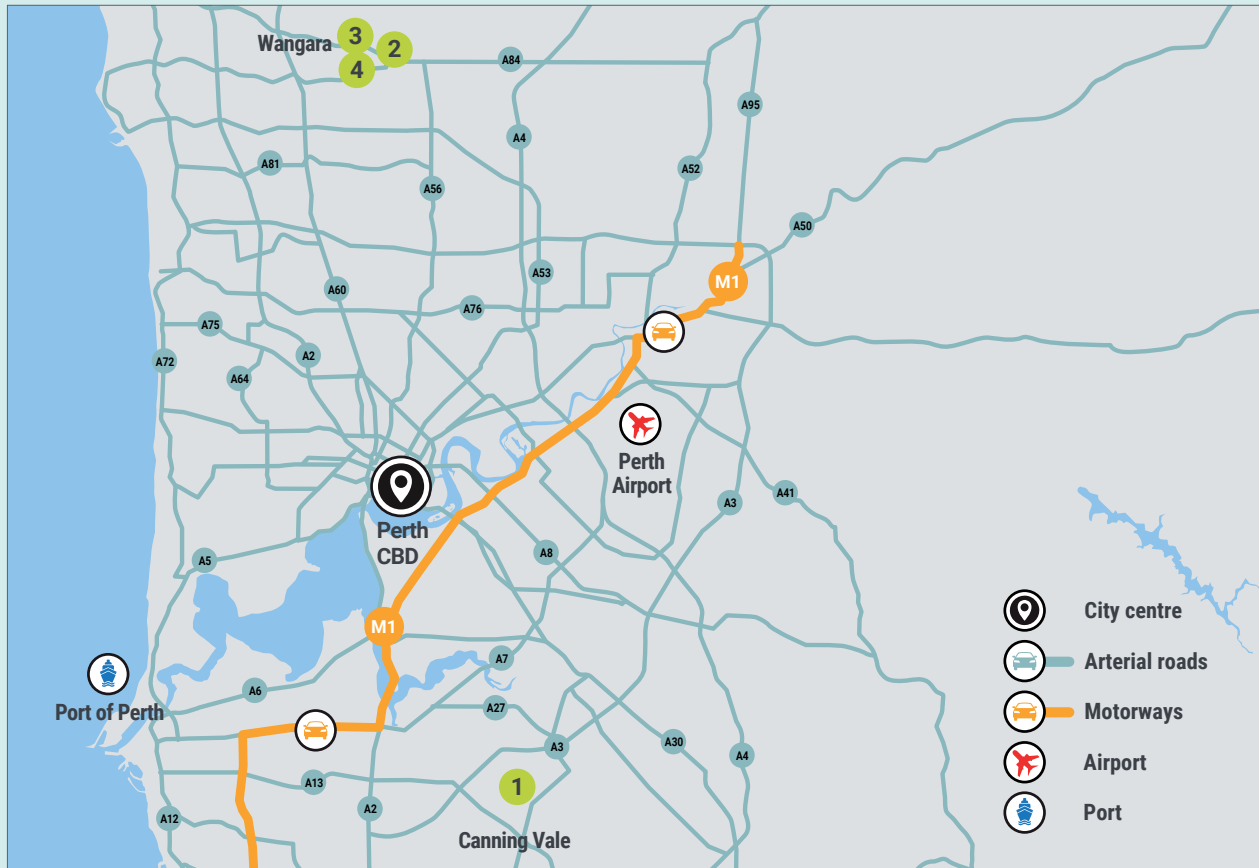


- 1 1 Vimy Avenue, Adelaide Airport
- 2 26 Butler Boulevard, Adelaide Airport
- 3 176 Eastern Parade, Gillman
- 4 1A Symonds Street, Royal Park
- 5 6-10 Senna Road, Wingfield



	Property Details				Current Valuation			Logistics Occupancy (By Area)			WALE by Income (Years)	Key Tenants	Description
	GPT Ownership (%)	Acquired by GPT	GLA (sqm)	Site Area (ha)	30 Jun 22 Fair Value (\$m)	30 Jun 22 Cap Rate (%)	Valuation Type	Actual (%)	Inc. Signed Leases (%)	Inc. Heads of Agreement (%)			
South Australia													
Adelaide Airport	Traditional land of the Kaurna people												
1 Vimy Avenue	100	Nov 2021	9,800	1.9	21.4	4.25	Independent	100.0	100.0	100.0	6.9	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	17.5	4.25	Independent	100.0	100.0	100.0	8.4	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 Kaurna people												
176 Eastern Parade	100	Nov 2021	6,800	2.4	19.5	5.00	Independent	100.0	100.0	100.0	3.5	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 Kaurna people												
1A Symonds Street	100	Nov 2021	2,700	0.7	6.8	4.00	Independent	100.0	100.0	100.0	8.3	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 Kaurna people												
6-10 Senna Road	100	Nov 2021	13,400	2.9	38.5	4.50	Independent	100.0	100.0	100.0	4.0	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



	Property Details				Current Valuation			Logistics Occupancy (By Area)			WALE by Income (Years)	Key Tenants	Description
	GPT Ownership (%)	Acquired by GPT	GLA (sqm)	Site Area (ha)	30 Jun 22 Fair Value (\$m)	30 Jun 22 Cap Rate (%)	Valuation Type	Actual (%)	Inc. Signed Leases (%)	Inc. Heads of Agreement (%)			
Western Australia													
Canning Vale	Traditional land of the Whadjuk people of the Noongar nation												
15 Modal Crescent	100	Nov 2021	9,600	3.1	24.0	4.50	Independent	100.0	100.0	100.0	8.3	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	25.8	5.25	Independent	100.0	100.0	100.0	2.2	GCS Hire	Modern workshop/office facility located in the core market of Wangara.
50 Triumph Avenue	100	Nov 2021	3,700	0.8	7.5	5.00	Independent	100.0	100.0	100.0	3.5	ContiTech Australia	Modern warehouse/office facility located in the core market of Wangara.
56 Triumph Avenue	100	Nov 2021	2,800	0.6	5.1	5.50	Independent	100.0	100.0	100.0	0.2	Glass Processing Australia	Modern warehouse/office facility located in the core market of Wangara.

Australian Capital Territory, Northern Territory and Tasmania

	Property Details				Current Valuation			Logistics Occupancy (By Area)			WALE by Income (Years)	Key Tenants	Description
	GPT Ownership (%)	Acquired by GPT	GLA (sqm)	Site Area (ha)	30 Jun 22 Fair Value (\$m)	30 Jun 22 Cap Rate (%)	Valuation Type	Actual (%)	Inc. Signed Leases (%)	Inc. Heads of Agreement (%)			
Australian Capital Territory													
Symonston	Traditional land of the Ngunnawal people												
12 Faulding Street	100	Nov 2021	3,300	0.7	22.7	5.13	Independent	100.0	100.0	100.0	2.6	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.
Northern Territory													
Berrimah	Traditional land of the Larrakia people												
16 Anictomatis Road	100	Nov 2021	1,100	0.4	3.0	5.00	Independent	100.0	100.0	100.0	8.3	COPE Sensitive Freight	Modern warehouse/office facility located in Berrimah, approximately 15 kilometers from the Darwin CBD.
Tasmania													
Cambridge	Traditional land of the Paredarerme people												
229 Kennedy Drive	100	Nov 2021	1,200	0.4	2.9	5.00	Independent	100.0	100.0	100.0	8.3	COPE Sensitive Freight	Modern warehouse/office facility located within close proximity of Hobart Airport.





Charlestown Square

New South Wales



Charlestown Square, New South Wales

Charlestown Square is the largest shopping and entertainment destination in the Newcastle and Hunter region.

The centre incorporates 260 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.

In 2019, the centre launched "The Corner" dining precinct featuring several well known local food and beverage retailers, complementing the centre's existing dining and leisure offer.

Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	GPT: \$885.0m
Acquired	December 1977	Capitalisation Rate	5.50%
Asset Type	Super Regional	Valuation Type	Independent
Construction	Completed 1979		
Latest Refurbishment/Development	2019 ("The Corner" Dining Precinct)		
Traditional Custodians	Traditional land of the Awabakal people		

Centre Details		Sales Information		
Total GLA	91,100 sqm		Total Centre	Specialties
Number of Tenancies	260	Sales Turnover per Square Metre	\$6,002	\$10,258
Car Parking Spaces	3,419	Occupancy Costs	11.1%	15.5%
Retail Occupancy	99.4%	Annual Centre Turnover	\$495.4m	

Key Tenants	
	Area (sqm)
Myer	11,500
Big W	7,750
Target	5,590
Woolworths	4,800
Reading Cinemas	4,580
Coles	4,320
Aldi	1,450

Sustainability

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



Highpoint Shopping Centre
Victoria



Highpoint Shopping Centre, Victoria

Highpoint Shopping Centre is located in Maribyrnong, 8 kilometres north-west of the Melbourne CBD and is one of Australia's leading retail destinations.

Highpoint is one of the largest shopping centres in Australia and incorporates 447 tenancies including western Melbourne's only David Jones, Myer department store, two discount department stores, Woolworths supermarket, a Hoyts cinema and entertainment offer. The centre also includes several international retailers including Zara, Apple, Uniqlo and Sephora, and will introduce a Coles Supermarket and Waterman co-working space in 2023.

Having undergone a full aesthetic upgrade during 2020 and 2021, the centre provides an exciting retail experience for customers providing the western region of Melbourne with an extensive retail, entertainment and lifestyle offer.

Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	16.67% GPT	Fair Value	GPT: \$390.0m, GWSCF: \$1,950.0m
Co-Owners	83.33% GWSCF	Capitalisation Rate	4.50%
Acquired	August 2009 (GPT) March 2007 (GWSCF)	Valuation Type	Independent
Asset Type	Super Regional		
Construction	Completed 1975		
Latest Refurbishment/Development	2021 (Existing Centre Upgrades)		
Traditional Custodians	Traditional land of the Wurundjeri people		

Centre Details		Sales Information		
Total GLA	149,800 sqm		Total Centre	Specialties
Number of Tenancies	447	Sales Turnover per Square Metre	\$7,118	\$10,069
Car Parking Spaces	7,276	Occupancy Costs	13.5%	18.7%
Retail Occupancy	99.7%	Annual Centre Turnover	\$881.8m	

Key Tenants	
	Area (sqm)
Myer	15,490
Hoyts	9,030
Big W	8,160
David Jones	7,300
Kmart	6,260
Waterman (AFL)	4,600
Woolworths	4,240
Coles (AFL)	4,000

Sustainability

Note: Comprehensive sustainability data, including asset-level reporting, is available at [gpt.com.au/sustainability](https://www.gpt.com.au/sustainability). Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



Melbourne Central

Victoria



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 292 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 2022

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value ¹	GPT: \$1,514.0m
Acquired	May 1999	Capitalisation Rate ²	4.50%
Asset Type	City Centre	Valuation Type	Independent
Construction	Completed 1991		
Latest Refurbishment/Development	2019 (ELLA – Dining Precinct)		
Traditional Custodians	Traditional land of the Wurundjeri people		

Centre Details		Sales Information	
Total GLA	56,200 sqm		
Number of Tenancies	292	Sales Turnover per Square Metre	Total Centre \$7,625 Specialties \$8,551
Car Parking Spaces	822	Occupancy Costs	17.6% 24.0%
Retail Occupancy	98.5%	Annual Centre Turnover	\$359.7m

Key Tenants	
	Area (sqm)
Hoyts	7,710
Coles	1,310

Sustainability

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1. Includes retail and car park.

2. Retail component only.



Rouse Hill Town Centre

New South Wales



Rouse Hill Town Centre, New South Wales

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

Rouse Hill Town 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/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 2022

General		Current Valuation	
Ownership Interest	100% GPT	Fair Value	GPT: \$702.0m
Acquired	Stage 1: September 2007 Stage 2: March 2008	Capitalisation Rate	5.50%
Asset Type	Regional	Valuation Type	Independent
Construction	Completed 2008		
Traditional Custodians	Traditional land of the Darug people		

Centre Details		Sales Information		
Total GLA	70,100 sqm		Total Centre	Specialties
Number of Tenancies	251	Sales Turnover per Square Metre	\$7,944	\$9,780
Car Parking Spaces	2,621	Occupancy Costs	8.8%	13.9%
Retail Occupancy	100%	Annual Centre Turnover	\$491.8m	

Key Tenants	
	Area (sqm)
Big W	8,560
Kmart	6,820
Reading Cinemas	5,780
Woolworths	4,610
Coles	4,130

Sustainability

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



Sunshine Plaza

Queensland



Sunshine Plaza, Queensland

Sunshine Plaza is located in Maroochydore on Queensland's Sunshine Coast.

In March 2019, a \$430 million redevelopment was completed which introduced David Jones, Big W and over 100 specialty stores, featuring over 40 new retail brands to the market including H&M and Sephora.

The centre is the pre-eminent retail and leisure destination on the Sunshine Coast, incorporating 331 tenancies including two department stores, three discount department stores and two full line supermarkets and complemented by a strong entertainment, leisure and lifestyle 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 2022

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value	GPT: \$608.5m
Co-Owners	50% Australian Prime Property Fund Retail	Capitalisation Rate	5.00%
Acquired	December 1992	Valuation Type	Independent
Asset Type	Super Regional		
Construction	Completed 1994		
Latest Refurbishment/Development	2019 (Centre Expansion)		
Traditional Custodians	Traditional land of the Gubbi Gubbi people		

Centre Details		Sales Information	
Total GLA	106,700 sqm	Total Centre	Specialties
Number of Tenancies	331	Sales Turnover per Square Metre	\$7,061
Car Parking Spaces	4,962	Occupancy Costs	11.2%
Retail Occupancy	99.1%	Annual Centre Turnover	16.9%
			\$698.5m

Key Tenants	
	Area (sqm)
Myer	12,590
David Jones	7,780
Target	6,920
Big W	6,520
Kmart	6,270
Coles	5,850
BCC Cinemas	4,690
Woolworths	3,870

Sustainability

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



Westfield Penrith

New South Wales



Westfield Penrith, New South Wales

Westfield Penrith is a super-regional shopping centre located in the heart of Penrith, which is approximately a one hour drive west of the Sydney CBD.

The centre incorporates 319 tenancies including the region's only Myer department store, in addition to a Big W discount department store, a Hoyts Cinema complex and two supermarkets. The centre will also be introducing a Coles Supermarket in late 2022.

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

Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	50% GPT	Fair Value	GPT: \$665.2m
Co-Owners	50% Scentre Group	Capitalisation Rate	5.00%
Acquired	June 1971	Valuation Type	Internal
Asset Type	Super Regional		
Construction	Completed 1971		
Latest Refurbishment/Development	2005 (Major Redevelopment)		
Traditional Custodians	Traditional land of the Darug people		

Centre Details		Sales Information		
Total GLA	90,900 sqm		Total Centre	Specialties
Number of Tenancies	319	Sales Turnover per Square Metre	\$6,843	\$9,532
Car Parking Spaces	3,521	Occupancy Costs	14.9%	22.6%
Retail Occupancy	99.2%	Annual Centre Turnover	\$513.7m	

Key Tenants	
	Area (sqm)
Myer	20,110
Big W	8,740
Hoyts	4,790
Coles (AFL)	3,830
Woolworths	3,800
Aldi	1,610

Sustainability

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



Chirnside Park

Victoria



Macarthur Square

New South Wales



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 329 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 and Sephora, and will introduce Uniqlo in 2022.

Macarthur Square is jointly owned with Australian Prime Property Fund Retail and is managed by Lendlease.

Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	50% GWSCF	Fair Value	GWSCF: \$505.0m
Co-Owners	50% Australian Prime Property Fund Retail	Capitalisation Rate	5.25%
Acquired	March 2007	Valuation Type	Internal
Asset Type	Super Regional		
Construction	Completed 1979		
Latest Refurbishment/Development	2017 (Centre Expansion)		
Traditional Custodians	Traditional land of the Dhawawal people		

Centre Details		Sales Information		
Total GLA	107,900 sqm		Total Centre	Specialties
Number of Tenancies	329	Sales Turnover per Square Metre	\$5,732	\$7,556
Car Parking Spaces	4,142	Occupancy Costs	10.9%	17.6%
Retail Occupancy	99.7%	Annual Centre Turnover	\$567.6m	

Key Tenants	
	Area (sqm)
Big W	8,790
David Jones	6,910
Event Cinemas	6,090
Target	5,360
Coles	4,560
Woolworths	4,190
Aldi	1,510

Sustainability

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



Northland Shopping Centre

Victoria



Northland Shopping Centre, Victoria

Northland Shopping Centre is located in East Preston, approximately 11 kilometres north of Melbourne's CBD.

The centre incorporates 282 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 gentrifying 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 2022

General		Current Valuation	
Ownership Interest	50% GWSCF	Fair Value	GWSCF: \$408.5m
Co-Owners	50% Vicinity Centres	Capitalisation Rate	5.50%
Acquired	May 2014	Valuation Type	Internal
Asset Type	Super Regional		
Construction	Completed 1966		
Latest Refurbishment/Development	2014 (Centre Expansion)		
Traditional Custodians	Traditional land of the Wurundjeri Woi-wurrung people of the Kulin nation		

Centre Details		Sales Information		
Total GLA	96,900 sqm		Total Centre	Specialties
Number of Tenancies	282	Sales Turnover per Square Metre	\$5,657	\$8,012
Car Parking Spaces	4,640	Occupancy Costs	11.6%	18.6%
Retail Occupancy	99.1%	Annual Centre Turnover	\$506.0m	

Key Tenants	
	Area (sqm)
Myer	18,510
Target	6,890
Hoyts	6,530
Kmart	6,500
Coles	4,220
Woolworths	4,030
Aldi	1,500

Sustainability

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



Parkmore Shopping Centre

Victoria



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 approximately 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 126 tenancies including two discount department stores and two supermarkets as well as a strong convenience and service offering.

Key Metrics as at 30 June 2022

General		Current Valuation	
Ownership Interest	100% GWSCF	Fair Value	GWSCF: \$291.7m
Acquired	March 2007	Capitalisation Rate	5.75%
Asset Type	Regional	Valuation Type	Internal
Construction	Completed 1973		
Latest Refurbishment/Development	2007 (Centre Expansion)		
Traditional Custodians	Traditional land of the Bunurong people		

Centre Details		Sales Information		
Total GLA	36,900 sqm		Total Centre	Specialties
Number of Tenancies	126	Sales Turnover per Square Metre	\$7,252	\$8,926
Car Parking Spaces	2,519	Occupancy Costs	8.2%	15.2%
Retail Occupancy	99.5%	Annual Centre Turnover	\$243.8m	

Key Tenants	
	Area (sqm)
Kmart	8,390
Big W	6,670
Coles	3,850
Woolworths	3,490

Sustainability

Note: Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. Data is current to 31 December 2021 assured according to Global Reporting Initiative (GRI) Sustainability Reporting Standards and the Greenhouse Gas Protocol. Ratings are as at 30 June 2022.



THE CORNER

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