

Appendix 4E

**GPT Group – GPT Management Holdings Limited
(comprising GPT Management Holdings Limited and its controlled entities)**

**Annual Financial Report
For the year ended 31 December 2020**

Results for announcement to the market

2.1	Total revenues and other income	down	37.8%	to	\$175,237 thousand
2.2	Net profit after income tax expense from ordinary activities	down	580.9%	to	(\$67,260) thousand
2.3	Net profit after income tax expense attributable to members	down	606.1%	to	(\$69,552) thousand
2.4	Dividends 12 month period ended 31 December 2020	Amount per security Nil			
2.5	Record date for determining entitlement to the distributions	N/A			
2.6	Brief explanation of any figures in 2.1 to 2.4 necessary to enable the figures to be understood: Refer to the attached Annual Financial Report for a detailed discussion on the performance of GPT Management Holdings Limited and its controlled entities results for the year ended 31 December 2020.				
3 - 6	A statement of comprehensive income, statement of financial position, a statement of cash flows and a statement of changes in equity Refer to the attached Annual Financial Report for the year ended 31 December 2020.				
7.0	Details of individual and total dividends or distribution payments	Amount per security Nil		Total Nil	
8.0	Details of any dividend or distribution reinvestment plans in operation Nil				
9.0	Net tangible assets per security	31 December 2020 \$0.005		31 December 2019 \$0.044	
10.0	Details of entities over which control has been gained or lost during the period Not applicable for the year ended 31 December 2020.				
11.0	Details of associates and joint ventures entities The associate and joint ventures' who contribute to GPT Management Holdings Limited's net profit are detailed below:				
	Name of associate and joint venture entities ⁽¹⁾	Management Holdings Limited's net profit			
		31 Dec 20	31 Dec 19		
		\$'000	\$'000		
	Joint ventures				
	Entities incorporated in Australia				
	Lendlease GPT (Rouse Hill) Pty Limited	4,480	(99)		
	Erskine Park Trust	-	15		
	Associates				
	DPT Operator Pty Limited 1	-	(9)		
	DPT Operator Pty Limited 2	-	-		
	GPT Funds Management Limited	-	-		
	Total share of after tax (loss)/profits of equity accounted investments	4,480	(93)		
	(1) Refer to Note 2 of the Annual Financial Report of GPT Management Holdings Ltd and its controlled entities for the ownership interest of the joint venture or associate.				

12.0 Any other significant information needed by an investor to make an informed assessment of the entity's financial performance and financial position

Refer to the attached Annual Financial Report for a detailed discussion on the performance and financial position of GPT Management Holdings Limited and its controlled entities for the year ended 31 December 2020.

14.0 A commentary on the results for the period

Refer to the attached Annual Financial Report for a detailed discussion on the performance and financial position of GPT Management Holdings Limited and its controlled entities for the year ended 31 December 2020.

15.0 This report is based on accounts which have been audited

Refer to the independent auditor's report in the attached Annual Financial Report for the year ended 31 December 2020.