# The GPT Group
# ABN: 58 071 755 609

# Interim Financial Report
# 30 June 2013

The GPT Group (GPT) comprises General Property Trust (Trust) and its controlled entities and GPT Management Holdings Limited (Company) and its controlled entities. GPT RE Limited, a wholly owned subsidiary of GPT Management Holdings Limited, is the Responsible Entity of General Property Trust.

This interim financial report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual financial report for the year ended 31 December 2012 and any public announcements made by the GPT Group during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

Through our internet site, we have ensured that our corporate reporting is timely, complete and available globally at minimum cost to the Group. All press releases, financial reports and other information are available on our website: www.gpt.com.au

## THE GPT GROUP

## CONTENTS

## DIRECTORS' REPORT
for the half year ended 30 June 2013

The Directors of GPT RE Limited, the Responsible Entity of the General Property Trust (the Trust), present their report together with the interim financial report of the Trust and its controlled entities (Consolidated entity) for the half year ended 30 June 2013. The Consolidated entity together with GPT Management Holdings Limited and its controlled entities form the stapled entity, the GPT Group (GPT or the Group).

### Directors
The Directors of GPT Management Holdings Limited and GPT RE Limited at any time during or since the end of the half year are:

**(i) Chairman - Non-Executive Director**
Rob Ferguson

**(ii) Non-Executive Directors**
Brendan Crotty
Eileen Doyle
Eric Goodwin
Anne McDonald
Gene Tilbrook

**(iii) Executive Director**
Michael Cameron

### Principal Activities
The principal activities of the GPT Group remain unchanged from 31 December 2012 and are:

- investment in income producing retail, office and logistics & business park assets;
- development of retail, office and logistics & business park assets;
- property funds management; and
- property management.

#### The GPT Group
The stapled securities of the GPT Group are quoted on the Australian Securities Exchange under the code GPT and comprise one unit in General Property Trust (Trust) and one share in GPT Management Holdings Limited (Company). Each entity forming part of the Group continues as a separate legal entity in its own right under the *Corporations Act 2001* and is therefore required to comply with the reporting and disclosure requirements of the *Corporations Act 2001*, Australian Accounting Standards and other authoritative pronouncements of the Australian Accounting Standards Board.

### Review of operations
The following provides a summary of GPT's performance for the half year ended 30 June 2013.

To provide information that reflects the Directors' assessment of the net profit attributable to stapled securityholders calculated in accordance with Australian Accounting Standards, certain significant items that are relevant to an understanding of GPT's result have been identified. The reconciliation of Realised Operating Income (ROI) to Net profit after tax is useful as ROI is the measure of how GPT's profitability is assessed.

ROI is a financial measure that is based on the profit under Australian Accounting Standards adjusted for certain unrealised items, non-cash items, gains or losses on investments or other items the Directors determine to be non-recurring or capital in nature. ROI is not prescribed by any Australian Accounting Standards. The adjustments that reconcile the ROI to Net profit after tax for the financial period may change from time to time, depending on changes in accounting standards and/or the Directors' assessment of items that are non-recurring or capital in nature. The ROI results are included in the Segment note (note 2) which forms part of the interim financial report.

The Net profit after tax for the half year ended 30 June 2013 is $257.0 million (2012: $275.5 million).

## Review of operations (continued)

The reconciliation of ROI to Net profit after tax is set out below:

| | Consolidated entity | | |
|---|---|---|---|
| | **6 mths to 30 Jun 2013** | **6 mths to 31 Dec 2012** | **6 mths to 30 Jun 2012** |
| | **$M** | $M | $M |
| Core operations | **294.5** | 277.1 | 289.2 |
| Non-core operations | **5.6** | 5.8 | 8.7 |
| Financing and corporate overheads | **(63.6)** | (53.7) | (70.7) |
| **Realised Operating Income** | **236.5** | 229.2 | 227.2 |
| **Change in fair value of assets (non-cash):** | | | |
| **Valuation movements** | **31.6** | 98.8 | 122.2 |
| **Financial Instruments marked to market and foreign exchange movements** | **8.3** | 14.7 | (55.1) |
| **Other items*** | **(19.4)** | (23.7) | (18.8) |
| **Net profit after tax** | **257.0** | 319.0 | 275.5 |

*Other items include primarily amortisation of lease incentives and rent free, intangibles amortisation expense and relevant tax impact.

### Financial results

- Realised operating income (ROI) increased by 4.1% to $236.5 million (Jun 12: $227.2 million)
- Net profit after tax decreased by 6.7% to $257.0 million (Jun 12: $275.5 million)
- Total net assets decreased by 0.5% to $6,841.7 million (Dec 12: $6,876.2 million)
- Headline gearing (net debt basis) decreased to 19.9% (Dec 12: 21.7%). Look through gearing (net debt basis) decreased to 21.9% (Dec 12: 23.9%)
- ROI per ordinary stapled security increased by 6.0% to 12.7 cents (Jun 12: 12.0 cents)
- Distribution per ordinary stapled security increased by 6.3% to 10.1 cents (Jun 12: 9.5 cents)
- Net tangible assets per stapled security** increased to $3.76 (Dec 12: $3.73)

** Includes the impact of potential securities assuming the conversion of the exchangeable securities at an exchange price of $3.883.

## DIRECTORS' REPORT
for the half year ended 30 June 2013

### Review of operations (continued)

The Realised Operating Income and total assets by business unit are summarised below:

| | **Realised Operating Income 6 mths to 30 Jun 2013 $M** | Realised Operating Income 6 mths to 31 Dec 2012 $M | Realised Operating Income 6 mths to 30 Jun 2012 $M |
|---|---|---|---|
| Retail Net Operating Income | **139.6** | 140.5 | 160.4 |
| Office Net Operating Income | **73.1** | 67.6 | 68.0 |
| Logistics and Business Parks Net Operating Income | **37.1** | 36.9 | 32.4 |
| Funds Distributions | **35.8** | 34.7 | 33.5 |
| **Asset Income** | **285.6** | 279.7 | 294.3 |
| | | | |
| Management Company Fees | **25.2** | 27.8 | 23.6 |
| Management Expenses | **(29.5)** | (39.4) | (42.3) |
| Tax Benefit / (Expense) | **(0.6)** | (0.2) | 2.1 |
| **Management Company** | **(4.9)** | (11.8) | (16.6) |
| | | | |
| Net Interest Expense | **(49.8)** | (44.5) | (59.2) |
| Non-Core | **5.6** | 5.8 | 8.7 |
| | | | |
| **Realised Operating Income** | **236.5** | 229.2 | 227.2 |

| | **Total Assets 30 Jun 2013 $M** | Total Assets 31 Dec 2012 $M |
|---|---|---|
| **Core** | | |
| Retail | **4,000.4** | 4,489.9 |
| Office | **2,135.7** | 2,085.5 |
| Logistics and Business Parks | **1,024.8** | 989.5 |
| Funds Management - Australia | **1,171.2** | 1,152.8 |
| | | |
| **Non-Core** | **155.9** | 153.2 |
| | | |
| **Other balance sheet items** | **618.7** | 472.3 |
| | | |
| **Total** | **9,106.7** | 9,343.2 |

### Distributions

| | **30 Jun 13 cents** | 30 Jun 12 cents |
|---|---|---|
| Distribution per stapled security* | **10.1** | 9.5 |

* Includes the March 2013 quarterly distribution of 5.1 cents paid on 17 May 2013 and the June 2013 quarterly distribution of 5.0 cents which is expected to be paid on 13 September 2013.

No provision for the quarterly June distribution has been recognised in the Statement of Financial Position as at 30 June 2013 as the distribution was not declared until 9 August 2013, which was after the end of the half year.

**Distribution policy**

GPT will distribute the greater of 70-80% of realised operating income (excluding development profits) or taxable income.

## DIRECTORS' REPORT
for the half year ended 30 June 2013

### Significant changes in the state of affairs
In the opinion of the Directors, other than the items noted below, there were no significant changes in the state of affairs of GPT that occurred during the half year under review:

- During January and February 2013, GPT priced HKD 800 million (AUD $98.8 million) fixed rate Medium Term Notes (MTNs) for a term of 15 years providing additional liquidity to the Group. HKD 600 million of these MTNs were settled on 5 February 2013 and the balance was settled on 22 February 2013.

- In March 2013, GPT successfully completed a long-dated US$250 million (A$243.2 million) US Private Placement (USPP) issue. The USPP issuance comprised two tranches of notes, $150 million of 12-year notes issued at a coupon rate of 3.6% and $100 million of 15-year notes issued at a coupon rate of 3.8%. US$65 million of the issuance was settled on 28 May 2013 and the balance was settled on 19 June 2013.

- On 28 March 2013, the GPT Group changed the frequency of distribution payments from quarterly to half yearly to take effect from 1 July 2013.

- On 4 April 2013, GPT acquired 3 Figtree Drive Sydney Olympic Park, NSW for a total consideration of $19.4 million.

- On 1 May 2013, the GPT Group internalised the property management function of the MLC building. Prior to May 2013, the property management function of this asset, jointly owned with QIC, had been outsourced to Jones Lang LaSalle (JLL).

  In June 2013, the Board of GPT Funds Management Limited as the Trustee of the GPT Wholesale Office Fund approved a proposal to internalise the property management function of certain assets held by GWOF. The property management function of these assets had been previously outsourced to JLL.

  The internalisation was undertaken to reinforce GPT's core business strategy to own and actively manage quality Australian property assets, as well as delivering great customer experiences and performance outcomes.

- On 8 May 2013, The GPT Group announced that a settlement has been reached in relation to the class action with Slater & Gordon.

- On 10 May 2013, GPT announced the extension of the on-market buy-back for an additional 12 months until May 2014. During the six months ended 30 June 2013, GPT has acquired 25.2 million GPT stapled securities for a total consideration of $93.9 million.

- On 17 May 2013, the GPT Group completed the divestment of the 38.04% interest in Dutch Active Fund (DAF) for nil consideration.

- On 21 June 2013, GPT sold a 50% interest in the Erina Fair shopping centre, on the NSW Central Coast for a total consideration of $397.1 million. The 50% interest in Erina Fair includes a 33.33% interest directly owned by the GPT Trust as an investment property and a 16.67% interest owned by GPT through a joint venture with APPF, Erina Property Trust.

- On 28 June 2013, GPT invested into the Chullora Joint Venture which is a special purpose vehicle (SPV) jointly owned by GPT (50% interest) and Commercial and Industrial Properties Pty Ltd (50% interest). The SPV was set up to purchase the land for subdivision, development and sale at 14-18 Worth Street, Chullora for a total consideration of $12.1 million.

### Environmental Regulation
GPT has policies and procedures in place that are designed to ensure that where operations are subject to any particular and significant environmental regulation under a law of Australia (for example property development and property management); those obligations are identified and appropriately addressed. This includes obtaining and complying with conditions of relevant authority consents and approvals and obtaining necessary licences. GPT is not aware of any breaches of any environmental regulations under the laws of the Commonwealth of Australia or of a State or Territory of Australia and has not incurred any significant liabilities under any such environmental legislation.

GPT is also subject to the reporting requirements of both the Energy Efficiency Opportunities Act 2006 ("EEO") and the National Greenhouse and Energy Reporting Act 2007 ("NGER").

## Environmental Regulation (continued)

The Energy Efficiency Opportunities Act 2006 requires GPT to assess its energy usage, including the identification, investigation and evaluation of energy saving opportunities and to report publicly on the assessments undertaken; including what action GPT intends to take as a result. As required under this act, GPT is registered with the Department of Resources, Energy and Tourism as a participant entity. GPT has collated energy data and identified energy opportunities for the 1 July 2012 to 30 June 2013 period to ensure that the Energy Efficiency Opportunities data is made available in a public report on the GPT website by the required date of 31 December 2013.

The National Greenhouse and Energy Reporting Act 2007 requires GPT to report its annual greenhouse gas emissions and energy use. The measurement period for GPT is 1 July 2012 to 30 June 2013. GPT has implemented systems and processes for the collection and calculation of the data required for submission of its report to the Department of Climate Change and Energy Efficiency within the legislative deadline of 31 October 2013.

More information about the GPT Group's participation in the EEO and NGER programs is available at www.gpt.com.au.

## Events subsequent to the end of the half year

The following events have occurred subsequent to 30 June 2013:

- On 9 August 2013, a distribution of 5.0 cents per stapled security was declared for the quarter ended 30 June 2013 which is expected to be paid on 13 September 2013 (refer to note 3(a)(ii)).
- Post 30 June 2013 and prior to 9 August 2013, the Group has bought back 0.7 million ordinary stapled securities for a total consideration of $2.5 million.
- On 31 July 2013 the GPT Group sold its Brisbane Homemaker Centre at Fortitude Valley for $103.2 million. The sale supports GPT's strategy of owning and managing high quality shopping centres, office assets and logistics & business parks.

Other than the above, the Directors are not aware of any matter or circumstance occurring since 30 June 2013 that has significantly or may significantly affect the operations of the Group, the results of those operations or the state of affairs of the Group in subsequent financial years.

## Rounding of amounts

The Group is of a kind referred to in Class Order 98/0100, issued by the Australian Securities and Investments Commission, relating to the "rounding off" of amounts in the Directors' Report and financial report. Amounts shown in the Directors' Report and financial report have been rounded off to the nearest tenth of a million dollars in accordance with that Class Order, unless stated otherwise.

## Auditor

PricewaterhouseCoopers continues in office in accordance with section 327 of the *Corporations Act 2001*.

## Auditor's independence declaration

A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 8.
Signed in accordance with a resolution of the Directors.

Rob Ferguson
Chairman

Michael Cameron
Managing Director and Chief Executive Officer

Sydney
9 August 2013

# Auditor's Independence Declaration

As lead auditor for the review of General Property Trust for the half-year ended 30 June 2013, I declare that to the best of my knowledge and belief, there have been:

a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and

b) no contraventions of any applicable code of professional conduct in relation to the review

This declaration is in respect of General Property Trust and the entities it controlled during the period.

Matthew Lunn
Partner
PricewaterhouseCoopers

Sydney
9 August 2013

***PricewaterhouseCoopers, ABN 52 780 433 757***
*Darling Park Tower 2, 201 Sussex Street, GPO BOX 2650, SYDNEY NSW 1171*
*DX 77 Sydney, Australia*
*T: +61 2 8266 0000, F: +61 2 8266 9999, www.pwc.com.au*

# THE GPT GROUP

## CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
for the half year ended 30 June 2013

| | Note | Consolidated entity 30 Jun 13 $M | 30 Jun 12 $M |
|---|---|---|---|
| **Revenue** | | | |
| Rent from property investments | | **288.7** | 303.7 |
| Property and fund management fees | | **21.6** | 18.9 |
| Development project revenue | | **3.6** | 4.7 |
| Management fees | | **0.3** | - |
| | | **314.2** | 327.3 |
| **Other income** | | | |
| Fair value adjustments to investment properties | | **10.0** | 107.2 |
| Fair value adjustments of unlisted equity investments | | **0.5** | - |
| Share of after tax profit of equity accounted investments | | **85.8** | 77.7 |
| Interest revenue - cash and short term money market securities | | **3.8** | 1.5 |
| Net gain on fair value of borrowings | | **27.1** | - |
| Net gain on fair value of derivatives | | **25.7** | - |
| | | **152.9** | 186.4 |
| **Total revenue and other income** | | **467.1** | 513.7 |
| **Expenses** | | | |
| Property expenses and outgoings | | **78.9** | 84.2 |
| Management and other administration costs | | **29.3** | 43.8 |
| Depreciation and amortisation expense | | **3.6** | 3.3 |
| Finance costs | | **53.6** | 60.7 |
| Net loss on fair value of derivatives | | **-** | 55.2 |
| Net loss on disposal of assets | | **1.8** | 2.5 |
| Net foreign exchange loss | | **44.7** | - |
| **Total expenses** | | **211.9** | 249.7 |
| **Profit before income tax expense** | | **255.2** | 264.0 |
| Income tax (expense) / benefits | | **(3.5)** | 2.5 |
| **Profit after income tax expense** | | **251.7** | 266.5 |
| Profit from discontinued operations | 2(a) | **5.3** | 9.0 |
| **Net profit for the half year** | | **257.0** | 275.5 |
| **Other comprehensive income** | | | |
| *Items that will be reclassified to profit or loss* | | | |
| Changes in the fair value of cash flow hedges | | **(8.0)** | - |
| Net foreign exchange translation adjustments | | **1.5** | (0.3) |
| **Total comprehensive income for the half year** | | **250.5** | 275.2 |
| **Net profit / (loss) attributable to:** | | | |
| - Securityholders of the Trust | | **243.4** | 287.4 |
| - Securityholders of other entities stapled to the Trust | | **13.6** | (11.9) |
| **Total comprehensive income / (loss) attributable to:** | | | |
| - Securityholders of the Trust | | **236.7** | 287.1 |
| - Securityholders of other entities stapled to the Trust | | **13.8** | (11.9) |
| **Basic and diluted earnings per security attributable to ordinary securityholders of the Trust** | | | |
| Earnings per unit (cents per unit) - profit from continuing operations | 12(a) | **12.7** | 14.8 |
| Earnings per unit (cents per unit) - profit from discontinued operations | 12(a) | **0.4** | 0.5 |
| Earnings per unit (cents per unit) - Total | 12(a) | **13.1** | 15.3 |
| **Basic earnings per security attributable to ordinary stapled securityholders of the GPT Group** | | | |
| Earnings per security (cents per security) - profit from continuing operations | 12(b) | **13.5** | 14.2 |
| Earnings per security (cents per security) - profit from discontinued operations | 12(b) | **0.3** | 0.5 |
| Earnings per security (cents per security) - Total | 12(b) | **13.8** | 14.7 |
| **Diluted earnings per security attributable to ordinary stapled securityholders of the GPT Group** | | | |
| Earnings per security (cents per security) - profit from continuing operations | 12(c) | **13.5** | 14.1 |
| Earnings per security (cents per security) - profit from discontinued operations | 12(c) | **0.3** | 0.5 |
| Earnings per security (cents per security) - Total | 12(c) | **13.8** | 14.6 |

The above Consolidated Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

## THE GPT GROUP

### CONSOLIDATED STATEMENT OF FINANCIAL POSITION
as at 30 June 2013

| | Note | Consolidated entity 30 Jun 13 $M | 31 Dec 12 $M |
|---|---|---|---|
| **ASSETS** | | | |
| **Current Assets** | | | |
| Cash and cash equivalents | 11(b) | **300.8** | 159.9 |
| Loans and receivables | | **76.6** | 71.7 |
| Derivative assets | 13 | **2.6** | 5.1 |
| Prepayments | | **7.5** | 4.8 |
| | | **387.5** | 241.5 |
| Non-current assets classified as held for sale | 4 | **113.5** | 203.1 |
| **Total Current Assets** | | **501.0** | 444.6 |
| **Non-Current Assets** | | | |
| Investment properties | 5 | **6,311.6** | 6,500.6 |
| Equity accounted investments | 6 | **1,906.3** | 2,010.8 |
| Property, plant & equipment | | **11.6** | 10.7 |
| Loans and receivables | | **156.8** | 152.0 |
| Other assets | | **5.2** | 4.1 |
| Intangible assets | | **50.9** | 49.9 |
| Derivative assets | 13 | **133.1** | 135.7 |
| Deferred tax assets | | **30.2** | 34.8 |
| **Total Non-Current Assets** | | **8,605.7** | 8,898.6 |
| **Total Assets** | | **9,106.7** | 9,343.2 |
| **LIABILITIES** | | | |
| **Current Liabilities** | | | |
| Payables | | **126.0** | 167.9 |
| Borrowings | 7 | **416.0** | 211.0 |
| Derivative liabilities | 13 | **1.6** | 0.1 |
| Provisions | | **14.0** | 14.0 |
| **Total Current Liabilities** | | **557.6** | 393.0 |
| **Non-Current Liabilities** | | | |
| Borrowings | 7 | **1,629.9** | 1,932.6 |
| Derivative liabilities | 13 | **76.0** | 140.1 |
| Provisions | | **1.5** | 1.3 |
| **Total Non-Current Liabilities** | | **1,707.4** | 2,074.0 |
| **Total Liabilities** | | **2,265.0** | 2,467.0 |
| **Net Assets** | | **6,841.7** | 6,876.2 |
| **EQUITY** | | | |
| **Equity attributable to securityholders of the Trust (parent entity)** | | | |
| Contributed equity | 8 | **7,794.5** | 7,883.5 |
| Reserves | | **(21.9)** | (15.2) |
| Accumulated losses | | **(317.4)** | (368.1) |
| **Total equity of GPT Trust securityholders** | | **7,455.2** | 7,500.2 |
| **Equity attributable to securityholders of other entities stapled to the Trust** | | | |
| Contributed equity | 8 | **321.1** | 321.8 |
| Reserves | | **47.4** | 49.8 |
| Accumulated losses | | **(982.0)** | (995.6) |
| **Total equity of other stapled securityholders** | | **(613.5)** | (624.0) |
| **Total Equity** | | **6,841.7** | 6,876.2 |

The above Consolidated Statement of Financial Position should be read in conjunction with the accompanying notes.

## THE GPT GROUP

### CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
for the half year ended 30 June 2013

| | | Consolidated Entity | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Attributable to the Securityholders of the General Property Trust | | | | Attributable to the Securityholders of other entities stapled to the General Property Trust | | | | |
| | | Contributed equity | Reserves | Accumulated losses | Total | Contributed equity | Reserves | Accumulated losses | Total | Total equity |
| | Note | $M | $M | $M | $M | $M | $M | $M | $M | $M |
| **Balance at 1 January 2012** | | 8,030.2 | (15.2) | (625.8) | 7,389.2 | 323.0 | 41.1 | (966.9) | (602.8) | 6,786.4 |
| Movement in foreign currency translation reserve | | - | (0.3) | - | (0.3) | - | - | - | - | (0.3) |
| **Net (loss) recognised directly in equity** | | - | (0.3) | - | (0.3) | - | - | - | - | (0.3) |
| Profit / (loss) for the half year | | - | - | 287.4 | 287.4 | - | - | (11.9) | (11.9) | 275.5 |
| **Total comprehensive income / (loss) for the half year** | | - | (0.3) | 287.4 | 287.1 | - | - | (11.9) | (11.9) | 275.2 |
| **Transactions with Securityholders in their capacity as Securityholders:** | | | | | | | | | | |
| On-market securities buy-back | | (146.7) | - | - | (146.7) | (1.2) | - | - | (1.2) | (147.9) |
| Movement in treasury stock reserve | | - | - | - | - | - | 0.1 | - | 0.1 | 0.1 |
| Movement in employee incentive security scheme reserve | | - | - | - | - | - | 3.4 | - | 3.4 | 3.4 |
| Distribution paid and payable | 3 | - | - | (183.3) | (183.3) | - | - | - | - | (183.3) |
| **Balance at 30 June 2012** | | 7,883.5 | (15.5) | (521.7) | 7,346.3 | 321.8 | 44.6 | (978.8) | (612.4) | 6,733.9 |
| **Balance at 1 January 2013** | | **7,883.5** | **(15.2)** | **(368.1)** | **7,500.2** | **321.8** | **49.8** | **(995.6)** | **(624.0)** | **6,876.2** |
| Other comprehensive income | | **-** | **(6.7)** | **-** | **(6.7)** | **-** | **0.2** | **-** | **0.2** | **(6.5)** |
| **Net (loss) / profit recognised directly in equity** | | **-** | **(6.7)** | **-** | **(6.7)** | **-** | **0.2** | **-** | **0.2** | **(6.5)** |
| Profit for the half year | | **-** | **-** | **243.4** | **243.4** | **-** | **-** | **13.6** | **13.6** | **257.0** |
| **Total comprehensive income / (loss) for the half year** | | **-** | **(6.7)** | **243.4** | **236.7** | **-** | **0.2** | **13.6** | **13.8** | **250.5** |
| **Transactions with Securityholders in their capacity as Securityholders:** | | | | | | | | | | |
| On-market securities buy-back | | **(93.2)** | **-** | **-** | **(93.2)** | **(0.7)** | **-** | **-** | **(0.7)** | **(93.9)** |
| New issue of securities | | **4.2** | **-** | **-** | **4.2** | **-** | **-** | **-** | **-** | **4.2** |
| Movement in treasury stock reserve | | **-** | **-** | **-** | **-** | **-** | **0.1** | **-** | **0.1** | **0.1** |
| Movement in employee incentive security scheme reserve | | **-** | **-** | **-** | **-** | **-** | **(2.7)** | **-** | **(2.7)** | **(2.7)** |
| Distribution paid and payable | 3 | **-** | **-** | **(192.7)** | **(192.7)** | **-** | **-** | **-** | **-** | **(192.7)** |
| **Balance at 30 June 2013** | | **7,794.5** | **(21.9)** | **(317.4)** | **7,455.2** | **321.1** | **47.4** | **(982.0)** | **(613.5)** | **6,841.7** |

The above Consolidated Statement of Changes in Equity should be read in conjunction with the accompanying notes.

## THE GPT GROUP

### CONSOLIDATED STATEMENT OF CASH FLOW
for the half year ended 30 June 2013

| | Note | Consolidated entity 30 Jun 13 $M | 30 Jun 12 $M |
|---|---|---|---|
| **Cash flows from operating activities** | | | |
| Cash receipts in the course of operations (inclusive of GST) | | **334.5** | 360.4 |
| Cash payments in the course of operations (inclusive of GST) | | **(156.8)** | (163.0) |
| Distributions received from equity accounted investments | | **60.3** | 59.3 |
| Interest received | | **7.8** | 8.2 |
| | | **245.8** | 264.9 |
| Finance costs | | **(55.6)** | (71.4) |
| **Net cash inflows from operating activities** | 11(a) | **190.2** | 193.5 |
| **Cash flows from investing activities** | | | |
| Payments for investment properties | | **(58.1)** | (93.5) |
| Proceeds from disposal of investment properties | | **353.6** | 595.3 |
| Payments for properties under development | | **(26.8)** | (49.8) |
| Payments for property, plant and equipment | | **(0.7)** | (0.2) |
| Proceeds from sale of property, plant & equipment | | **-** | 58.8 |
| Payments for intangibles | | **(2.7)** | (0.7) |
| Investment in equity accounted investments | | **(3.8)** | (1.1) |
| Proceeds from disposal of equity accounted investments | | **130.9** | - |
| Loan to joint ventures and associates | | **(3.3)** | - |
| Loan repayments in equity accounted investments | | **-** | 1.4 |
| Payments for cost to sell on assets held for sale | | **-** | (0.4) |
| **Net cash inflows from investing activities** | | **389.1** | 509.8 |
| **Cash flows from financing activities** | | | |
| Net repayments of bank facilities | | **(536.7)** | (232.2) |
| Proceeds from issue of medium term notes and USPP notes | | **422.0** | - |
| Purchase of securities for the employee incentive scheme | | **-** | (0.2) |
| Payments on termination and restructure of derivatives | | **(39.8)** | (49.3) |
| Payments for the on-market buy-back of securities | | **(91.1)** | (147.9) |
| Distributions paid to securityholders | | **(192.8)** | (183.4) |
| **Net cash (outflows) from financing activities** | | **(438.4)** | (613.0) |
| **Net increase in cash and cash equivalents** | | **140.9** | 90.3 |
| Cash and cash equivalents at the beginning of the half year | | **159.9** | 43.0 |
| | | **300.8** | 133.3 |
| Less: Cash balance classified as assets held for sale | | **-** | (1.2) |
| **Cash and cash equivalents at the end of the half year** | 11(b) | **300.8** | 132.1 |

The above Consolidated Statement of Cash Flow should be read in conjunction with the accompanying notes.

## 1. Summary of significant accounting policies

### (a) Basis of preparation

This general purpose financial report for the interim half year reporting period ended 30 June 2013 has been prepared in accordance with General Property Trust's Constitution, Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Act 2001.*

This interim financial report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual financial report for the year ended 31 December 2012 and any public announcements made by the Group during the interim period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

The interim financial report complies with Australian Accounting Standards and was approved by the Board of Directors on 9 August 2013.

### (b) Significant accounting policies

The interim financial report is prepared on a going concern basis in the belief that the Group will realise its assets and settle its liabilities and commitments in the normal course of business and for at least the amounts stated in the interim financial report. With respect to the net deficiency of current assets over current liabilities at 30 June 2013 of $56.6 million, the Group has access to undrawn financing facilities of $394.2 million and forward start facilities of $650.0 million as set out in note 7.

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period with the exception of new amended standards and interpretations mandatory for 2013 which have been applied as required.

There are no significant changes to GPT's financial performance, financial position or accounting principles as a result of the application of the new and amended standards and Interpretations, mandatory for annual reporting periods beginning on or after 1 January 2013.

Where applicable, certain comparative figures are restated in order to comply with the current period presentation of the financial report.

*Newly adopted accounting policies*

### (i) Hedging

GPT's treasury and risk management policy sets out the application of hedge accounting to the derivatives used to hedge exposures arising from fluctuations in interest rates and foreign currency exchange rates. During the half year, GPT adopted hedge accounting for foreign currency bonds only, for which at inception, GPT formally designates and documents the relationship between the hedge derivative instruments (cross currency interest rate swaps only) and the hedged items (foreign currency bonds only).

*Fair value hedge*

A fair value hedge is a hedge of the exposure to changes in fair value of an asset or liability that is attributable to a particular risk and could affect the statement of comprehensive income. Changes in the fair value of derivatives (hedging instruments) that are designated as fair value hedges are recorded in the statement of comprehensive income, together with any changes in the fair value of the hedged asset/liability that are attributable to the hedged risk (hedged item).

Hedge accounting is discontinued when the hedging instrument expires, is terminated, is no longer in an effective hedge relationship or is de-designated; any gain or loss is recognised immediately in the statement of comprehensive income.

*Cash flow hedge*

A cash flow hedge is a hedge of the exposure to variability in cash flows attributable to a particular risk to a highly probable forecast transaction pertaining to an asset or liability. The effective portion of changes in the fair value of derivatives that are designated as cash flow hedges is recognised in other comprehensive income in equity via the cash flow hedge reserve. Any gain/loss pertaining to ineffectiveness is recognised in the statement of comprehensive income immediately.

Hedge accounting is discontinued when the hedging instrument expires, is terminated, is no longer in an effective hedge relationship, or is de-designated; the cumulative gain or loss in equity is recognised in the statement of comprehensive income when the forecast transaction is recognised in the statement of comprehensive income. If the highly probable forecast transaction was no longer expected to occur, the cumulative gain/loss in equity is recognised in the statement of comprehensive income immediately.

## 1. Summary of significant accounting policies (continued)

### (b) Significant accounting policies (continued)

*Newly adopted accounting policies (continued)*

**(ii) Hedging foreign currency fluctuations**

The most significant foreign exchange risk is associated with borrowings denominated in foreign currencies. In the absence of offshore assets in foreign currency that naturally hedge borrowings denominated in foreign currency, GPT minimises foreign exchange risk with cross currency swaps which converts the foreign currency exposure into Australian dollar exposure.

**(iii) Borrowings**

Borrowings are initially recognised at fair value and subsequently measured at amortised cost using the effective interest rate method or at their fair value at the time of acquisition in the case of assumed liabilities in a business combination. Under the effective interest rate method, any transaction fees, costs, discounts and premiums directly related to the borrowings are recognised in the statement of comprehensive income over the expected life of the borrowings unless there is an effective fair value hedge of the borrowings, in which case the borrowings are carried at fair value and any changes in the fair value are recognised in the statement of comprehensive income. All borrowings with maturities greater than twelve months after reporting date are classified as non-current liabilities.

*New accounting standards and interpretations*

**AASB 2011-4 Amendments to Australian Accounting Standards to Remove Individual Key Management Personnel Disclosure Requirements (effective 1 July 2013)**

In July 2011 the AASB decided to remove the individual key management personnel (KMP) disclosure requirements from AASB 124 Related Party Disclosures, to achieve consistency with the international equivalent standard and remove a duplication of the requirements with the Corporations Act 2001. While this will reduce the disclosures that are currently required in the notes to the financial statements, it will not affect any of the amounts recognised in the financial statements. The amendments apply from 1 July 2013 and cannot be adopted early. The Corporations Act requirements in relation to remuneration reports will remain unchanged for now, but these requirements are currently subject to review and may also be revised in the near future.

**AASB 9 Financial Instruments, AASB 2009-11 Amendments to Australian Accounting Standards arising from AASB 9, AASB 2010-7 Amendments to Australian Accounting Standards arising from AASB 9 (December 2010) and 2012-6 Mandatory Effective Date of AASB 9 and Transition Disclosures (effective for annual reporting periods beginning on or after 1 January 2015)**

AASB 9 Financial Instruments addresses the classification, measurement and de-recognition of financial assets and financial liabilities. The standard is not applicable until 1 January 2015 but is available for early adoption. When adopted, this could change the classification and measurement of financial assets and financial liabilities. The GPT Group may adopt this standard early and does not expect a significant impact from its early application.

### (c) Critical accounting estimates and judgements

The preparation of the financial report requires management to make judgements, estimates and assumptions that affect the reported amounts in the financial report. Management bases its judgements and estimates on historical experience and other various factors it believes to be reasonable under the circumstances, but which are inherently uncertain and unpredictable, the result of which form the basis of the carrying values of assets and liabilities. The resulting accounting estimates may differ from the actual results under different assumptions and conditions.

The key estimates and assumptions that have a significant risk of causing a material adjustment within the next reporting period to the carrying amounts of assets and liabilities recognised in this financial report are:

## 1. Summary of significant accounting policies (continued)

### (c) Critical accounting estimates and judgements (continued)

#### (i) Valuation of property investments

Critical judgements are made by GPT in respect of the fair values of investments in associates and joint ventures, which are equity accounted for, and investment properties including investment properties under development at 30 June 2013. The fair value of these investments are reviewed annually by management with reference to external independent property valuations, recent offers and market conditions existing at reporting date, using generally accepted market practices. The critical assumptions underlying management's estimates of fair values are those relating to the receipt of contractual rents, expected future market rentals, maintenance requirements, discount rates that reflect current market uncertainties and current and recent property investment prices. If there is any change in these assumptions or regional, national or international economic conditions, the fair value of property investments may differ.

#### (ii) Valuation of financial instruments

The fair values of derivative assets and liabilities are based on assumptions of future events and involve significant estimates. The basis of valuation for GPT's derivatives may differ if there is volatility in market rates, indexes, equity prices or foreign exchange rates in future periods.

#### (iii) Impairment of loans and receivables

Assets are assessed for impairment each reporting date by evaluating whether any impairment triggers exist. Where impairment triggers exist, management review the allocation of cash flows to those assets and estimate a fair value for the assets. Critical judgements are made by GPT in setting appropriate impairment triggers for its assets and the assumptions used when determining fair values for assets where triggers exist.

#### (iv) Impairment of intangibles

The Group assesses impairment of intangible assets at each reporting date by evaluating conditions specific to the Group and to the particular intangible asset that may lead to impairment.

#### (v) Share based payment transactions

The Group measures the cost of equity settled securities allocated to employees by reference to the fair value of the equity instruments at the date at which they are granted. For the GPT Group Stapled Security Rights Plan, the fair value of the performance share rights is determined using Monte-Carlo simulation and Binomial tree pricing models. The accounting estimates and assumptions relating to equity-settled share-based payments would have no impact on the carrying amounts of assets and liabilities within the next reporting period but may impact the share based payment expense and equity.

#### (vi) Recoverability of deferred tax assets

Deferred tax assets are recognised for deductible temporary differences and unused tax losses as management considers that it is probable that future taxable profits will be available to utilise those temporary differences and unused tax losses. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits, which may lead to impairment of the Deferred Tax Asset.

### (d) Principles of consolidation

As a result of the implementation of AASB 10, 11, 12, GPT has adopted new principles of consolidation.

#### (i) Controlled entities

The consolidated financial report comprises the assets and liabilities of all controlled entities and the results of all controlled entities for the financial year. The Trust and its controlled entities are collectively referred to in this financial report as GPT or the consolidated entity.

Subsidiaries are all entities (including structured entities) over which the GPT Group has control. GPT controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the GPT Group. They are deconsolidated from the date that control ceases.

The acquisition method of accounting is used to account for the acquisition of controlled entities by GPT. All inter-entity transactions, balances and unrealised gains on transactions between GPT entities have been eliminated in full. Unrealised losses are eliminated.

Non-controlling interests (previously referred to as minority interest) not held by GPT are allocated their share of net profit after income tax expense in the statement of comprehensive income and are presented within equity in the statement of financial position, separately from the Trust's equity.

## 1. Summary of significant accounting policies (continued)

### (d) Principles of consolidation (continued)

### (ii) Associates

Associates are entities over which GPT has significant influence but not control, generally accompanying a shareholding of between 20% and 50% of the voting rights. Investments in associates are accounted for in the consolidated statement of financial position using the equity method. Under this method, GPT's share of the associates' post acquisition net profits after income tax expense is recognised in the consolidated statement of comprehensive income and its share of post-acquisition movements in reserves is recognised in reserves in the consolidated statement of financial position. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Distributions and dividends received from associates are recognised in the consolidated financial report as a reduction of the carrying amount of the investment. GPT's investment in associates includes goodwill (net of any accumulated impairment loss) identified on acquisition.

Where GPT's share of losses in associates equals or exceeds its interest in the associate, including any other unsecured long term receivables, GPT does not recognise any further losses, unless it has incurred obligations or made payments on behalf of the associate.

### (iii) Joint arrangements

Joint arrangements investments in joint arrangements are classified as either joint operations or joint ventures depending on the contractual rights and obligations each investor has, rather than the legal structure of the joint arrangement. The GPT Group has assessed the nature of its joint arrangements and determined to have both joint operations and joint ventures.

*Joint venture assets*

GPT has significant co-ownership interests in a number of properties through unincorporated joint ventures. These interests are held directly and jointly as tenants in common. GPT's proportionate share of revenues, expenses, assets and liabilities in property interests held as tenants in common are included in their respective items of the consolidated statement of financial position and statement of comprehensive income.

*Joint venture entities*

Investments in joint venture entities are accounted for in the consolidated statement of financial position using the equity method. Under this method, GPT's share of the joint ventures' post-acquisition net profits after income tax expense is recognised in the consolidated statement of comprehensive income and its share of post-acquisition movements in reserves is recognised in reserves in the consolidated statement of financial position. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Distributions and dividends received from joint venture entities are recognised in the consolidated financial report as a reduction of the carrying amount of the investment.

Where GPT's share of losses in associates equals or exceeds its interest in the associate, including any other unsecured long term receivables, GPT does not recognise any further losses, unless it has incurred obligations or made payments on behalf of the associate.

Where controlled entities, associates or joint ventures adopt accounting policies which differ from the Parent entity, adjustments have been made so as to ensure consistency within the GPT Group.

### (e) Rounding of amounts

The Group is of a kind referred to in Class Order 98/0100, issued by the Australian Securities and Investments Commission, relating to the "rounding off" of amounts in the financial report. Amounts shown in the financial report have been rounded off to the nearest tenth of a million dollars in accordance with that Class Order, unless stated otherwise.

## 2. Segment reporting

### (a) Financial Performance by Segment

The segment information provided to the Chief Executive Officer (CEO) for the reportable segments (discussed at note 2(e)) for the half year ended 30 June 2013 is set out below**.**

| | Core operations | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Retail | Office | Logistics and Business Parks | Funds Management | Corporate | **Total Core Operations** | **Total Non-Core Operations, Consolidation & Eliminations** | **Total** |
| | $M | $M | $M | $M | $M | **$M** | **$M** | **$M** |
| **Investment Management** | | | | | | | | |
| Rent from investment properties | 196.7 | 94.5 | 45.1 | - | - | **336.3** | **(36.0)** | **300.3** |
| Share of after tax profits of investments in associates and joint ventures (excluding fair value adjustments) | - | - | - | 35.8 | - | **35.8** | **28.4** | **64.2** |
| Other Income | 1.0 | 0.6 | 0.3 | - | - | **1.9** | **(1.9)** | **-** |
| Property expenses and outgoings | (57.1) | (21.4) | (8.0) | - | - | **(86.5)** | **7.6** | **(78.9)** |
| **Property Net Income** | 140.6 | 73.7 | 37.4 | 35.8 | - | **287.5** | **(1.9)** | **285.6** |
| Management & administrative expenses | (2.8) | (1.1) | (0.6) | (0.6) | - | **(5.1)** | **1.9** | **(3.2)** |
| **Net Contribution - Investment Management** | 137.8 | 72.6 | 36.8 | 35.2 | - | **282.4** | **-** | **282.4** |
| **Asset Management** | | | | | | | | |
| Property management fees | 8.1 | 0.5 | 0.9 | 5.4 | - | **14.9** | **(8.2)** | **6.7** |
| Management & administrative expenses | (3.1) | (1.3) | (1.1) | (7.3) | - | **(12.8)** | **8.1** | **(4.7)** |
| **Net Contribution - Asset Management** | 5.0 | (0.8) | (0.2) | (1.9) | - | **2.1** | **(0.1)** | **2.0** |
| **Development - Retail and Major Projects** | | | | | | | | |
| Development fees | 1.6 | 1.1 | - | 3.2 | - | **5.9** | **(2.3)** | **3.6** |
| Management & administrative expenses | (1.0) | (0.4) | - | (3.3) | - | **(4.7)** | **2.3** | **(2.4)** |
| **Net Contribution - Development Retail and Major Projects** | 0.6 | 0.7 | - | (0.1) | - | **1.2** | **-** | **1.2** |
| **Development - Logistics and Business Parks** | | | | | | | | |
| Development fees | - | - | 0.1 | - | - | **0.1** | **(0.1)** | **-** |
| Management & administrative expenses | - | - | (1.4) | - | - | **(1.4)** | **0.1** | **(1.3)** |
| **Net Contribution - Development Logistics and Business Parks** | - | - | (1.3) | - | - | **(1.3)** | **-** | **(1.3)** |
| **Funds Management** | | | | | | | | |
| Funds management fees | - | - | - | 14.9 | - | **14.9** | **-** | **14.9** |
| Management & administrative expenses | - | - | - | (4.8) | - | **(4.8)** | **-** | **(4.8)** |
| **Net Contribution - Funds Management** | - | - | - | 10.1 | - | **10.1** | **-** | **10.1** |
| **Support Functions** | | | | | | | | |
| Unallocated management & administrative expenses | - | - | - | - | (13.2) | **(13.2)** | **(0.1)** | **(13.3)** |
| Interest income | - | - | - | - | 15.7 | **15.7** | **(5.2)** | **10.5** |
| Interest expense | - | - | - | - | (65.5) | **(65.5)** | **11.9** | **(53.6)** |
| **Segment Result Before Tax** | 143.4 | 72.5 | 35.3 | 43.3 | (63.0) | **231.5** | **6.5** | **238.0** |
| Income tax expense | - | - | - | - | (0.6) | **(0.6)** | **(0.9)** | **(1.5)** |
| **Segment Result for the half year*** | 143.4 | 72.5 | 35.3 | 43.3 | (63.6) | **230.9** | **5.6** | **236.5** |
| Fair value adjustments to investment properties | (19.2) | 21.9 | 7.3 | - | - | **10.0** | **-** | **10.0** |
| Fair value and other adjustments to equity accounted investments | - | 3.2 | - | 18.4 | - | **21.6** | **-** | **21.6** |
| Fair value adjustments of unlisted equity investments | - | - | - | - | 0.5 | **0.5** | **-** | **0.5** |
| Amortisation expense - intangibles | (0.1) | (0.1) | - | - | (2.4) | **(2.6)** | **-** | **(2.6)** |
| Fair value movement of derivatives not qualifying as hedges | - | - | - | - | 3.2 | **3.2** | **-** | **3.2** |
| Fair value movement of derivatives qualifying as fair value hedges | - | - | - | - | 22.5 | **22.5** | **-** | **22.5** |
| Net gain on fair value of borrowings | - | - | - | - | 27.1 | **27.1** | **-** | **27.1** |
| Net foreign exchange gain / (loss) | - | - | - | - | (44.7) | **(44.7)** | **0.2** | **(44.5)** |
| Net loss on disposal of assets | (1.8) | - | - | - | - | **(1.8)** | **(0.3)** | **(2.1)** |
| Amortisation of lease incentives and rent free | (5.0) | (5.5) | (1.1) | - | - | **(11.6)** | **-** | **(11.6)** |
| Tax impact on reconciling items from Segment result to Net profit / (loss) for the half year | - | - | - | - | (2.9) | **(2.9)** | **(0.2)** | **(3.1)** |
| Others | 0.1 | (0.1) | 0.2 | - | (0.7) | **(0.5)** | **-** | **(0.5)** |
| **Net profit / (loss) for the half year** | 117.4 | 91.9 | 41.7 | 61.7 | (61.0) | **251.7** | **5.3** | **257.0** |

* The segment result is based on Realised Operating Income (ROI).

In 2012, GPT's management changed the presentation of the segment information to align to the core businesses and allow transparency of the underlaying profitability of those businesses. Prior period comparatives have been restated to be consistent with the presentation of current period.

ROI is a financial measure that is based on the profit under Australian Accounting Standards adjusted for certain unrealised items, non-cash items, gains or losses on investments or other items the Directors determine to be non-recurring or capital in nature. ROI is not prescribed by any Australian Accounting Standards. The adjustments that reconcile the Segment Result to the net profit / (loss) for the half year may change from time to time, depending on changes in accounting standards and/or the Directors' assessment of items that are non-recurring or capital in nature. A description of the material adjustments is included in note 2(b) and (c).

## 2. Segment reporting (continued)

### (a) Financial Performance by Segment (continued)

The segment information provided to the CEO for the reportable segments (discussed at note 2(e)) for the half year ended 30 June 2012 is set out below.

| | Core Operations | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Retail | Office | Logistics and Business Parks | Funds Management | Corporate | **Total Core Operations** | **Total Non-Core Operations, Consolidation & Eliminations** | **Total** |
| | $M | $M | $M | $M | $M | **$M** | **$M** | **$M** |
| **Investment Management** | | | | | | | | |
| Rent from investment properties | 224.0 | 88.2 | 39.8 | - | - | **352.0** | **(36.2)** | **315.8** |
| Share of after tax profits of investments in associates and joint ventures (excluding fair value adjustments) | - | - | - | 33.5 | - | **33.5** | **29.2** | **62.7** |
| Other Income | 1.5 | 0.5 | 0.3 | - | - | **2.3** | **(2.3)** | **-** |
| Property expenses and outgoings | (63.6) | (20.2) | (7.4) | - | - | **(91.2)** | **7.0** | **(84.2)** |
| **Property Net Income** | 161.9 | 68.5 | 32.7 | 33.5 | - | **296.6** | **(2.3)** | **294.3** |
| Management & administrative expenses | (2.9) | (2.1) | (0.7) | (0.5) | (0.2) | **(6.4)** | **2.3** | **(4.1)** |
| **Net Contribution - Investment Management** | 159.0 | 66.4 | 32.0 | 33.0 | (0.2) | **290.2** | **-** | **290.2** |
| **Asset Management** | | | | | | | | |
| Property management fees | 9.1 | 0.2 | 0.4 | 5.1 | - | **14.8** | **(8.5)** | **6.3** |
| Management & administrative expenses | (9.1) | (2.3) | (1.3) | (6.0) | - | **(18.7)** | **8.3** | **(10.4)** |
| **Net Contribution - Asset Management** | - | (2.1) | (0.9) | (0.9) | - | **(3.9)** | **(0.2)** | **(4.1)** |
| **Development - Retail and Major Projects** | | | | | | | | |
| Development fees | 2.6 | 0.6 | - | 3.8 | - | **7.0** | **(2.3)** | **4.7** |
| Management & administrative expenses | (4.1) | (1.9) | - | (5.8) | - | **(11.8)** | **2.4** | **(9.4)** |
| **Net Contribution - Development Retail and Major Projects** | (1.5) | (1.3) | - | (2.0) | - | **(4.8)** | **0.1** | **(4.7)** |
| **Development - Logistics & Business Parks** | | | | | | | | |
| Development fees | - | - | 1.1 | - | - | **1.1** | **(1.1)** | **-** |
| Management & administrative expenses | - | - | (1.0) | - | - | **(1.0)** | **1.1** | **0.1** |
| **Net Contribution - Development Logistics & Business Parks** | - | - | 0.1 | - | - | **0.1** | **-** | **0.1** |
| **Funds Management** | | | | | | | | |
| Funds management fees | - | - | - | 12.6 | - | **12.6** | **-** | **12.6** |
| Management & administrative expenses | - | - | - | (5.2) | - | **(5.2)** | **-** | **(5.2)** |
| **Net Contribution - Funds Management** | - | - | - | 7.4 | - | **7.4** | **-** | **7.4** |
| **Support Functions** | | | | | | | | |
| Unallocated management & administrative expenses | - | - | - | - | (13.5) | **(13.5)** | **0.2** | **(13.3)** |
| Interest income | - | - | - | - | 16.3 | **16.3** | **(5.8)** | **10.5** |
| Interest expense | - | - | - | - | (75.4) | **(75.4)** | **14.7** | **(60.7)** |
| **Segment Result Before Tax** | 157.5 | 63.0 | 31.2 | 37.5 | (72.8) | **216.4** | **9.0** | **225.4** |
| Income tax credit | - | - | - | - | 2.1 | **2.1** | **(0.3)** | **1.8** |
| **Segment Result for the half year** | 157.5 | 63.0 | 31.2 | 37.5 | (70.7) | **218.5** | **8.7** | **227.2** |
| Fair value adjustments to investment properties | 72.2 | 31.2 | 3.8 | - | - | **107.2** | **-** | **107.2** |
| Fair value and other adjustments to equity accounted investments | 3.2 | (0.4) | - | 12.2 | - | **15.0** | **0.3** | **15.3** |
| Amortisation expense - intangibles | (0.1) | - | - | - | (2.1) | **(2.2)** | **-** | **(2.2)** |
| Fair value movement of derivatives | - | - | - | - | (55.2) | **(55.2)** | **-** | **(55.2)** |
| Net foreign exchange gain | - | - | - | - | - | **-** | **0.1** | **0.1** |
| Net loss on disposal of assets | (1.8) | - | (0.7) | - | - | **(2.5)** | **-** | **(2.5)** |
| Amortisation of lease incentives and rent free | (5.6) | (4.5) | (2.0) | - | - | **(12.1)** | **-** | **(12.1)** |
| Tax impact on reconciling items from Segment result to Net profit / (loss) for the half year | (0.2) | - | - | - | 0.6 | **0.4** | **(0.1)** | **0.3** |
| Others | (0.6) | (0.2) | - | - | (1.8) | **(2.6)** | **-** | **(2.6)** |
| **Net profit / (loss) for the half year** | 224.6 | 89.1 | 32.3 | 49.7 | (129.2) | **266.5** | **9.0** | **275.5** |

* The segment result is based on Realised Operating Income (ROI).

In 2012, GPT's management changed the presentation of the segment information to align to the core businesses and allow transparency of the underlying profitability of those businesses. Prior period comparatives have been restated to be consistent with the presentation of current period.

ROI is a financial measure that is based on the profit under Australian Accounting Standards adjusted for certain unrealised items, non-cash items, gains or losses on investments or other items the Directors determine to be non-recurring or capital in nature. ROI is not prescribed by any Australian Accounting Standards. The adjustments that reconcile the Segment Result to the net profit / (loss) for the half year may change from time to time, depending on changes in accounting standards and/or the Directors' assessment of items that are non-recurring or capital in nature. A description of the material adjustments is included in note 2(b) and (c).

## 2. Segment reporting (continued)

### (b) Reconciliation of Segment Revenue and Result to the Statement of Comprehensive Income – Continuing Operations

**30 June 2013**

| | Note | Total Core Operations $M | Consolidation & Eliminations $M | **Total Continuing Operations $M** | ROI Adjustments and Reclassifications $M | **Total Statement of Comprehensive Income $M** |
|---|---|---|---|---|---|---|
| **Investment Management** | | | | | | |
| Rent from investment properties | (i) | 336.3 | (36.0) | **300.3** | - | **300.3** |
| Share of after tax profits of investments in associates and joint ventures (excluding fair value adjustments) | (ii) | 35.8 | 28.4 | **64.2** | - | **64.2** |
| Other Income | | 1.9 | (1.9) | **-** | - | **-** |
| Property expenses and outgoings | | (86.5) | 7.6 | **(78.9)** | - | **(78.9)** |
| **Property Net Income** | | 287.5 | (1.9) | **285.6** | **-** | **285.6** |
| Management & administrative expenses | (iii) | (5.1) | 1.9 | **(3.2)** | - | **(3.2)** |
| **Net Contribution - Investment Management** | | 282.4 | - | **282.4** | **-** | **282.4** |
| **Asset Management** | | | | | | |
| Property management fees | | 14.9 | (8.2) | **6.7** | - | **6.7** |
| Management & administrative expenses | (iii) | (12.8) | 8.1 | **(4.7)** | - | **(4.7)** |
| **Net Contribution - Asset Management** | | 2.1 | (0.1) | **2.0** | - | **2.0** |
| **Development - Retail and Major Projects** | | | | | | |
| Development fees | | 5.9 | (2.3) | **3.6** | - | **3.6** |
| Management & administrative expenses | (iii) | (4.7) | 2.3 | **(2.4)** | - | **(2.4)** |
| **Net Contribution - Development Retail and Major Projects** | | 1.2 | - | **1.2** | - | **1.2** |
| **Development - Logistics and Business Parks** | | | | | | |
| Development fees | | 0.1 | (0.1) | **-** | - | **-** |
| Management & administrative expenses | (iii) | (1.4) | 0.1 | **(1.3)** | - | **(1.3)** |
| **Net Contribution - Development Logistics and Business Parks** | | (1.3) | - | **(1.3)** | - | **(1.3)** |
| **Funds Management** | | | | | | |
| Funds management fees | | 14.9 | - | **14.9** | - | **14.9** |
| Management & administrative expenses | (iii) | (4.8) | - | **(4.8)** | - | **(4.8)** |
| **Net Contribution - Funds Management** | | 10.1 | - | **10.1** | - | **10.1** |
| **Support Functions** | | | | | | |
| Unallocated management & administrative expenses | (iii), (iv) | (13.2) | 0.1 | **(13.1)** | - | **(13.1)** |
| Interest income | | 15.7 | (11.9) | **3.8** | - | **3.8** |
| Interest expense | | (65.5) | 11.9 | **(53.6)** | - | **(53.6)** |
| **Segment Result Before Tax** | | 231.5 | - | **231.5** | - | **231.5** |
| Income tax expense | (v) | (0.6) | - | **(0.6)** | - | **(0.6)** |
| **Segment Result for the half year** | | 230.9 | - | **230.9** | - | **230.9** |
| Fair value adjustments to investment properties | 2(c)(iii) | | | | 10.0 | **10.0** |
| Fair value and other adjustments to equity accounted investments | (ii), 2(c)(ii) | | | | 21.6 | **21.6** |
| Fair value adjustments of unlisted equity investments | 2(c)(ix) | | | | 0.5 | **0.5** |
| Amortisation expense - intangibles | (iv), 2(c)(iv) | | | | (2.6) | **(2.6)** |
| Impairment expense - other | 2(c)(v) | | | | - | **-** |
| Fair value movement of derivatives not qualifying as hedges | 2(c)(vi) | | | | 3.2 | **3.2** |
| Fair value movement of derivatives qualifying as fair value hedges | 2(c)(vi) | | | | 22.5 | **22.5** |
| Net gain on fair value of borrowings | 2(c)(x) | | | | 27.1 | **27.1** |
| Net foreign exchange loss | 2(c)(vii) | | | | (44.7) | **(44.7)** |
| Net loss on disposal of assets | 2(c)(viii) | | | | (1.8) | **(1.8)** |
| Amortisation of lease incentives and rent free | (i), 2(c)(i) | | | | (11.6) | **(11.6)** |
| Tax impact on reconciling items from Segment result to Net profit / (loss) for the half year | (v) | | | | (2.9) | **(2.9)** |
| Others | (iii) | | | | (0.5) | **(0.5)** |
| **Net profit / (loss) for the half year** | | | | | 20.8 | **251.7** |

## NOTES TO THE FINANCIAL STATEMENTS
for the half year ended 30 June 2013

## 2. Segment reporting (continued)

### (b) Reconciliation of Segment Revenue and Result to the Statement of Comprehensive Income – Continuing Operations (continued)

**30 June 2013 (continued)**

| | $M |
|---|---|
| (i) | |
| Rent from investment properties | 300.3 |
| Less: Amortisation of lease incentives and rent free | (11.6) |
| Rent from property investments | 288.7 |
| | |
| (ii) | |
| Share of after tax profits of investments in associates and joint ventures (excluding fair value adjustments) | 64.2 |
| Fair value and other adjustments to equity accounted investments | 21.6 |
| Share of after tax profits of equity accounted investments | 85.8 |
| | |
| (iii) | |
| Management & administrative expenses (Investment Management) | 3.2 |
| Management & administrative expenses (Asset Management) | 4.7 |
| Management & administrative expenses (Development Management - Retail & Major Projects) | 2.4 |
| Management & administrative expenses (Development Management - Logistics & Business Parks) | 1.3 |
| Management & administrative expenses (Funds Management) | 4.8 |
| Unallocated management & administrative expenses | 13.1 |
| Less: Depreciation expense - refer to (iv) below | (1.0) |
| Add back: Management fee income | 0.3 |
| Others | 0.5 |
| Management and other administration costs | 29.3 |
| | |
| (iv) | |
| Amortisation expense - intangibles | 2.6 |
| Depreciation expense - refer to (iii) above | 1.0 |
| Depreciation and amortisation expense | 3.6 |
| | |
| (v) | |
| Income tax expense | (0.6) |
| Tax impact on reconciling items from Segment result to Net profit / (loss) for the half year | (2.9) |
| Income tax expense | (3.5) |

## NOTES TO THE FINANCIAL STATEMENTS
for the half year ended 30 June 2013

## 2. Segment reporting (continued)

### (b) Reconciliation of Segment Revenue and Result to the Statement of Comprehensive Income – Continuing Operations (continued)

**30 June 2012**

| | | Total Core Operations | Eliminations & Consolidation | **Total Continuing Operations** | ROI Adjustments | **Total Statement of Comprehensive Income** |
|---|---|---|---|---|---|---|
| | | $M | $M | **$M** | $M | **$M** |
| **Investment Management** | | | | | | |
| Rent from investment properties | (i) | 352.0 | (36.2) | **315.8** | - | **315.8** |
| Share of after tax profits of investments in associates and joint ventures (excluding fair value adjustments) | (ii) | 33.5 | 29.2 | **62.7** | - | **62.7** |
| Other Income | | 2.3 | (2.3) | **-** | - | **-** |
| Property expenses and outgoings | | (91.2) | 7.0 | **(84.2)** | - | **(84.2)** |
| **Property Net Income** | | 296.6 | (2.3) | **294.3** | - | **294.3** |
| Management & administrative expenses | (iii) | (6.4) | 2.3 | **(4.1)** | - | **(4.1)** |
| **Net Contribution - Investment Management** | | 290.2 | - | **290.2** | - | **290.2** |
| **Asset Management** | | | | | | |
| Property management fees | | 14.8 | (8.5) | **6.3** | - | **6.3** |
| Management & administrative expenses | (iii) | (18.7) | 8.3 | **(10.4)** | - | **(10.4)** |
| **Net Contribution - Asset Management** | | (3.9) | (0.2) | **(4.1)** | - | **(4.1)** |
| **Development - Retail and Major Projects** | | | | | | |
| Development fees | | 7.0 | (2.3) | **4.7** | - | **4.7** |
| Management & administrative expenses | (iii) | (11.8) | 2.4 | **(9.4)** | - | **(9.4)** |
| **Net Contribution - Development Retail and Major Projects** | | (4.8) | 0.1 | **(4.7)** | - | **(4.7)** |
| **Development - Logistics & Business Parks** | | | | | | |
| Development fees | | 1.1 | (1.1) | **-** | - | **-** |
| Management & administrative expenses | (iii) | (1.0) | 1.1 | **0.1** | - | **0.1** |
| **Net Contribution - Development Logistics & Business Parks** | | 0.1 | - | **0.1** | - | **0.1** |
| **Funds Management** | | | | | | |
| Funds management fees | | 12.6 | - | **12.6** | - | **12.6** |
| Management & administrative expenses | (iii) | (5.2) | - | **(5.2)** | - | **(5.2)** |
| **Net Contribution - Funds Management** | | 7.4 | - | **7.4** | - | **7.4** |
| **Support Functions** | | | | | | |
| Unallocated management & administrative expenses | (iii), (iv) | (13.5) | 0.2 | **(13.3)** | - | **(13.3)** |
| Interest income | | 16.3 | (14.8) | **1.5** | - | **1.5** |
| Interest expense | | (75.4) | 14.7 | **(60.7)** | - | **(60.7)** |
| **Segment Result Before Tax** | | 216.4 | - | **216.4** | - | **216.4** |
| Income tax credit | (v) | 2.1 | - | **2.1** | - | **2.1** |
| **Segment Result for the half year** | | 218.5 | - | **218.5** | **-** | **218.5** |
| Fair value adjustments to investment properties | 2(c)(iii) | | | | 107.2 | **107.2** |
| Fair value and other adjustments to equity accounted investments | (ii), 2(c)(ii) | | | | 15.0 | **15.0** |
| Amortisation expense - intangibles | (iv), 2(c)(iv) | | | | (2.2) | **(2.2)** |
| Fair value movement of derivatives | 2(c)(vi) | | | | (55.2) | **(55.2)** |
| Net loss on disposal of assets | 2(c)(viii) | | | | (2.5) | **(2.5)** |
| Amortisation of lease incentives and rent free | (i), 2(c)(i) | | | | (12.1) | **(12.1)** |
| Tax impact on reconciling items from Segment result to Net profit / (loss) for the half year | (v) | | | | 0.4 | **0.4** |
| Others | (iii) | | | | (2.6) | **(2.6)** |
| **Net profit / (loss) for the half year** | | | | | 48.0 | **266.5** |

## NOTES TO THE FINANCIAL STATEMENTS
for the half year ended 30 June 2013

## 2. Segment reporting (continued)

### (b) Reconciliation of Segment Revenue and Result to the Statement of Comprehensive Income – Continuing Operations (continued)

**30 June 2012 (continued)**

| | $M |
|---|---|
| (i) | |
| Rent from investment properties | 315.8 |
| Less: Amortisation of lease incentives and rent free | (12.1) |
| Rent from property investments | 303.7 |
| | |
| (ii) | |
| Share of after tax profits of investments in associates and joint ventures (excluding fair value adjustments) | 62.7 |
| Fair value and other adjustments to equity accounted investments | 15.0 |
| Share of after tax profits of equity accounted investments | 77.7 |
| | |
| (iii) | |
| Management & administrative expenses (Investment Management) | 4.1 |
| Management & administrative expenses (Asset Management) | 10.4 |
| Management & administrative expenses (Development Management - Retail & Major Projects) | 9.4 |
| Management & administrative expenses (Development Management - Logistics & Business Parks) | (0.1) |
| Management & administrative expenses (Funds Management) | 5.2 |
| Unallocated management & administrative expenses | 13.3 |
| Less: Depreciation expense - refer to (iv) below | (1.1) |
| Others | 2.6 |
| Management and other administration costs | 43.8 |
| | |
| (iv) | |
| Amortisation expense - intangibles | 2.2 |
| Depreciation expense - refer to (iii) above | 1.1 |
| Depreciation and amortisation expense | 3.3 |
| | |
| (v) | |
| Income tax credit | 2.1 |
| Tax impact on reconciling items from Segment result to Net profit / (loss) for the half year | 0.4 |
| Income tax credit | 2.5 |

## 2. Segment reporting (continued)

### (c) Description of adjustments from Segment Result ("ROI") to profit for the half year

The CEO assesses the performance of the operating segments on a ROI basis. The material adjustments to the Segment Result to arrive at the net profit shown in the financial report are set out below:

(i) **Non-cash IFRS adjustments** primarily comprise amounts for straight lining rental revenue and amortising lease incentives. These are required for Australian Accounting Standards purposes but are non-cash amounts, therefore have been excluded from ROI to better reflect revenue on a cash basis in ROI.

(ii) **Fair value and other adjustments to equity accounted investments** comprise the movements in the value of the underlying assets of GPT's investments in joint ventures and associates as required by Australian Accounting Standards. These do not reflect the cash distributions received from these investments. As such, GPT has excluded these amounts from ROI to better reflect a cash basis in ROI.

(iii) **Fair value adjustments to investment properties** comprise movements in fair value of investment properties required by Australian Accounting Standards for valuation purposes and are non-cash. Therefore, GPT has excluded this amount from ROI to better reflect a cash basis in ROI.

(iv) **Amortisation expense** is required for Australian Accounting Standards and is a non-cash transaction. Therefore, GPT has excluded this amount from ROI to better reflect a cash basis in ROI.

(v) **Impairment expense** is required for Australian Accounting Standards and is a non-cash transaction. Therefore, GPT has excluded this amount from ROI to better reflect a cash basis in ROI.

(vi) **Fair value movement of derivatives** comprise mark-to-market movements required by Australian Accounting Standards for valuation purposes and are non-cash. Therefore, GPT has excluded this amount from ROI to better reflect a cash basis in ROI.

(vii) **Net foreign exchange gain / (loss)** is required for Australian Accounting Standards and is a non-cash transaction. Therefore, GPT has excluded this amount from ROI to better reflect a cash basis in ROI.

(viii) **Net profit / (loss) on disposal** is capital in nature therefore GPT has excluded this amount from ROI.

(ix) **Fair value adjustments of unlisted equity investments** comprises the movement in the fair value required by Australian Accounting Standards for valuation purposes and are non-cash. Therefore, GPT has excluded this amount from ROI to better reflect a cash basis in ROI.

(x) **Net gain on fair value of borrowings** comprises the movement in the fair value required by Australian Accounting Standards for valuation purposes and are non-cash. Therefore, GPT has excluded this amount from ROI to better reflect a cash basis in ROI.

Revenues are derived from a large number of tenants and no single tenant or group under common control contributes more than 10% of the Group's revenues.

## NOTES TO THE FINANCIAL STATEMENTS
for the half year ended 30 June 2013

## 2. Segment reporting (continued)

**(d) Reconciliation of Segment Assets and Liabilities to the Statement of Financial Position**

The amounts provided to the CEO in respect of total assets and total liabilities are measured in a manner consistent with that of the financial report and allocated based on the operations of the segment.

Given some of the assets and liabilities relate mainly to Corporate activities and have not been allocated to a reportable segment, a reconciliation of the reportable segments' assets and liabilities to total assets and liabilities as at 30 June 2013 and 31 December 2012 is set out below:

**30 June 2013**

| | Core Operations | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Retail $M | Office $M | Logistics and Business Parks $M | Funds Management $M | Corporate $M | **Total Core Operations $M** | **Total Non-Core Operations $M** | **Total $M** |
| **Current Assets** | | | | | | | | |
| Current assets | 103.2 | - | - | - | 387.5 | **490.7** | 10.3 | **501.0** |
| **Total Current Assets** | **103.2** | **-** | **-** | **-** | **387.5** | **490.7** | **10.3** | **501.0** |
| **Non-Current Assets** | | | | | | | | |
| Investment properties | 3,865.4 | 1,421.4 | 1,024.8 | - | - | **6,311.6** | - | **6,311.6** |
| Equity accounted investments | 21.0 | 714.0 | - | 1,171.2 | 0.1 | **1,906.3** | - | **1,906.3** |
| Property, plant and equipment | - | - | - | - | 11.6 | **11.6** | - | **11.6** |
| Loans and receivables | - | - | - | - | 11.2 | **11.2** | 145.6 | **156.8** |
| Intangible assets | 10.8 | 0.3 | - | - | 39.8 | **50.9** | - | **50.9** |
| Other non-current assets | - | - | - | - | 168.5 | **168.5** | - | **168.5** |
| **Total Non-Current Assets** | **3,897.2** | **2,135.7** | **1,024.8** | **1,171.2** | **231.2** | **8,460.1** | **145.6** | **8,605.7** |
| **Total Assets** | **4,000.4** | **2,135.7** | **1,024.8** | **1,171.2** | **618.7** | **8,950.8** | **155.9** | **9,106.7** |
| Current and non-current liabilities | - | - | - | - | 2,265.0 | **2,265.0** | - | **2,265.0** |
| **Total Liabilities** | - | - | - | - | **2,265.0** | **2,265.0** | - | **2,265.0** |
| **Net Assets** | **4,000.4** | **2,135.7** | **1,024.8** | **1,171.2** | **(1,646.3)** | **6,685.8** | **155.9** | **6,841.7** |

**31 December 2012**

| | Retail $M | Office $M | Logistics and Business Parks $M | Funds Management $M | Corporate $M | **Total Core Operations $M** | **Total Non-Core Operations $M** | **Total $M** |
|---|---|---|---|---|---|---|---|---|
| Current assets | 194.0 | - | - | - | 241.5 | **435.5** | 9.1 | **444.6** |
| **Total Current Assets** | **194.0** | **-** | **-** | **-** | **241.5** | **435.5** | **9.1** | **444.6** |
| **Non-Current Assets** | | | | | | | | |
| Investment properties | 4,132.3 | 1,378.8 | 989.5 | - | - | **6,500.6** | - | **6,500.6** |
| Equity accounted investments | 151.6 | 706.3 | - | 1,152.8 | 0.1 | **2,010.8** | - | **2,010.8** |
| Property, plant and equipment | - | - | - | - | 10.7 | **10.7** | - | **10.7** |
| Loans and receivables | - | - | - | - | 7.9 | **7.9** | 144.1 | **152.0** |
| Intangible assets | 12.0 | 0.4 | - | - | 37.5 | **49.9** | - | **49.9** |
| Other non-current assets | - | - | - | - | 174.6 | **174.6** | - | **174.6** |
| **Total Non-Current Assets** | **4,295.9** | **2,085.5** | **989.5** | **1,152.8** | **230.8** | **8,754.5** | **144.1** | **8,898.6** |
| **Total Assets** | **4,489.9** | **2,085.5** | **989.5** | **1,152.8** | **472.3** | **9,190.0** | **153.2** | **9,343.2** |
| Current and non-current liabilities | - | - | - | - | 2,467.0 | **2,467.0** | - | **2,467.0** |
| **Total Liabilities** | **-** | **-** | **-** | **-** | **2,467.0** | **2,467.0** | **-** | **2,467.0** |
| **Net Assets** | **4,489.9** | **2,085.5** | **989.5** | **1,152.8** | **(1,994.7)** | **6,723.0** | **153.2** | **6,876.2** |

## 2. Segment reporting (continued)

### (e) Identification of Reportable Segments

The Group's operating segments which are based on internal reports reviewed by the CEO are:

| **Segment** | **Types of products and services which generate segment revenues** |
|---|---|
| **Retail** | Regional, sub-regional and community shopping centres.<br>Retail re-developments and new retail developments as well as development and property management of retail assets. |
| **Office** | Office space with associated retail space and office developments. |
| **Logistics and Business Parks** | Traditional logistics and business park assets with capacity for organic growth through the development of vacant land as well as logistics and business park re-developments and property management of logistics and business park assets. |
| **Funds Management** | Asset and funds management of Australian wholesale fund vehicles, investments by the Group in GPT Wholesale Shopping Centre Fund and GPT Wholesale Office Fund. |
| **Corporate** | Finance, principally interest costs and Group operating costs. |
| **Non-Core Operations, Consolidation and Eliminations include:** | |
| Discontinued operation - US Seniors Housing | GPT completed the sale of this portfolio on 29 March 2011 and the balances represent miscellaneous balances that will be realised once liquidation of the remaining entity occurs. |
| Discontinued operation - Funds Management – Europe | Equity investments in two small closed-end funds (a legacy of GPT's ownership of GPT Halverton) managed by Internos Real Investors. |
| Discontinued operation - Hotel / Tourism | GPT has divested all of its resorts after completing the sale of Ayers Rock Resort on 23 May 2011 and now earns interest income on the deferred settlement proceeds. Final proceeds will be received in May 2016. The remaining balances represent miscellaneous balances that will be realised once liquidation of those entities occurs. |
| Consolidation and Eliminations | Elimination of inter-company transactions and conversion of the proportionally consolidated result from joint ventures and associates to equity accounted results. |

## NOTES TO THE FINANCIAL STATEMENTS
for the half year ended 30 June 2013

### 3. Distributions paid and payable to securityholders

| | | Consolidated entity | |
|---|---|---|---|
| | | **30 Jun 13** | 30 Jun 12 |
| | | **$M** | $M |
| **(a) Stapled Securityholders** | | | |
| **(i) Distributions paid** | | | |
| Quarter ended December 2012: | 5.1 cents per stapled security paid on 14 March 2013<br>(4.9 cents per stapled security paid on 16 March 2012) | **90.1** | 88.7 |
| Quarter ended March 2013: | 5.1 cents per stapled security paid on 17 May 2013<br>(4.6 cents per stapled security paid on 25 May 2012) | **90.2** | 82.2 |
| **Total distributions paid** | | **180.3** | 170.9 |
| **(ii) Distributions proposed and not recognised as a liability (1)** | | | |
| Quarter ended June 2013: | 5.0 cents per stapled security expected to be paid on 13 September 2013<br>(4.9 cents per stapled security paid on 7 September 2012) | **87.2** | 86.6 |
| **(b) Exchangeable Securities Securityholders (2)** | | | |
| **(i) Distributions paid** | | | |
| Period from 28 November 2012 to 27 May 2013 | 10% per exchangeable security | **12.4** | 12.4 |
| **(ii) Distributions payable** | | | |
| Period from 28 May 2013 to 30 June 2013 | 10% per exchangeable security | **2.4** | 2.4 |

(1) June quarter distribution of 5.0 cents per stapled security is expected to be paid on 13 September 2013. No provision for the distribution has been recognised in the Statement of Financial Position as at 30 June 2013 as the distribution had not been declared by that date. This distribution is based on the number of securities at 30 June 2013 and will be finalised on the record date of 21 August 2013, taking into account further on-market buy-back activities up until that day.
(2) Refer to note 8(c) for further information on the Exchangeable Securities.

## NOTES TO THE FINANCIAL STATEMENTS
for the half year ended 30 June 2013

### 4. Non-current assets held for sale

**Details of Assets and Liabilities Classified as Held for Sale**

The table below sets out the assets and liabilities that continue to be owned by the Group at 30 June 2013 but are classified as held for sale. These assets and liabilities are presented as an aggregate amount on the lines "assets and liabilities held for sale" in the Statement of Financial Position.

| | | Consolidated entity | | | | |
|---|---|---|---|---|---|---|
| | | Discontinued Operations | | | | |
| | | Funds Management Europe | US Seniors Housing | Investment Properties | Total | Total |
| | | 30 Jun 13 | 30 Jun 13 | 30 Jun 13 | 30 Jun 13 | 31 Dec 12 |
| | Note | $M | $M | $M | $M | $M |
| **Assets classified as held for sale** | | | | | | |
| Loans and receivables | (i) | **10.2** | **-** | **-** | **10.2** | 9.0 |
| Investment properties | (ii) | **-** | **-** | **103.2** | **103.2** | 194.0 |
| Equity accounted investments | (iii) | **-** | **0.1** | **-** | **0.1** | 0.1 |
| Other assets | (iv) | **-** | **-** | **-** | **-** | - |
| **Total assets classified as held for sale** | | **10.2** | **0.1** | **103.2** | **113.5** | 203.1 |

(i) Loans and receivables mainly comprise a loan receivable of $10.2 million from German Retail Fundco SARL.

(ii) Investment properties comprise of Brisbane Homemaker Centre at Fortitude Valley which has been sold subsequent to balance date.

(iii) Equity accounted investments comprise:
- the 50% investment in B&B GPT Alliance 1 LLC and B&B GPT Alliance 2 LLC with a nil carrying value at 30 June 2013; and
- the 95% investment in B-VII Operations Holding Co LLC, properties held by this entity were sold on 29 March 2011 but it is in the process of being liquidated. This investment is held at $0.1 million as at 30 June 2013.

GPT held a 38.04% interest in DAF at nil carrying value as at 31 December 2012. This investment was divested during the period.

(iv) Other assets comprise a 5.3% interest in GPT MaltaCo 1 with a nil carrying value as at 30 June 2013.

## 5. Investment properties

| | Note | Consolidated entity 30 Jun 13 $M | 31 Dec 12 $M |
|---|---|---|---|
| Retail | (b) | **3,865.4** | 4,132.3 |
| Office | (c) | **1,421.4** | 1,378.8 |
| Logistics and Business Parks | (d) | **908.3** | 880.5 |
| Properties under development | (e) | **116.5** | 109.0 |
| **Total investment properties** | | **6,311.6** | 6,500.6 |

### (a) Reconciliation

A reconciliation of the carrying amount of investment properties at the beginning and end of the half year is as follows:

| | For the 6 months to 30 Jun 13 $M | For the 12 months to 31 Dec 12 $M |
|---|---|---|
| Carrying amount at the beginning of the financial period | **6,500.6** | 6,423.6 |
| Additions - operating capex | **11.5** | 24.5 |
| Additions - interest capitalised | **0.6** | 8.8 |
| Additions - development capex | **17.7** | 72.7 |
| Asset acquisitions | **20.5** | 151.4 |
| Transfers from non-current assets classified as held for sale | **-** | 235.1 |
| Lease incentives | **27.4** | 50.8 |
| Amortisation of lease incentives | **(11.3)** | (24.9) |
| Disposals | **(262.4)** | (618.6) |
| Fair value adjustments | **9.7** | 175.1 |
| Leasing costs (net of amortisation) | **(2.7)** | 2.1 |
| **Carrying amount at the end of the financial period** | **6,311.6** | 6,500.6 |

### Details of the Group's Investment Properties

### (b) Retail

| | Ownership Interest [1] % | Acquisition Date | Fair Value 30 Jun 13 $M | Fair Value 31 Dec 12 $M | Latest Independent Valuation Date | Valuer |
|---|---|---|---|---|---|---|
| Casuarina Square, NT | 50.0 | Oct 1973 | **239.9** | 239.5 | Dec 2012 | CB Richard Ellis Pty Limited |
| Charlestown Square, NSW | 100.0 | Dec 1977 | **822.0** | 840.3 | Jun 2013 | Savills Australia |
| Pacific Highway, Charlestown, NSW | 100.0 | Oct 2002 / Jul 2003 | **6.0** | 9.7 | Jun 2013 | Savills Australia |
| Dandenong Plaza, VIC | 100.0 | Dec 1993 / Dec 1999 | **155.0** | 170.0 | Jun 2013 | Colliers International |
| Erina Fair, NSW [2] | - | Jun 1992 | **-** | 262.1 | Jun 2012 | Savills Australia |
| Highpoint Shopping Centre, VIC | 16.7 | Aug 2009 | **283.4** | 274.2 | Jun 2012 | CB Richard Ellis Pty Limited |
| Homemaker City, Maribyrnong, VIC | 16.7 | Aug 2009 | **8.1** | 7.5 | Sept 2012 | CB Richard Ellis Pty Limited |
| Westfield Penrith, NSW | 50.0 | Jun 1971 | **552.5** | 546.4 | Jun 2013 | Knight Frank Valuations |
| Sunshine Plaza, QLD | 50.0 | Dec 1992 / Sep 2004 | **363.6** | 350.8 | Jun 2013 | Savills Australia |
| Plaza Parade, QLD | 50.0 | Jun 1999 | **10.5** | 9.5 | Jun 2013 | Savills Australia |
| Rouse Hill Town Centre, NSW | 100.0 | Dec 2005 | **462.7** | 461.1 | Jun 2012 | CB Richard Ellis Pty Limited |
| Melbourne Central, VIC - retail portion [3] | 100.0 | May 1999 / May 2001 | **961.7** | 961.2 | Dec 2012 | CB Richard Ellis Pty Limited |
| **Total consolidated entity** | | | **3,865.4** | **4,132.3** | | |

## NOTES TO THE FINANCIAL STATEMENTS
for the half year ended 30 June 2013

## 5. Investment properties (continued)

### Details of the Group's Investment Properties (continued)

### (c) Office

| | Ownership Interest [1] % | Acquisition Date | Fair Value 30 Jun 13 $M | Fair Value 31 Dec 12 $M | Latest Independent Valuation Date | Valuer |
|---|---|---|---|---|---|---|
| Australia Square, Sydney, NSW | 50.0 | Sep 1981 | **305.0** | 286.1 | Jun 2013 | Knight Frank Valuations |
| MLC Centre, Sydney, NSW | 50.0 | Apr 1987 | **375.0** | 381.1 | Jun 2013 | Colliers International |
| One One One Eagle Street, Brisbane, QLD | 33.3 | Apr 1984 | **222.7** | 208.6 | Mar 2013 | Knight Frank Valuations |
| Melbourne Central, VIC - office portion [3] | 100.0 | May 1999 / May 2001 | **380.7** | 375.0 | Dec 2012 | CB Richard Ellis Pty Limited |
| 818 Bourke St, Victoria Harbour, VIC | 100.0 | Jun 2006 | **138.0** | 128.0 | Jun 2013 | Savills Australia |
| **Total consolidated entity** | | | **1,421.4** | **1,378.8** | | |

### (d) Logistics and Business Parks

| | Ownership Interest [1] % | Acquisition Date | Fair Value 30 Jun 13 $M | Fair Value 31 Dec 12 $M | Latest Independent Valuation Date | Valuer |
|---|---|---|---|---|---|---|
| 2-4 Harvey Road, Kings Park, NSW | 100.0 | May 1999 | **44.1** | 44.1 | Jun 2011 | Savills Australia |
| Citi-West Industrial Estate, Altona North, VIC | 100.0 | Aug 1994 | **66.6** | 66.7 | Mar 2012 | Jones Lang LaSalle |
| Quad 1, Sydney Olympic Park, NSW | * 100.0 | Jun 2001 | **20.0** | 19.6 | Jun 2013 | Knight Frank Valuations |
| Quad 2, Sydney Olympic Park, NSW | * 100.0 | Dec 2001 | **24.4** | 22.5 | Jun 2013 | Knight Frank Valuations |
| Quad 3, Sydney Olympic Park, NSW | * 100.0 | Mar 2003 | **23.6** | 23.0 | Jun 2013 | Knight Frank Valuations |
| Quad 4, Sydney Olympic Park, NSW | * 100.0 | Jun 2004 | **33.8** | 36.1 | Jun 2013 | Knight Frank Valuations |
| 6 Herb Elliott, Sydney Olympic Park, NSW | * 100.0 | Jun 2010 | **12.5** | 12.1 | Jun 2013 | Jones Lang LaSalle |
| 8 Herb Elliott, Sydney Olympic Park, NSW | * 100.0 | Aug 2004 | **10.2** | 9.4 | Jun 2013 | Knight Frank Valuations |
| 3 Figtree Drive, Sydney Olympic Park, NSW [4] | * 100.0 | Apr 2013 | **19.4** | - | Mar 2013 | CB Richard Ellis Pty Limited |
| 5 Figtree Drive, Sydney Olympic Park, NSW | * 100.0 | Jul 2005 | **20.6** | 20.2 | Jun 2011 | Colliers International |
| 7 Figtree Drive, Sydney Olympic Park, NSW | * 100.0 | Jul 2004 | **13.5** | 10.6 | Jun 2013 | Knight Frank Valuations |
| 7 Parkview Drive, Sydney Olympic Park, NSW | * 100.0 | May 2002 | **19.4** | 19.4 | Jun 2011 | Jones Lang LaSalle |
| 5 Murray Rose, Sydney Olympic Park, NSW | * 100.0 | May 2002 | **70.2** | 68.5 | Jun 2013 | M3 Property |
| Rosehill Business Park, Camellia, NSW | 100.0 | May 1998 | **67.4** | 67.6 | Jun 2012 | Jones Lang LaSalle |
| 15 Berry Street, Granville, NSW | 100.0 | Nov 2000 | **13.3** | 13.3 | Jun 2012 | Savills Australia |
| 19 Berry Street, Granville, NSW | 100.0 | Dec 2000 | **26.6** | 26.7 | Jun 2012 | Savills Australia |
| Erskine Park, NSW (Stage 1) | 100.0 | Jun 2008 | **38.8** | 38.8 | Jun 2012 | Knight Frank Valuations |
| Erskine Park, NSW (Stage 2) | 100.0 | Jun 2008 | **20.0** | 19.1 | Jun 2013 | CB Richard Ellis Pty Limited |
| Austrak Business Park, Somerton, VIC | 50.0 | Oct 2003 | **140.0** | 135.4 | Jun 2013 | CB Richard Ellis Pty Limited |
| 134-140 Fairbairn Road, Sunshine West, VIC | 100.0 | Mar 2006 | **13.2** | 13.2 | Dec 2011 | CB Richard Ellis Pty Limited |
| 116 Holt Street, Pinkenba, QLD | 100.0 | Mar 2006 | **13.5** | 13.4 | Jun 2011 | Jones Lang LaSalle |
| 4 Holker Street, Silverwater, NSW | 100.0 | Mar 2006 | **26.0** | 30.4 | Jun 2013 | Colliers International |
| 372-374 Victoria Street, Wetherill Park, NSW | 100.0 | Jul 2006 | **18.4** | 18.4 | Jun 2012 | Knight Frank Valuations |
| 18 - 24 Abbott Road, Seven Hills, NSW | 100.0 | Oct 2006 | **13.7** | 13.7 | Dec 2011 | CB Richard Ellis Pty Limited |
| Citiport Business Park, Port Melbourne, VIC | 100.0 | Mar 2012 | **62.0** | 61.5 | Feb 2012 | Jones Lang LaSalle |
| 83 Derby Street, Silverwater, NSW | 100.0 | Aug 2012 | **25.2** | 25.2 | Jun 2012 | Knight Frank Valuations |
| 10 Interchange Drive, Eastern Creek, NSW | 100.0 | Aug 2012 | **28.6** | 28.6 | Jul 2012 | CB Richard Ellis Pty Limited |
| 407 Pembroke Rd, Minto, NSW | 50.0 | Oct 2008 | **23.3** | 23.0 | Jun 2013 | Knight Frank Valuations |
| **Total consolidated entity** | | | **908.3** | **880.5** | | |

## 5. Investment properties (continued)

### (e) Properties under development

| | Ownership Interest [(1)] % | Acquisition Date | Fair Value 30 Jun 13 $M | Fair Value 31 Dec 12 $M | Latest Independent Valuation Date | Valuer |
|---|---|---|---|---|---|---|
| **Logistics and Business Parks** | | | | | | |
| 17 Berry St, Granville, NSW | 100.0 | Sep 2009 | **2.8** | 2.9 | Jun 2012 | Savills Australia |
| Erskine Park, NSW | 100.0 | Jun 2008 | **51.8** | 51.4 | Jun 2012 | Knight Frank Valuations |
| 407 Pembroke Rd, Minto, NSW | 50.0 | Oct 2008 | **4.5** | 4.7 | Jun 2013 | Knight Frank Valuations |
| Austrak Business Park, Somerton, VIC | 50.0 | Oct 2003 | **21.8** | 21.7 | Jun 2013 | CB Richard Ellis Pty Limited |
| Toll NQX, Karawatha, QLD | 100.0 | Dec 2012 | **35.6** | 28.3 | - | - |
| **Total consolidated entity** | | | **116.5** | **109.0** | | |

(1) Freehold, unless otherwise marked with a * which denotes leasehold.

(2) On 17 May 2013, GPT sold a 50% interest in the Erina Fair shopping centre, on the NSW Central Coast. The 50% interest in Erina Fair includes a 33.33% interest directly owned by the GPT Trust as an investment property and a 16.67% interest owned by GPT through a joint venture with APPF, Erina Property Trust (refer note 6(a)(i)). The directly owned interest in the Erina Fair shopping centre was sold for a total consideration of $264.7 million.

(3) Melbourne Central: 71.6% Retail and 28.4% Office (Dec 12: 71.9% Retail and 28.1% Office).

(4) On 4 April 2013, GPT acquired 3 Figtree Drive, Sydney Olympic Park for a total consideration of $19.4 million.

Investment properties held in equity accounted investments are set out in note 6.

## NOTES TO THE FINANCIAL STATEMENTS
for the half year ended 30 June 2013

### 6. Equity accounted investments

| | Note | 30 Jun 13 $M | 31 Dec 12 $M |
|---|---|---|---|
| Investments in joint venture entities | (a)(i) | **735.1** | 858.0 |
| Investments in associates | (a)(ii) | **1,171.2** | 1,152.8 |
| **Total equity accounted investments** | | **1,906.3** | 2,010.8 |

#### (a) Details of equity accounted investments

| Name | Principal Activity | Ownership Interest 30 Jun 13 % | Ownership Interest 31 Dec 12 % | 30 Jun 13 $M | 31 Dec 12 $M |
|---|---|---|---|---|---|
| **(i) Joint Venture entities** | | | | | |
| **Entities incorporated in Australia** | | | | | |
| 1 Farrer Place Trust (1) | Investment property | 50.00 | 50.00 | **331.3** | 324.6 |
| 2 Park Street Trust (1) | Investment property | 50.00 | 50.00 | **382.7** | 381.7 |
| DPT Operator Pty Limited (1) | Managing property | 50.00 | 50.00 | **0.1** | 0.1 |
| Erina Property Trust (1) (3) | Investment property | - | 50.00 | **-** | 130.6 |
| Horton Trust | Investment property | 50.00 | 50.00 | **21.0** | 21.0 |
| Lend Lease GPT (Rouse Hill) Pty Limited (1) (2) | Property development | 50.00 | 50.00 | **-** | - |
| Chullora Trust 1 (4) | Investment property | 50.00 | - | **-** | - |
| **Total investment in joint venture entities** | | | | **735.1** | 858.0 |
| **(ii) Associates** | | | | | |
| **Entities incorporated in Australia** | | | | | |
| GPT Wholesale Office Fund (1) | Property investment | 20.10 | 20.37 | **684.1** | 671.6 |
| GPT Wholesale Shopping Centre Fund (1) | Property investment | 21.85 | 23.29 | **487.1** | 481.2 |
| **Total investments in associates** | | | | **1,171.2** | 1,152.8 |

(1) The entity has a 30 June balance date.

(2) GPT has a 50% interest in Lend Lease GPT (Rouse Hill) Pty Limited, a joint venture developing residential and commercial land at Rouse Hill, in partnership with Landcom and the NSW Department of Planning.

(3) On 17 May 2013 GPT sold an interest in the Erina Property Trust for a total consideration of $132.4 million as part of the sale of a 50% interest in the Erina Fair shopping centre.

(4) On 28 June 2013, GPT invested $2,000 into the Chullora Joint Venture which is an SPV jointly owned by GPT (50% interest) and Commercial and Industrial Properties Pty Ltd (50% interest). The SPV was set up to purchase the land at 14-18 Worth Street, Chullora for subdivision, development and sale.

## 6. Equity accounted investments (continued)

### (b) Share of joint ventures and associates' commitments

The Group's share of its associates and joint ventures' capital expenditure commitments which have been approved but not provided for at 30 June 2013 are as follows:

| | Australia | |
|---|---|---|
| | **30 Jun 13** | 31 Dec 12 |
| | **$M** | $M |
| Capital expenditure commitments | **48.5** | 80.5 |
| **Total joint venture and associates' commitments** | **48.5** | 80.5 |

`

## 7. Borrowings

| | | Consolidated entity | |
|---|---|---|---|
| | | **30 Jun 13** | 31 Dec 12 |
| | **Note** | **$M** | $M |
| **Current - unsecured** | | | |
| Bank facilities | (a) | **125.0** | - |
| Medium Term Notes | (b) | **291.0** | 211.0 |
| **Total current borrowings - unsecured** | | **416.0** | 211.0 |
| **Total current borrowings** | | **416.0** | 211.0 |
| **Non-Current - unsecured** | | | |
| Bank facilities | (a) | **782.0** | 1,442.0 |
| Medium Term Notes | (b) | **442.5** | 330.0 |
| Unrealised fair value (gain)/loss on Medium Term Notes | (b) | **(11.8)** | - |
| US Private Placement | (c) | **271.9** | - |
| Unrealised fair value (gain)/loss on US Private Placement | (c) | **(15.3)** | - |
| CPI Indexed Bonds | (d) | **85.0** | 85.0 |
| **Total non-current borrowings - unsecured** | | **1,554.3** | 1,857.0 |
| **Non-Current - secured** | | | |
| Bank facility - Somerton | (a) | **75.6** | 75.6 |
| **Total non-current borrowings - secured** | | **75.6** | 75.6 |
| **Total non-current borrowings** | | **1,629.9** | 1,932.6 |
| **Total borrowings *** | | **2,045.9** | 2,143.6 |

* Net of unamortised establishment costs

| **The maturity profile of the above current and non-current borrowings is:** | | |
|---|---|---|
| Due within one year | **416.0** | 211.0 |
| Due between one and five years | **563.7** | 1,222.6 |
| Due after five years | **1,066.2** | 710.0 |
| | **2,045.9** | 2,143.6 |

## 7. Borrowings (continued)

### (a) Financing facilities

A summary of borrowings and financing facilities included in the statement of financial position is provided below:

| | | Consolidated entity 30 Jun 13 | | | |
|---|---|---|---|---|---|
| | | **Used facility $M** | **Facility limit $M** | **Unused facility $M** | **Maturity Date** |
| **Unsecured** | | | | | |
| **Bank facilities** | | | | | |
| Bank bilateral | (a)(i) | 195.0 | 200.0 | 5.0 | 11-Sep-14 |
| Bank bilateral | (a)(ii) | 325.0 | 325.0 | - | 26-Oct-18 |
| Bank bilateral | (a)(iii) | 100.0 | 100.0 | - | 15-Sep-14 |
| Bank bilateral | (a)(iii) | 125.0 | 125.0 | - | 27-May-14 |
| Bank bilateral | (a)(iv) | - | 110.0 | 110.0 | 01-Apr-15 |
| Bank bilateral | (a)(v) | 12.0 | 140.0 | 128.0 | 01-Apr-16 |
| Bank bilateral | (a)(vi) | - | 75.0 | 75.0 | 30-Nov-16 |
| Bank bilateral | (a)(vii) | - | 75.0 | 75.0 | 26-Oct-17 |
| Bank bilateral | (a)(viii) | 150.0 | 150.0 | - | 01-Jul-14 |
| **Total Bank facilities** | | **907.0** | **1,300.0** | **393.0** | |
| **Issues in debt capital markets** | | | | | |
| Medium Term Notes | (b)(iv) | 211.0 | 212.0 | 1.0 | 22-Aug-13 |
| Medium Term Notes | (b)(v) | 250.0 | 250.0 | - | 24-Jan-19 |
| Medium Term Notes | (b)(vi) | 50.0 | 50.0 | - | 16-Aug-22 |
| Medium Term Notes | (b)(vii) | 30.0 | 30.0 | - | 19-Nov-17 |
| Medium Term Notes | (b)(i) | 50.0 | 50.0 | - | 19-Feb-14 |
| Medium Term Notes | (b)(ii) | 30.0 | 30.0 | - | 24-Apr-14 |
| Medium Term Notes | (b)(iii) | 98.8 | 98.8 | - | 05-Feb-28 |
| US Private Placement | (c) | 146.0 | 146.0 | - | 19-Jun-25 |
| US Private Placement | (c) | 97.2 | 97.2 | - | 19-Jun-28 |
| CPI Indexed Bonds | (d) | 85.0 | 85.0 | - | 10-Dec-29 |
| **Total Issues in debt capital markets** | | **1,048.0** | **1,049.0** | **1.0** | |
| **Secured** | | | | | |
| Bank facility - Somerton | (a)(ix) | 76.0 | 76.2 | 0.2 | 31-Mar-16 |
| **Total Borrowings *** | | **2,031.0** | **2,425.2** | **394.2** | |
| Cash and cash equivalents | | | | 300.8 | |
| **Total financing resources available at the end of the half year** | | | | **695.0** | |

* Excluding unamortised establishment costs and fair value adjustments

Comparative information and further details on the changes to GPT's borrowings and financing facilities as presented in the Statement of Financial Position are provided below:

i. During the half year, GPT increased the facility limit by $50.0 million from $150.0 million to $200.0 million and extended the maturity date from March 2014 to September 2014. 31 Dec 12 drawn amount: $150.0 million.

ii. During the half year, GPT restructured this bilateral facility from a floating rate bilateral facility to a fixed rate bilateral facility. 31 Dec 12 drawn amount: $325.0 million.

iii. During the half year, GPT restructured an existing $225.0 million bilateral facility by dividing it into a $100.0 million facility maturing in September 2014 and a $125.0 million facility maturing in May 2014 and repriced the margin and line fees on the newly established facilities. 31 Dec 12 drawn amount: $225.0 million.

iv. During the half year, GPT repaid and cancelled $50.0 million of this bilateral facility. 31 Dec 12 drawn amount: $160.0 million.

v. 31 Dec 12 drawn amount: $140.0 million.

vi. During the half year, GPT repriced the margin and line fee on this bilateral facility. 31 Dec 12 drawn amount: $26.0 million.

vii. During the half year, GPT repriced the margin and line fee on this bilateral facility. 31 Dec 12 drawn amount: $68.0 million.

viii. During the half year, GPT extended the maturity date from 1 January 2014 to 1 July 2014 and repriced the margin and line fee. 31 Dec 12 drawn amount: $150.0 million.

ix. 31 Dec 12 drawn amount: $76.0 million.

## 7. Borrowings (continued)

### (b) Medium Term Notes

During the half year, GPT issued and settled the following Medium Term Notes (MTNs) by way of new issue and/or tap of existing MTNs:

i. $50.0 million floating rate MTNs maturing in February 2014,
ii. $30.0 million floating rate MTNs maturing in April 2014; and
iii. $HKD 800.0m fixed rate MTN's maturing in February 2028.
iv. 31 Dec 12 drawn amount: $211.0 million.
v. 31 Dec 12 drawn amount: $250.0 million.
vi. 31 Dec 12 drawn amount: $50.0 million.
vii. 31 Dec 12 drawn amount: $30.0 million.

### (c) US Private Placement

During the half year, GPT completed and settled the following US Private Placement (USPP):

i. $US 150.0 million fixed rate notes (3.6%) maturing in June 2025; and
ii. $US 100.0 million fixed rate notes (3.8%) maturing in June 2028.

### (d) CPI Indexed Bonds

GPT issued a CPI coupon indexed bond in December 1999 with a current coupon of 8.83% per annum (Dec 12: 8.76%) payable quarterly in arrears and indexed by the maximum CPI since September 1999. At 30 June 2013, the principal value is AUD $85.0 million (Dec 12: $85.0 million). The CPI coupon indexed bonds mature on 10 December 2029. In December 2010, GPT entered into an interest rate derivative to swap from paying fixed rate plus CPI to paying fixed 5%. The CPI bonds still remain outstanding with the effect of the derivative being the removal of GPT's exposure to CPI growth and lowering of the fixed interest rate.

### (e) Forward start financing facilities

The table below provides information on GPT's forward start facilities. No changes were made to forward starting facilities during the half year period.

| | | Consolidated entity | | |
|---|---|---|---|---|
| | | Start date | Maturity date | Facility limit $M |
| **Unsecured** | | | | |
| **Bank facilities** | | | | |
| Bank bilateral | (i) | 11-Dec-13 | 11-Dec-14 | 150.0 |
| Bank bilateral | | 31-Jan-14 | 31-Jan-18 | 100.0 |
| Bank bilateral | | 31-Jul-14 | 31-Jul-18 | 100.0 |
| Bank bilateral | | 22-Aug-13 | 11-Nov-17 | 150.0 |
| Bank bilateral | | 22-Aug-13 | 11-Nov-17 | 150.0 |
| **Total forward start Bank facilities** | | | | **650.0** |

i. This facility can commence earlier at GPT's option.

### (f) Gearing Ratios

#### (i) Headline Gearing

At 30 June 2013, the percentage of debt to total tangible assets is 22.6% (Dec 12: 23.1%) and the percentage on a net debt (net of cash) basis is 19.9% (Dec 12: 21.7%).

### (g) Debt Covenants

GPT's borrowings are subject to a range of covenants, according to the specific purpose and nature of the loans. Most facilities include one or more of the following covenants:

- a 50% maximum threshold limit on the percentage of GPT debt to total tangible assets.
- a minimum interest cover ratio of 2 times, being EBIT (Realised Operating Income before taxes and finance costs) divided by finance costs.

A breach of these covenants for individual facilities may trigger consequences ranging from rectifying and/or repricing to repayment of outstanding amounts. The Group performed a review of debt covenants as at 30 June 2013 and no breaches were identified.

The weighted average interest rate of borrowings as at 30 June 2013 is 5.2% (Dec 12: 5.1%).

## 8. Contributed equity

| | | Note | Number | GPT $M | Other entities stapled to GPT $M | Total $M |
|---|---|---|---|---|---|---|
| **(i) Ordinary stapled securities** | | | | | | |
| 1 Jan 2012 | Opening securities on issue | | 1,813,767,108 | 7,789.6 | 323.0 | 8,112.6 |
| Jul-Dec 2012 | On-market buy-back | (a) | (46,982,033) | (146.7) | (1.2) | (147.9) |
| 31 Dec 2012 | Closing securities on issue | | 1,766,785,075 | 7,642.9 | 321.8 | 7,964.7 |
| 1 Jan 2013 | Opening securities on issue | | **1,766,785,075** | **7,642.9** | **321.8** | **7,964.7** |
| 18 Feb 2013 | Securities issued | (b) | **1,946,654** | **4.2** | **-** | **4.2** |
| May-Jun 2013 | On-market buy-back | (a) | **(25,202,180)** | **(93.2)** | **(0.7)** | **(93.9)** |
| 30 Jun 2013 | Closing securities on issue | | **1,743,529,549** | **7,553.9** | **321.1** | **7,875.0** |
| **(ii) Exchangeable securities** | | | | | | |
| 1 Jan 2012 | Opening securities on issue | | 2,500 | 240.6 | - | 240.6 |
| 31 Dec 2012 | Closing securities on issue | | 2,500 | 240.6 | - | 240.6 |
| 1 Jan 2013 | Opening securities on issue | | **2,500** | **240.6** | **-** | **240.6** |
| 30 Jun 2013 | Closing securities on issue | (c) | **2,500** | **240.6** | **-** | **240.6** |
| **Total Contributed Equity** | | | | **7,794.5** | **321.1** | **8,115.6** |

### (a) On-market buy-back

On 10 May 2013, GPT announced the extension of the on-market buy-back for an additional 12 months until May 2014. During the six month period ended 30 June 2013, GPT has acquired 25.2 million GPT stapled securities for a total consideration of $93.9 million.

### (b) Securities issued

On 18 February 2013, GPT issued 1,946,654 securities to GPT employees under the 2010 Performance Rights Long Term Incentive Plan.

### (c) Exchangeable Securities

On 27 November 2008, 2,500 Exchangeable Securities were issued to an affiliate of GIC Real Estate Pty Limited (GIC RE) at $100,000 per exchangeable security (ES). The ES are exchangeable into stapled securities at GIC RE's option subject to obtaining necessary approvals at an initial exchange price of $3.883 per stapled security in accordance with the terms of the agreement. The ES offer discretionary distributions of 10% p.a and carry voting rights in GPT.

## 9. Commitments

### (a) Capital expenditure commitments

At 30 June 2013, GPT has commitments principally relating to the purchase and development of investment properties which have been approved but not recognised as liabilities in the Statement of Financial Position as set out below:

| | Consolidated entity | |
|---|---|---|
| | **30 Jun 13** | 31 Dec12 |
| | **$M** | $M |
| Due within one year | **70.1** | 92.9 |
| Due between one and five years | **12.6** | 23.4 |
| Over five years | **-** | - |
| **Total capital expenditure commitments** | **82.7** | 116.3 |

### (b) Operating lease commitments

At 30 June 2013, future minimum rentals payable under non-cancellable operating leases are as follows:

| | | |
|---|---|---|
| Due within one year | **2.1** | 2.2 |
| Due between one and five years | **8.1** | 9.1 |
| Over five years | **4.6** | 6.7 |
| **Total operating lease commitments** | **14.8** | 18.0 |

GPT has entered into commercial leases on office equipment and office premises.

### (c) Commitments relating to associates and joint venture investments

GPT's share of commitments relating to associates and joint venture investments has been included in note 6(b).

## 10. Contingent assets and liabilities

**Highpoint Shopping Centre**

Highpoint Property Group has the right to put its 33.33% interest, or a part thereof (but not less than 8.33%), in Highpoint Shopping Centre and the adjacent Maribyrnong Homemaker City Centre to the GPT Wholesale Shopping Centre Fund (GWSCF). GWSCF already has a 50% interest in the property. The option, which was put in place at the time of GPT's acquisition of an interest in the Centre in 2006, passed to GWSCF with the creation of the fund in March 2007. The option is exercisable during a 30 day window each year commencing on 1 July, although notice of the intent to put is required to be given by the Highpoint Property Group by 31 March each year. The interest would be sold to GWSCF and the sale price would be determined by an independent market valuation process. If GWSCF does not acquire the interest and another party is not nominated to acquire it, the GPT Group would be required to do so. The board of the responsible entity of GWSCF would determine whether GWSCF acquires a further interest in Highpoint Shopping Centre and the adjacent Maribyrnong Homemaker City Centre under the put option.

The board of the responsible entity of GWSCF is independent from the board of the GPT Group. This put option expires in 2016. No notice of intent to exercise the put option was received by the required date for the current financial year's exercise period.

Apart from the matters referred to above, there are no other material contingent assets or liabilities at reporting date.

## NOTES TO THE FINANCIAL STATEMENTS
for the half year ended 30 June 2013

### 11. Notes to the Statement of Cash Flow

#### (a) Reconciliation of net profit after income tax expense to net cash inflows from operating activities

| | 30 Jun 13 $M | 30 Jun 12 $M |
|---|---|---|
| Net profit for the half year | **257.0** | 275.5 |
| Fair value adjustments to investment properties | **(10.0)** | (107.2) |
| Share of after tax profit of equity accounted investments (net of distributions) | **(22.8)** | (8.6) |
| Fair value adjustments to derivatives | **(25.7)** | 55.2 |
| Net foreign exchange loss | **44.5** | (0.1) |
| Fair value adjustments to borrowings | **(27.1)** | - |
| Fair value adjustments of unlisted equity investments | **(0.5)** | - |
| Net loss on disposal of assets | **2.1** | 2.5 |
| Depreciation and amortisation | **3.6** | 3.3 |
| Non-cash employee benefits - share based payments | **1.5** | 3.7 |
| Non-cash revenue adjustments | **7.1** | 6.8 |
| Non-cash expense adjustments | **0.5** | 0.1 |
| Interest capitalised | **(0.6)** | (7.3) |
| Impairment of trade receivables | **0.3** | 0.3 |
| Change in operating assets and liabilities: | | |
| Increase in operating assets | **(5.2)** | (17.1) |
| Decrease in operating liabilities | **(34.5)** | (13.6) |
| **Net cash inflows from operating activities** | **190.2** | 193.5 |

#### (b) Reconciliation of cash

| | 30 Jun 13 $M | 30 Jun 12 $M |
|---|---|---|
| Cash at bank and on hand | **300.8** | 132.1 |
| **Total cash and cash equivalents at the end of the half year** | **300.8** | 132.1 |

## NOTES TO THE FINANCIAL STATEMENTS
for the half year ended 30 June 2013

### 12. Earnings per stapled security

| | Note | Consolidated entity 30 Jun 13 Cents | 30 Jun 12 Cents |
|---|---|---|---|
| **(a) Attributable to ordinary securityholders of the Trust** | | | |
| Basic and diluted earnings per security - profit from continuing operations | | **12.7** | 14.8 |
| Basic and diluted earnings per security - profit from discontinued operations | | **0.4** | 0.5 |
| Total basic and diluted earnings per security attributable to ordinary securityholders of the Trust | | **13.1** | 15.3 |
| **(b) Attributable to ordinary stapled securityholders of The GPT Group** | | | |
| Basic earnings per security - profit from continuing operations | | **13.5** | 14.2 |
| Basic earnings per security - profit from discontinued operations | | **0.3** | 0.5 |
| Total basic earnings per security attributable to ordinary stapled securityholders of The GPT Group | | **13.8** | 14.7 |
| **(c) Attributable to ordinary stapled securityholders of The GPT Group** | | | |
| Diluted earnings per security - profit from continuing operations | | **13.5** | 14.1 |
| Diluted earnings per security - profit from discontinued operations | | **0.3** | 0.5 |
| Total diluted earnings per security attributable to ordinary stapled securityholders of The GPT Group | | **13.8** | 14.6 |

The earnings and securities used in the calculations of basic and diluted earnings per ordinary stapled security are as follows:

| **(d) Reconciliation of earnings used in calculating earnings per ordinary stapled security** | **30 Jun 13 $M** | 30 Jun 12 $M |
|---|---|---|
| Net profit from continuing operations attributable to the securityholders of the Trust | **236.5** | 278.4 |
| Net profit from discontinued operations attributable to the securityholders of the Trust | **6.9** | 9.0 |
| | **243.4** | 287.4 |
| Less: distribution to the holders of Exchangeable Securities * | **(12.4)** | (12.4) |
| **Basic and diluted earnings of the Trust** | **231.0** | 275.0 |
| Add: Net profit / (loss) from continuing operations attributable to the securityholders of other stapled entities | **15.2** | (11.9) |
| Add: Net (loss) from discontinued operations attributable to the securityholders of other stapled entities | **(1.6)** | - |
| **Basic and diluted earnings of the Company** | **13.6** | (11.9) |
| **Basic and diluted earnings of The GPT Group** | **244.6** | 263.1 |

| **(e) Weighted average number of ordinary stapled securities** | Note | **No. of securities millions 30 Jun 13** | No. of securities millions 30 Jun 12 |
|---|---|---|---|
| **Weighted average number of ordinary stapled securities used as the denominator in calculating:** | | | |
| Basic earnings per ordinary stapled security - Trust and The Group | | **1,766.4** | 1,794.6 |
| **Adjustments for calculation of diluted earnings per security:** | | | |
| Performance rights (weighted average basis) | (f) | **1.4** | 1.4 |
| **Weighted average number of ordinary stapled securities and potential ordinary stapled securities used as the denominator in calcuating diluted earnings per ordinary stapled security** | | **1,767.8** | 1,796.0 |

* These securities are not considered dilutive as the distribution per exchangeable security is higher than the basic EPS per stapled security. Refer to note 8(c) for further details on the Exchangeable Securities.

**(f) Performance Rights**

4,021,529 Performance Rights (Jun 12: 4,101,033) were granted to certain Senior Executives under the Stapled Security Rights Plan during 2013. Cumulatively, 11,696,162 Performance Rights have been issued up until 30 June 2013. However, only 1,392,134 Performance Rights are considered dilutive. As such, only 1,392,134 Performance Rights have been included in the determination of diluted earnings per security. No Performance Rights have been included in the determination of basic earnings per security.

## 13. Fair value measurement of financial instruments

The Group measures and recognises the following financial assets and liabilities at fair value on a recurring basis:

- Financial assets and liabilities at fair value through profit or loss (P&L)
- Derivative financial instruments

**(a) Fair value hierarchy**
*(i) Recognised fair value measurements*

GPT has adopted the classification of fair value measurements into the following hierarchy as required by AASB 13 *Fair Value Measurement* and AASB 7 *Financial Instruments: Disclosures*:

(1) quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);
(2) inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices) (Level 2); and
(3) inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

The following table presents the consolidated entity's assets and liabilities measured and recognised at fair value as at 30 June 2013 and 31 December 2012.

**Consolidated entity**

| | **30 June 2013** | | | | 31 December 2012 | | | |
|---|---|---|---|---|---|---|---|---|
| | **Level 1** | **Level 2** | **Level 3** | **Total** | Level 1 | Level 2 | Level 3 | Total |
| | **$M** | **$M** | **$M** | **$M** | $M | $M | $M | $M |
| ***Recurring fair value adjustments*** | | | | | | | | |
| **Financial assets** | | | | | | | | |
| Unlisted equity securities | **-** | **-** | **4.4** | **4.4** | - | - | 3.9 | 3.9 |
| Derivative assets | | | | | | | | |
| Interest Rate Swaps | **-** | **119.7** | **-** | **119.7** | - | 137.9 | - | 137.9 |
| Cross-currency interest rate swaps | **-** | **14.4** | **-** | **14.4** | - | - | - | - |
| Interest Rate Options | **-** | **1.6** | **-** | **1.6** | - | 2.9 | - | 2.9 |
| **Total financial assets** | **-** | **135.7** | **4.4** | **140.1** | - | 140.8 | 3.9 | 144.7 |
| **Financial liabilities** | | | | | | | | |
| Derivative liabilities | | | | | | | | |
| Interest Rate Swaps | **-** | **(41.6)** | **-** | **(41.6)** | - | (50.1) | - | (50.1) |
| Interest Rate Options | **-** | **(8.7)** | **(27.3)** | **(36.0)** | - | (2.9) | (87.2) | (90.1) |
| Borrowings at fair value[1] | **-** | **(359.4)** | **-** | **(359.4)** | - | - | - | - |
| **Total financial liabilities** | **-** | **(409.7)** | **(27.3)** | **(437.0)** | - | (53.0) | (87.2) | (140.2) |

[1] Excluding unamortised establishment costs

There were no transfers between levels 1 and 2 for recurring fair value adjustments during the year. For transfers in and out of level 3 measurements see (c) below.

*(ii) Disclosed fair values*

The held for trading unlisted equity securities are not quoted on an active market (level 3) and disclosed in the statement of financial position as other assets.

The fair value of non-current borrowings disclosed in note 7 is estimated by discounting the future contractual cash flows at the current market interest rates that are available to the group for similar financial instruments. The fair value of current borrowings approximates the carrying amount, as the impact of discounting is not significant (level 2).

The fair value of the derivatives (level 2 and level 3) is disclosed in the statement of financial position.

The carrying amounts of trade receivables and payables are assumed to approximate their fair values due to their short-term nature.

## 13. Fair value measurement of financial instruments (continued)

### (b) Valuation techniques used to derive level 2 and level 3 fair values

*Recurring fair value measurements*

GPT holds no Level 1 derivatives. Level 2 derivatives held by GPT at 30 June 2013 include Float to Float, Fixed to Float, Vanilla derivatives, Cross-currency interest rate swaps and Vanilla Callables. Level 3 derivatives held by GPT at 30 June 2013 include CPI derivatives only.

The fair value of derivatives is determined internally using a generally accepted pricing model based on a discounted cash flow analysis using quoted market inputs (interest rates, basis, CPI, volatility) adjusted for specific features of the instruments and applied debit or credit value adjustments based on GPT or the derivative counterparties current credit worthiness.

Credit value adjustments: these are applied to mark-to-market assets based on that counterparty's credit risk using the observable credit default swaps curve as a benchmark for credit risk.

Debit value adjustments: these are applied to mark-to-market liabilities based on GPT's credit risk using GPT's credit default swaps curve as a benchmark for credit risk.

The fair value of held for trading unlisted securities is determined based on the recent arm's length transaction in a non-active market.

### (c) Fair value measurements using significant unobservable inputs (level 3)

The following table presents the changes in Level 3 instruments for the periods 30 June 2013 and 31 December 2012 for recurring fair value measurements:

**Consolidated entity**

| | Unlisted equity securities $M | Derivative assets $M | Derivative liabilities $M | Total $M |
|---|---|---|---|---|
| **Opening balance 1 January 2012** | - | 0.3 | (82.5) | (82.2) |
| Fair value movements in other comprehensive income | | | | |
| - Still held | - | - | (14.0) | (14.0) |
| - No longer held | - | - | (5.5) | (5.5) |
| Transfers out of Level 3 | - | (0.3) | - | (0.3) |
| Transfers into Level 3 | 3.9 | - | - | 3.9 |
| Terminations | - | - | 14.8 | 14.8 |
| **Closing balance 31 December 2012** | 3.9 | - | (87.2) | (83.3) |
| | | | | |
| **Opening balance 1 January 2013** | **3.9** | **-** | **(87.2)** | **(83.3)** |
| Fair value movements in other comprehensive income | | | | |
| - Still held | 0.5 | - | 7.1 | 7.6 |
| - No longer held | - | - | (2.0) | (2.0) |
| Terminations | - | - | 45.2 | 45.2 |
| Transfers out of Level 3 | - | - | 9.6 | 9.6 |
| **Closing Balance 30 June 2013** | **4.4** | **-** | **(27.3)** | **(22.9)** |

**Sensitivity on changes in fair value of Level 3 financial instruments**

The table below summarises the impact of an increase/decrease in unlisted equity prices and interest rates on the Group's post-tax profit for the period and on equity. For level 3 unlisted equity instruments, the analysis is based on the assumption that equity prices increase/decrease by 10% and for level 3 derivatives, interest rates increase/decrease by 1% with all other variables held constant as interest rates are the only significant input.

**Consolidated Entity**

| Description | Change in unobservable input | Jun-13 | Dec-12 |
|---|---|---|---|
| **Fair value of Level 3 Unlisted equity instruments** | | **4.4** | 3.9 |
| | 10% increase in price per security gain(loss) | **0.4** | 0.4 |
| | 10% decrease in price per security gain/(loss) | **(0.4)** | (0.4) |
| | | | |
| **Fair value of Level 3 Derivatives** | | **(27.3)** | (87.2) |
| | 1% increase in interest rates gain/(loss) | **10.1** | 48.2 |
| | 1% decrease in interest rates gain/(loss) | **(10.5)** | (46.1) |

## 14. Net tangible asset backing

| | Consolidated entity | |
|---|---|---|
| | **30 Jun 13** | 31 Dec 12 |
| | **$** | $ |
| Net tangible asset backing per stapled security | **3.76** | 3.73 |

Net tangible asset backing per security is calculated by dividing the sum of net assets less intangible assets by the total number of potential stapled securities, assuming the conversion of the exchangeable securities at an exchange price of $3.883.

## 15. Events subsequent to reporting date

The following events have occurred subsequent to 30 June 2013:

- On 9 August 2013, a distribution of 5.0 cents per stapled security was declared for the quarter ended 30 June 2013 which is expected to be paid on 13 September 2013 (refer to note 3(a)(ii)).
- Post 30 June 2013 and prior to 9 August 2013, the Group has bought back 0.7 million ordinary stapled securities for a total consideration of $2.5 million.
- On 31 July 2013, the GPT Group sold its Brisbane Homemaker Centre at Fortitude Valley for $103.2 million. The sale supports GPT's strategy of owning and managing high quality shopping centres, office assets and logistics & business parks.

Other than the above, the Directors are not aware of any matter or circumstance occurring since 30 June 2013 that has significantly or may significantly affect the operations of the Group, the results of those operations or the state of affairs of the Group in subsequent financial years.

THE GPT GROUP

## DIRECTORS' DECLARATION

In the directors of the Responsible Entity's opinion:

(a) the financial report and notes set out on pages 9 to 41 are in accordance with the *Corporations Act 2001*, including:
- complying with the Australian Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements; and
- giving a true and fair view of The GPT Group's financial position as at 30 June 2013 and of its performance for the half year ended on that date; and

(b) there are reasonable grounds to believe that The GPT Group will be able to pay its debts as and when they become due and payable.

The Directors have been given the declarations by the Chief Executive Officer and Chief Financial Officer as required by Section 295A of the *Corporations Act 2001*.

This declaration is made in accordance with the resolution of the directors.

Rob Ferguson
Chairman

GPT RE Limited

Michael Cameron
Managing Director and Chief Executive Officer

Sydney
9 August 2013

# Independent auditor's review report to the members of General Property Trust

## Report on the Half-Year Financial Report

We have reviewed the accompanying half-year financial report of General Property Trust (the Trust), which comprises the consolidated statement of financial position as at 30 June 2013, the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the half-year ended on that date, selected explanatory notes and the directors' declaration for the Trust and its controlled entities (the consolidated entity). The consolidated entity comprises both the Trust and the entities it controlled during that half-year, including GPT Management Holdings Limited and its controlled entities.

*Directors' responsibility for the half-year financial report*

The directors of the GPT RE Limited (the responsible entity) are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that is free from material misstatement whether due to fraud or error.

*Auditor's responsibility*

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the consolidated entity's financial position as at 30 June 2013 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of General Property Trust, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

While we considered the effectiveness of management's internal controls over financial reporting when determining the nature and extent of our procedures, our review was not designed to provide assurance on internal controls.

*Independence*

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*.

*Conclusion*

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of General Property Trust is not in accordance with the *Corporations Act 2001* including:

(a) giving a true and fair view of the consolidated entity's financial position as at 30 June 2013 and of its performance for the half-year ended on that date; and

(b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Matters relating to the electronic presentation of the reviewed financial report

This review report relates to the financial report of the Trust for the half-year ended 30 June 2013 included on the GPT Group's web site. The responsible entity's directors are responsible for the integrity of the GPT Group's web site. We have not been engaged to report on the integrity of this web site. The review report refers only to the statements named above. It does not provide an opinion on any other information which may have been hyperlinked to/from these statements. If users of this report are concerned with the inherent risks arising from electronic data communications they are advised to refer to the hard copy of the reviewed financial report to confirm the information included in the reviewed financial report presented on this web site.

PricewaterhouseCoopers

PricewaterhouseCoopers

Matthew Lunn
Partner

Sydney
9 August 2013