

ASX Announcement

19 February 2024

2023 Annual Result Property Compendium

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

-ENDS-

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2023 Annual Result
Property Compendium

This Property Compendium (Property Compendium) has been prepared by The GPT Group comprising GPT RE Limited (ACN 107 426 504; AFSL 286511), as responsible entity of the General Property Trust, and GPT Management Holdings Limited (ACN 113 510 188) (together, **GPT**). It has been prepared for the purpose of providing GPT's investors with general information regarding GPT. It is not intended to be and does not constitute an offer or a recommendation to acquire any securities in The GPT Group.

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Information is stated as at 31 December 2023 unless otherwise indicated. Except as required by applicable laws or regulations, GPT does not undertake to publicly update or review any forward-looking statements, whether as a result of new information or future events.

All values are expressed in Australian currency unless otherwise indicated. Some totals may not add up to 100% due to rounding.

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

Comprehensive sustainability data, including asset-level reporting, is available at gpt.com.au/sustainability. N/A = Not Applicable to the scope or rating tool. GPT reports asset certification and carbon neutral delivery for assets within our operating portfolio. Building certifications and asset ratings are current as at 31 December 2023. Sustainability data as at 31 December 2023, and assured according to Global Reporting Initiative (**GRI**) Sustainability Reporting Standards and Greenhouse Gas Protocol.

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Retail



Charlestown Square, New South Wales

Charlestown Square is the largest shopping and entertainment destination in the Newcastle and Hunter region. The centre incorporates 257 tenancies including a Myer department store, two discount department stores, three supermarkets and a Reading Cinema complex. In addition, the centre includes international retailers Sephora and Apple.

Key metrics as at 31 December 2023

General

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

Current valuation

Fair value	\$864.0m
Capitalisation rate	6.00%
Valuation type	Independent

Centre details

Total GLA	91,200sqm
Number of tenancies	257
Car parking spaces	3,419
Retail occupancy	99.7%

Key tenants by area (sqm)

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

Sales information

	Total centre	Specialty
MAT (per sqm)	\$7,210	\$12,830
Occupancy cost	10.6%	14.5%
Centre MAT	\$581.0m	

Sustainability metrics

NABERS ratings

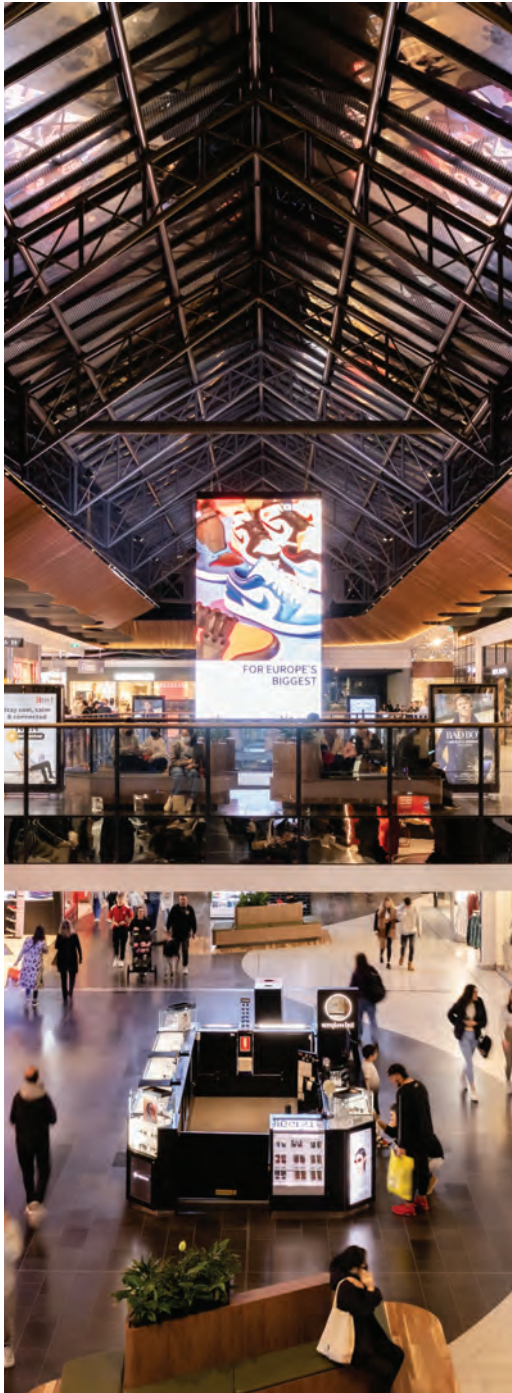
Energy	4.5
Water	4.0
Waste	N/A
Indoor environment	N/A

Environmental performance data

Energy Intensity (MJ/m ²)	287
Emissions (kg CO ₂ -e/m ²)	25
Water (Litres/m ³)	436
Waste (% recycled/diverted)	36

Carbon neutral delivery

Operating	Jul 2023
Climate Active carbon neutral (Buildings)	Oct 2024



Highpoint Shopping Centre, Victoria

Highpoint Shopping Centre is one of Australia's leading retail destinations located 8 kilometres north-west of the Melbourne CBD. The centre incorporates 426 tenancies including David Jones, Myer, two discount department stores, two supermarkets, a Hoyts entertainment offer and international retailers Zara, Apple, Uniqlo and Sephora. Following a full aesthetic upgrade during 2020-23 the centre delivers a vibrant retail, entertainment and lifestyle offer.

Key metrics as at 31 December 2023

General

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

Current valuation

Fair value	GPT: \$390.8m	GWSCF: \$1,954.2m
Capitalisation rate	5.00%	
Valuation type	Independent	

Centre details

Total GLA	149,600sqm
Number of tenancies	426
Car parking spaces	7,276
Retail occupancy	99.9%

Key tenants by area (sqm)

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

Sales information

	Total centre	Specialty
MAT (per sqm)	\$9,456	\$12,562
Occupancy cost	11.9%	17.2%
Centre MAT	\$1,266.8m	

Sustainability metrics

NABERS ratings

Energy	5.0
Water	3.0
Waste	N/A
Indoor environment	N/A

Environmental performance data

Energy Intensity (MJ/m ²)	260
Emissions (kg CO ₂ -e/m ²)	-5
Water (Litres/m ³)	971
Waste (% recycled/diverted)	38

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified



Melbourne Central, Victoria

Melbourne Central is a landmark office and retail property, located in the Melbourne CBD. Surrounding the historic Shot Tower, Melbourne Central features a range of fashion retailers as well as a vibrant entertainment precinct including a Hoyts cinema complex. Incorporating 276 tenancies, the shopping centre covers two city blocks and is conveniently located directly above Melbourne Central train station. This urban shopping centre attracts a wide variety of customers including CBD workers, tourists, students and residents from the inner ring suburbs of Melbourne.

Key metrics as at 31 December 2023

General

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

Centre details

Total GLA	55,700sqm
Number of tenancies	276
Car parking spaces	878
Retail occupancy	100.0%

Sales information

MAT (per sqm)	\$12,578
Occupancy cost	15.7%
Centre MAT	\$612.3m

Total centre

Specialty

\$14,534
19.1%

Current valuation

Fair value ¹	\$1,497.0m
Capitalisation rate ²	5.06%
Valuation type	Independent

Key tenants by area (sqm)

Hoyts	7,710
Coles	1,310

Sustainability metrics

NABERS ratings

Energy	2.0
Water	3.0
Waste	N/A
Indoor environment	N/A

Environmental performance data

Energy Intensity (MJ/m ²)	561
Emissions (kg CO ₂ -e/m ²)	45
Water (Litres/m ³)	1,497
Waste (% recycled/diverted)	23

Carbon neutral delivery

Operating	Jul 2023
Climate Active carbon neutral (Buildings)	Oct 2024

1. Includes retail and car park.

2. Weighted average capitalisation rate is 5.06%, comprising retail 5.00% and car park 6.00%.



Rouse Hill Town Centre, New South Wales

Rouse Hill Town Centre is located 45km north-west of the Sydney CBD in one of Australia's strongest growth markets. The centre combines the traditional principles and streetscape of a contemporary market town centre with the latest shopping, dining and lifestyle choices incorporating 252 tenancies including two discount department stores, two supermarkets and a cinema and entertainment precinct. The asset also benefits from the Northwest Metro with the Rouse Hill Station sitting adjacent to the Town Centre.

Key metrics as at 31 December 2023

General

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

Current valuation

Fair value	\$730.0m
Capitalisation rate	5.75%
Valuation type	Independent

Centre details

Total GLA	70,100sqm
Number of tenancies	252
Car parking spaces	2,877
Retail occupancy	100%

Key tenants by area (sqm)

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

Sales information

MAT (per sqm)	\$9,964
Occupancy cost	8.7%
Centre MAT	\$621.1m

Total centre

Specialty

\$12,870
13.3%

Sustainability metrics

NABERS ratings

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

Environmental performance data

Energy Intensity (MJ/m ²)	173
Emissions (kg CO ₂ -e/m ²)	-6
Water (Litres/m ³)	1,461
Waste (% recycled/diverted)	35

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified



Sunshine Plaza, Queensland

Sunshine Plaza is the pre-eminent retail and leisure destination on Queensland's Sunshine Coast. Located in Maroochydore, the centre incorporates 324 tenancies including Myer, David Jones, three discount department stores, two supermarkets and a strong entertainment offer including a 12 screen Birch Carroll and Coyle cinema complex. Sunshine Plaza is owned jointly with Australian Prime Property Fund Retail and is managed by Lendlease.

Key metrics as at 31 December 2023

General

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

Centre details

Total GLA	106,600sqm
Number of tenancies	324
Car parking spaces	4,960
Retail occupancy	99.5%

Sales information

MAT (per sqm)	\$8,011
Occupancy cost	10.5%
Centre MAT	\$810.4m

Total centre

Specialty

\$11,269
15.7%

Current valuation

Fair value	GPT: \$580.8m
Capitalisation rate	5.38%
Valuation type	Independent

Key tenants by area (sqm)

Myer	12,890
David Jones	7,780
Target	6,920
Big W	6,520
Kmart	6,350
Coles	5,850
Birch Carroll & Coyle	4,690
Woolworths Supermarket	3,870

Sustainability metrics¹

NABERS ratings

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

Carbon neutral delivery

Operating	2030
Climate Active carbon neutral (Buildings)	2030

Environmental performance data

Energy Intensity (MJ/m ²)	308
Emissions (kg CO ₂ -e/m ²)	58
Water (Litres/m ³)	1,058
Waste (% recycled/diverted)	41

Green Star ratings

Performance	2
Design & As Built	5

1. Carbon neutral targets for externally managed assets to be agreed with the co-owners.



Westfield Penrith, New South Wales

Westfield Penrith is a super regional shopping centre located in the heart of Penrith, 50km west of the Sydney CBD. The centre incorporates 311 tenancies including the region's only Myer department store, in addition to a Big W discount department store, a Hoyts Cinema complex and three supermarkets. Westfield Penrith is owned jointly with, and managed by, Scentre Group.

Key metrics as at 31 December 2023

General

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

Current valuation

Fair value	GPT: \$676.0m
Capitalisation rate	5.50%
Valuation type	Independent

Centre details

Total GLA	91,500sqm
Number of tenancies	311
Car parking spaces	3,521
Retail occupancy	99.5%

Key tenants by area (sqm)

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

Sales information

	Total centre	Specialty
MAT (per sqm)	\$8,807	\$13,106
Occupancy cost	12.0%	17.4%
Centre MAT	\$728.9m	

Sustainability metrics¹

NABERS ratings

Energy	4.5
Water	2.0
Waste	N/A
Indoor environment	N/A

Environmental performance data

Energy Intensity (MJ/m ²)	292
Emissions (kg CO ₂ -e/m ²)	53
Water (Litres/m ³)	1,384
Waste (% recycled/diverted)	33

Carbon neutral delivery

Operating	2030
Climate Active carbon neutral (Buildings)	2030

1. Carbon neutral targets for externally managed assets to be agreed with the co-owners.



Chirnside Park, Victoria

Chirnside Park is a regional shopping centre that has been servicing the community of outer Eastern Melbourne since 1979. The centre offers customers an extensive selection of stores, with a strong focus on convenience and value-driven fresh food. Situated approximately 30 kilometres north-east of the Melbourne CBD, Chirnside Park incorporates 111 tenancies including two discount department stores, three supermarkets and an eight-screen Reading Cinema. The centre provides an excellent convenience offer in the north-eastern region of Melbourne.

Key metrics as at 31 December 2023

General

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

Centre details

Total GLA	38,800sqm
Number of tenancies	111
Car parking spaces	2,017
Retail occupancy	100%

Sales information

MAT (per sqm)	\$9,903
Occupancy cost	6.8%
Centre MAT	\$354.9m

Total centre

Specialty

\$13,205
15.2%

Current valuation

Fair value	\$277.3m
Capitalisation rate	6.25%
Valuation type	Independent

Key tenants by area (sqm)

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

Sustainability metrics

NABERS ratings

Energy	5.0
Water	3.0
Waste	N/A
Indoor environment	N/A

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Environmental performance data

Energy Intensity (MJ/m ²)	209
Emissions (kg CO ₂ -e/m ²)	-2
Water (Litres/m ³)	613
Waste (% recycled/diverted)	27



Macarthur Square, New South Wales

Macarthur Square is located in Campbelltown, 50 kilometres south-west of the Sydney CBD, in an area of strong population growth. The centre provides customers with a unique retail, entertainment and community destination. The centre incorporates 321 tenancies including a David Jones department store, two discount department stores, three supermarkets and a cinema entertainment offer. The centre also includes international retailers H&M, JD Sport, Sephora and Uniqlo. Macarthur Square is jointly owned with Australian Prime Property Fund Retail and is managed by Lendlease.

Key metrics as at 31 December 2023

General

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

Current valuation

Fair value	GWSCF: \$493.5m
Capitalisation rate	5.75%
Valuation type	Independent

Centre details

Total GLA	108,100sqm
Number of tenancies	321
Car parking spaces	4,124
Retail occupancy	99.6%

Key tenants by area (sqm)

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

Sales information

	Total centre	Specialty
MAT (per sqm)	\$7,209	\$10,045
Occupancy cost	9.9%	14.8%
Centre MAT	\$720.6m	

Sustainability metrics¹

NABERS ratings

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

Environmental performance data

Energy Intensity (MJ/m ²)	273
Emissions (kg CO ₂ -e/m ²)	50
Water (Litres/m ³)	1,040
Waste (% recycled/diverted)	47

Carbon neutral delivery

Operating	2025
Climate Active carbon neutral (Buildings)	2025

Green Star ratings

Performance	2
Design & As Built	N/R

1. Carbon neutral targets for externally managed assets to be agreed with the co-owners.



Northland Shopping Centre, Victoria

Northland Shopping Centre is located in East Preston, 11 kilometres north of Melbourne's CBD. The centre incorporates 275 tenancies including a Myer department store, two discount department stores, three supermarkets and a cinema entertainment offer. The centre also includes several international retailers including H&M, Uniqlo, JD Sport and Sephora. The centre is located in a rapidly growing trade area supported by strong income growth. Northland Shopping Centre is jointly owned with, and managed by Vicinity Centres.

Key metrics as at 31 December 2023

General

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

Centre details

Total GLA	97,800sqm
Number of tenancies	275
Car parking spaces	4,640
Retail occupancy	99.4%

Sales information

MAT (per sqm)	\$7,190
Occupancy cost	9.2%
Centre MAT	\$659.7m

Total centre

Specialty

\$10,687
14.2%

Current valuation

Fair value	GWSCF: \$423.5m
Capitalisation rate	5.88%
Valuation type	Independent

Key tenants by area (sqm)

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

Sustainability metrics¹

NABERS ratings

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

Carbon neutral delivery

Operating	2025
Climate Active carbon neutral (Buildings)	2025

Environmental performance data

Energy Intensity (MJ/m ²)	442
Emissions (kg CO ₂ -e/m ²)	58
Water (Litres/m ³)	819
Waste (% recycled/diverted)	39

Green Star ratings

Performance	4
Design & As Built	N/R

1. Carbon neutral targets for externally managed assets to be agreed with the co-owners.



Parkmore Shopping Centre, Victoria

Parkmore Shopping Centre is a regional shopping centre offering an extensive selection of stores and services in a modern and convenient environment. The centre is located 35 kilometres from the Melbourne CBD, in the suburb of Keysborough and has been servicing the Eastern suburbs of Melbourne since 1973. Parkmore Shopping Centre incorporates 125 tenancies including two discount department stores and two supermarkets as well as a strong convenience and service offering.

Key metrics as at 31 December 2023

General

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

Centre details

Total GLA	36,900sqm
Number of tenancies	125
Car parking spaces	2,519
Retail occupancy	99.5%

Sales information

MAT (per sqm)	\$9,008
Occupancy cost	8.1%
Centre MAT	\$308.0m

Total centre

Specialty

\$12,570
13.3%

Current valuation

Fair value	\$291.0m
Capitalisation rate	6.25%
Valuation type	Independent

Key tenants by area (sqm)

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

Sustainability metrics

NABERS ratings

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

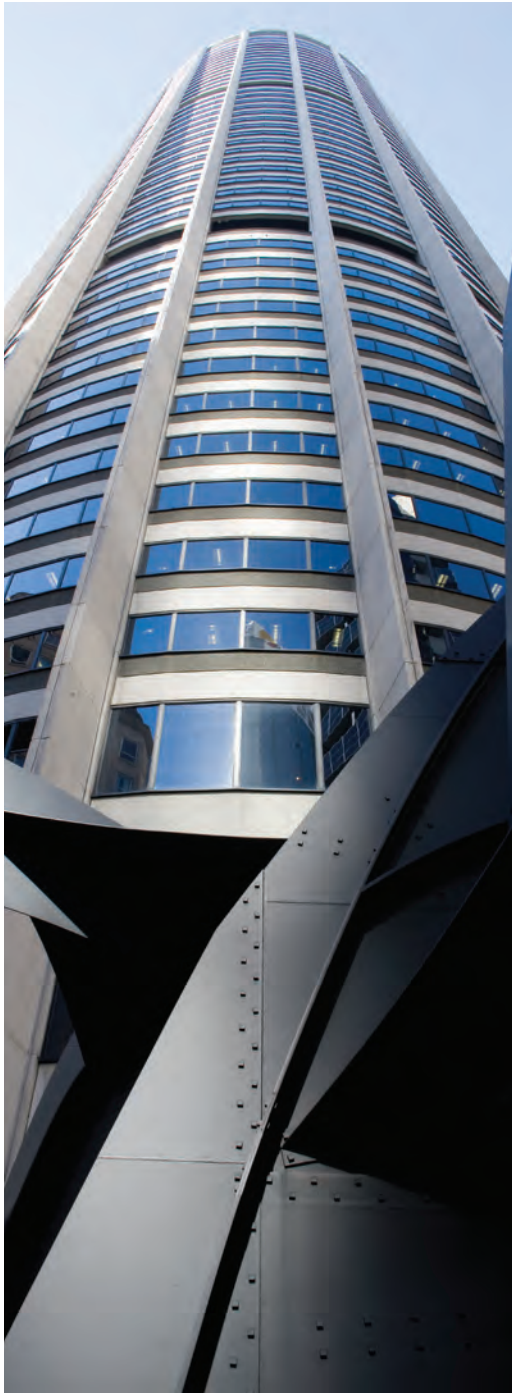
Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Environmental performance data

Energy Intensity (MJ/m ²)	242
Emissions (kg CO ₂ -e/m ²)	-5
Water (Litres/m ³)	486
Waste (% recycled/diverted)	38

Office



Australia Square, 264 George Street, Sydney

An iconic Sydney landmark, Australia Square is situated in the core of Sydney's CBD, spanning George, Bond and Pitt Streets, and Curtin Place. The complex comprises the 48 level circular tower building, the adjacent 13 level plaza building, the O Bar revolving restaurant, a retail complex and an external plaza courtyard.

Key metrics as at 31 December 2023

General

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

Property details (NLA)

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

Office tenant details

Number of office tenants	93
WALE (by income)	3.0 years

Current valuation

Fair value	GPT: \$565.5m
Capitalisation rate	5.56%
Valuation type	Independent

Office occupancy

Actual	81.2%
Including signed leases	82.0%
Including heads of agreement	82.0%

Key tenants by income

HWL Ebsworth	7,230sqm
Pinnacle	2,120sqm

Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
14%	9%	36%	19%	9%	11%	2%	0%	0%	0%	0%

Sustainability metrics¹

NABERS ratings	Tower	Plaza	Environmental performance data	Combined	
Energy	4.5	5.0	Energy Intensity (MJ/m ²)	329	
Water	4.5	4.5	Emissions (kg CO ₂ -e/m ²)	0	
Waste	3.0	3.0	Water (Litres/m ³)	742	
Indoor environment	5.0	5.5	Waste (% recycled/diverted)	33	
Carbon neutral delivery	Tower	Plaza	Green Star ratings	Tower	Plaza
Operating	Yes	Yes	Performance	5	5
Climate Active carbon neutral (Buildings)	Certified	Certified	Design & As Built	N/R	N/R

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



2 Park Street, Sydney

2 Park Street is a landmark Premium Grade office building located on the corner of George and Park Streets in Sydney's CBD. Completed in 2000, the 47 level building has large, highly efficient floor plates and upper levels that command panoramic city and harbour views. The asset is linked to a four level retail podium, which is connected to Town Hall Station, offering easy access to public transport across all areas of the Sydney CBD.

Key metrics as at 31 December 2023

General

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

Property details (NLA)

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

Office tenant details

Number of office tenants	23
WALE (by income)	4.5 years

Current valuation

Fair value	GPT: \$770.0m
Capitalisation rate	5.25%
Valuation type	Independent

Office occupancy

Actual	79.2%
Including signed leases	87.6%
Including heads of agreement	90.4%

Key tenants by income

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

Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
17%	1%	7%	6%	45%	2%	10%	10%	0%	3%	0%

Sustainability metrics

NABERS ratings

Energy	5.0
Water	4.5
Waste	3.5
Indoor environment	5.0

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Environmental performance data

Energy Intensity (MJ/m ²)	260
Emissions (kg CO ₂ -e/m ²)	-1
Water (Litres/m ³)	446
Waste (% recycled/diverted)	40

Green Star ratings

Performance	6
Design & As Built	N/R



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

Darling Park is a landmark commercial and retail complex located in Sydney's popular Darling Harbour precinct. The asset comprises two Premium Grade office buildings and a retail and entertainment complex, known as Cockle Bay Wharf. The towers and Cockle Bay Wharf are connected by plazas, galleries and business lounges. Darling Park provides its tenants with a complete environment, including the crescent gardens, waterfront restaurants and cafes. Office floor plates are large and efficient, with expansive water views.

Key metrics as at 31 December 2023

General						Current valuation					
Ownership interest		25% GPT				Fair value			GPT: \$485.9m, GWOF: \$971.8m		
Co-owners		50% GWOF, 25% MWO				Capitalisation rate			DP 1: 5.50%, DP 2: 5.25%		
Acquired		August 2019				Valuation type			Independent		
Asset quality		Premium Grade									
Construction/Refurbishment		DP 1: Completed 1994/Refurbished 2022 DP 2: Completed 1999/Refurbished 2018									
Traditional custodians		Traditional land of the Gadigal people of the Eora nation									
Property details (NLA)						Office occupancy ¹			DP 1		DP 2
Office		101,800sqm				Actual			65.8%		96.0%
Retail		9,900sqm				Including signed leases			69.7%		96.9%
Car parking spaces		642				Including heads of agreement			84.6%		98.8%
Typical floor plate		1,900sqm									
Office tenant details						Key tenants by income					
Number of office tenants		12				CBA			32,220sqm		
WALE (by Income)		DP 1: 2.3 years, DP 2: 5.9 years				IAG			30,670sqm		
Lease expiry profile (by income)											
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
DP 1	37%	6%	45%	0%	0%	7%	0%	6%	0%	0%	0%
DP 2	4%	2%	0%	0%	19%	16%	0%	59%	0%	0%	0%

Sustainability metrics²

NABERS ratings			DP 1	DP 2	Environmental performance data		Combined	
Energy			5.5	5.5	Energy Intensity (MJ/m ²)		248	
Water			4.5	4.5	Emissions (kg CO ₂ -e/m ²)		-2	
Waste			2.5	2.5	Water (Litres/m ³)		346	
Indoor environment			4.0	5.0	Waste (% recycled/diverted)		48	
Carbon neutral delivery			DP 1	DP 2	Green Star ratings		DP 1	DP 2
Operating			Yes	Yes	Performance		6	6
Climate Active carbon neutral (Buildings)			Certified	Certified	Design & As Built		N/R	N/R

1. Landlord operated flexible space of 2,293sqm excluded from occupancy metrics.

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



Eclipse Tower, 60 Station Street, Parramatta

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

Key metrics as at 31 December 2023

General

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

Property details (NLA)

Office	24,700sqm
Retail	600sqm
Car parking spaces	145
Typical floor plate	1,320sqm

Office tenant details

Number of office tenants	11
WALE (by income)	4.1 years

Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
6%	16%	7%	8%	28%	16%	7%	13%	0%	0%	0%

Sustainability metrics

NABERS ratings

Energy	5.0
Water	4.0
Waste	2.0
Indoor environment	N/R

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	\$203.5m
Capitalisation rate	6.50%
Valuation type	Independent

Office occupancy

Actual	70.4%
Including signed leases	75.8%
Including heads of agreement	84.5%

Key tenants by income

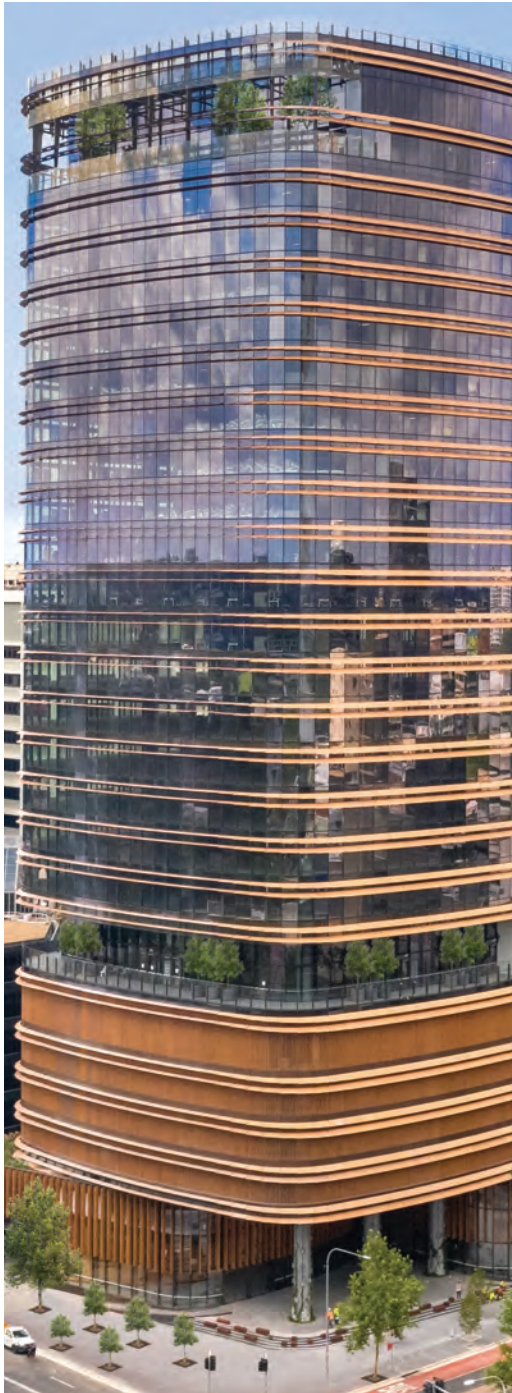
Government Property NSW	3,970sqm
Landcom	3,970sqm

Environmental performance data

Energy Intensity (MJ/m ²)	205
Emissions (kg CO ₂ -e/m ²)	-6
Water (Litres/m ³)	435
Waste (% recycled/diverted)	20

Green Star ratings

Performance	N/R
Design & As Built	N/R



32 Smith, Parramatta

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

Key metrics as at 31 December 2023

General

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

Property details (NLA)

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

Office tenant details

Number of office tenants	9
WALE (by income)	6.7 years

Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
0%	0%	2%	0%	13%	7%	8%	67%	2%	0%	0%

Sustainability metrics

NABERS ratings

Energy	5.5
Water	4.5
Waste	2.0
Indoor environment	N/R

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	\$308.0m
Capitalisation rate	5.75%
Valuation type	Independent

Office occupancy

Actual	84.8%
Including signed leases	87.6%
Including heads of agreement	88.9%

Key tenants by income

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

Environmental performance data

Energy Intensity (MJ/m ²)	184
Emissions (kg CO ₂ -e/m ²)	-2
Water (Litres/m ³)	411
Waste (% recycled/diverted)	17

Green Star ratings

Performance	N/R
Design & As Built	N/R



4 Murray Rose Avenue, Sydney Olympic Park

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

Key metrics as at 31 December 2023

General					Current valuation					
Ownership interest	100% GPT				Fair value	\$128.5m				
Acquired (by GPT)	May 2002				Capitalisation rate	6.00%				
Asset quality	A Grade				Valuation type	Independent				
Construction/Refurbishment	Completed 2018									
Traditional custodians	Traditional land of the Wanngal people									
Property details (NLA)					Office occupancy					
Office	15,600sqm				Actual	98.8%				
Retail	100sqm				Including signed leases	98.8%				
Car parking spaces	232				Including heads of agreement	98.8%				
Typical floor plate	3,010sqm									
Office tenant details					Key tenants by income					
Number of office tenants	6				NSW Rural Fire Service	9,290sqm				
WALE (by income)	6.0 years				Toyota	2,530sqm				
Lease expiry profile (by income)										
2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
0%	0%	10%	2%	0%	22%	66%	0%	0%	0%	0%

Sustainability metrics

NABERS ratings		Environmental performance data	
Energy	5.5	Energy Intensity (MJ/m²)	169
Water	5.5	Emissions (kg CO₂-e/m²)	-2
Waste	1.5	Water (Litres/m³)	290
Indoor environment	N/R	Waste (% recycled/diverted)	15
Carbon neutral delivery		Green Star ratings	
Operating	Yes	Performance	N/R
Climate Active carbon neutral (Buildings)	Certified	Design & As Built	N/R



62 Northbourne Avenue, Canberra

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

Key metrics as at 31 December 2023

General

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

Property details (NLA)

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

Office tenant details

Number of office tenants	1
WALE (by income)	2.5 years

Current valuation

Fair value	\$44.0m
Capitalisation rate	6.75%
Valuation type	Independent

Office occupancy

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

Key tenants by income

Commonwealth of Australia	10,200sqm
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Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%

Sustainability metrics¹

NABERS ratings

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

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Environmental performance data

Energy Intensity (MJ/m ²)	225
Emissions (kg CO ₂ -e/m ²)	-41
Water (Litres/m ³)	403
Waste (% recycled/diverted)	N/A

Green Star ratings

Performance	N/R
Design & As Built	N/R

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



Melbourne Central Tower, 360 Elizabeth Street, Melbourne

Melbourne Central is a landmark office and retail property located in the Melbourne CBD. Melbourne Central Tower is a 51 level, Premium Grade office tower located adjacent to Melbourne Central's retail component. Completed in 1991, the Tower is dominant in the Melbourne skyline, and is occupied by a broad range of industry groups including banking, insurance and technology.

Key metrics as at 31 December 2023

General

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

Property details (NLA)

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

Office tenant details

Number of office tenants	48
WALE (by income)	4.5 years

Current valuation

Fair value	\$741.0m
Capitalisation rate	5.50%
Valuation type	Independent

Office occupancy

Actual	87.2%
Including signed leases	90.8%
Including heads of agreement	92.6%

Key tenants by income

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

Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
16%	15%	8%	4%	13%	5%	5%	25%	10%	0%	0%

Sustainability metrics

NABERS ratings

Energy	5.0
Water	5.0
Waste	2.0
Indoor environment	3.5

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Environmental performance data

Energy Intensity (MJ/m ²)	185
Emissions (kg CO ₂ -e/m ²)	-2
Water (Litres/m ³)	273
Waste (% recycled/diverted)	15

Green Star ratings

Performance	N/R
Design & As Built	N/R



181 William & 550 Bourke Streets, Melbourne

181 William Street & 550 Bourke Street are located in the core of Melbourne's CBD. 181 William Street is a 26 level office tower, 550 Bourke Street is a 19 level office tower and Goldsbrough Village is a retail precinct comprising an undercover retail plaza and laneway which provides pedestrian access between the two office towers.

Key metrics as at 31 December 2023

General						Current valuation				
Ownership interest	50% GPT					Fair value	GPT: \$449.0m			GWO: \$449.0m
Co-owner	50% GWO					Capitalisation rate	5.38%			
Acquired	October 2014					Valuation type	Independent			
Asset quality	A Grade									
Construction/Refurbishment	Completed 2009/Refurbished 2020 (550 Bourke Street) and 2022 (181 William Street)									
Traditional custodians	Traditional land of the Wurundjeri people									
Property details (NLA)						Office occupancy ¹				
Office	76,900sqm					Actual	89.3%			
Retail	4,200sqm					Including signed leases	92.7%			
Car parking spaces	413					Including heads of agreement	93.2%			
Typical floor plate	181 William: 1,920sqm, 550 Bourke: 1,510sqm									
Office tenant details						Key tenants by income				
Number of office tenants	31					IAG	15,220sqm			
WALE (by income)	4.9 years					State of Victoria	12,280sqm			
Lease expiry profile (by income)										
2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
5%	3%	19%	13%	11%	10%	24%	12%	0%	3%	0%

Sustainability metrics²

NABERS ratings	181 William	550 Bourke	Environmental performance data	Combined	
Energy	5.0	4.5	Energy Intensity (MJ/m ²)	208	
Water	5.5	4.5	Emissions (kg CO ₂ -e/m ²)	-5	
Waste	3.0	3.0	Water (Litres/m ³)	238	
Indoor Environment	5.0	5.0	Waste (% recycled/diverted)	26	
Carbon neutral delivery	181 William	550 Bourke	Green Star ratings	181 William	550 Bourke
Operating	Yes	Yes	Performance	N/R	4
Climate Active carbon neutral (Buildings)	Certified	Certified	Design & As Built	5	5

1. Landlord operated flexible space of 3,946sqm excluded from occupancy metrics.

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



One One One Eagle Street, Brisbane

One One One Eagle Street is a Premium Grade, 54 level office tower in Brisbane's prime commercial 'Golden Triangle' precinct. The tower is designed to take advantage of the outstanding location and Brisbane River views.

Key metrics as at 31 December 2023

General		Current valuation								
Ownership interest	33.33% GPT	Fair value			GPT: \$363.3m			GWO: \$726.7m		
Co-owners	66.67% GWO	Capitalisation rate			5.50%					
Acquired	October 2008	Valuation type			Independent					
Asset quality	Premium Grade									
Construction/Refurbishment	Completed 2012									
Traditional custodians	Traditional land of the Yuggera people and the Turrbul people									
Property details (NLA)		Office occupancy ¹								
Office	63,600sqm	Actual			97.4%					
Retail	300sqm	Including signed leases			98.5%					
Car parking spaces	114	Including heads of agreement			98.5%					
Typical floor plate	1,450sqm									
Office tenant details		Key tenants by income								
Number of office tenants	30	EY			7,500sqm					
WALE (by income)	5.0 years	ANZ			7,130sqm					
Lease expiry profile (by income)										
2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
8%	4%	8%	6%	12%	50%	1%	3%	0%	0%	8%

Sustainability metrics

NABERS ratings				Environmental performance data			
Energy	5.5			Energy Intensity (MJ/m ²)	199		
Water	4.5			Emissions (kg CO ₂ -e/m ²)	-3		
Waste	4.0			Water (Litres/m ³)	502		
Indoor environment	5.0			Waste (% recycled/diverted)	52		
Carbon neutral delivery				Green Star ratings			
Operating	Yes			Performance	N/R		
Climate Active carbon neutral (Buildings)	Certified			Design & As Built	6		

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



Liberty Place, 161 Castlereagh Street, Sydney

Liberty Place is a Premium Grade office complex in the heart of the Sydney CBD comprising ANZ Tower, Legion House, 167 Castlereagh Street, an outdoor retail plaza and a car park. The 42 level ANZ Tower features unrivalled harbour and city views and incorporates a dual street frontage connecting Castlereagh and Pitt Streets.

Key metrics as at 31 December 2023

General

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

Property details (NLA)

Office	56,500sqm
Retail	2,900sqm
Car parking spaces	144
Typical floor plate	1,630sqm

Office tenant details

Number of office tenants	13
WALE (by income)	6.5 years

Current valuation

Fair value	GWOF: \$685.0m
Capitalisation rate	5.00%
Valuation type	Independent

Office occupancy

Actual	91.0%
Including signed leases	91.0%
Including heads of agreement	91.0%

Key tenants by income

ANZ	22,600sqm
Herbert Smith Freehills	14,120sqm

Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
0%	0%	4%	0%	40%	9%	9%	0%	0%	37%	0%

Sustainability metrics

NABERS ratings

Energy	5.0
Water	4.5
Waste	3.5
Indoor environment	6.0

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Environmental performance data

Energy Intensity (MJ/m ²)	304
Emissions (kg CO ₂ -e/m ²)	-5
Water (Litres/m ³)	511
Waste (% recycled/diverted)	48

Green Star ratings

Performance	6
Design & As Built	6



Darling Park 3, 201 Sussex Street, Sydney

The Premium Grade Darling Park 3, the third stage of the Darling Park complex, was completed in November 2005. The 18 level Premium Grade building was the first office tower to be rated a 5.0 star Base Building under the NABERS Energy ratings, the highest rating available at the time.

Key metrics as at 31 December 2023

General

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

Property details (NLA)

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

Office tenant details

Number of office tenants	6
WALE (by income)	3.9 years

Current valuation

Fair value	\$525.0m
Capitalisation rate	5.38%
Valuation type	Independent

Office occupancy

Actual	75.2%
Including signed leases	80.1%
Including heads of agreement	80.1%

Key tenants by income

NTT	7,470sqm
Rabobank	6,050sqm

Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
3%	0%	31%	6%	38%	21%	0%	0%	0%	0%	0%

Sustainability metrics

NABERS ratings

Energy	5.5
Water	4.5
Waste	3.5
Indoor environment	4.5

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Environmental performance data

Energy Intensity (MJ/m ²)	244
Emissions (kg CO ₂ -e/m ²)	-2
Water (Litres/m ³)	422
Waste (% recycled/diverted)	39

Green Star ratings

Performance	6
Design & As Built	N/R



580 George Street, Sydney

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

Key metrics as at 31 December 2023

General

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

Property details (NLA)

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

Office tenant details

Number of office tenants	26
WALE (by income)	2.9 years

Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
20%	17%	11%	27%	9%	9%	6%	0%	0%	0%	0%

Sustainability metrics

NABERS ratings

Energy	6.0
Water	4.5
Waste	4.0
Indoor environment	5.0

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	\$615.5m
Capitalisation rate	5.63%
Valuation type	Independent

Office occupancy

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

Key tenants by income

Uber	3,890sqm
ELMO Software	3,830sqm

Environmental performance data

Energy Intensity (MJ/m ²)	313
Emissions (kg CO ₂ -e/m ²)	-5
Water (Litres/m ³)	453
Waste (% recycled/diverted)	41

Green Star ratings

Performance	N/R
Design & As Built	N/R



workplace⁶, 48 Pirrama Road, Sydney

workplace⁶ is a waterfront A Grade six level office building achieving leading standards in environmental design and resource efficiency. The building, which was developed by GPT, was the first office development to achieve 6 Star Green Star ratings for Design and As Built in NSW. The asset features spectacular harbour views, large campus-style floor plates, two levels of basement parking with 135 car spaces and the award-winning Doltone House function centre occupying the waterfront retail.

Key metrics as at 31 December 2023

General

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

Property details (NLA)

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

Office tenant details

Number of office tenants	1
WALE (by income)	4.9 years

Current valuation

Fair value	\$317.5m
Capitalisation rate	5.38%
Valuation type	Independent

Office occupancy

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

Key tenants by income

Google	16,300sqm
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Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%

Sustainability metrics

NABERS ratings

Energy	5.5
Water	5.0
Waste	N/R
Indoor environment	4.5

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Environmental performance data

Energy Intensity (MJ/m ²)	199
Emissions (kg CO ₂ -e/m ²)	-7
Water (Litres/m ³)	319
Waste (% recycled/diverted)	43

Green Star ratings

Performance	N/R
Design & As Built	6



155 Walker Street, North Sydney

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

Key metrics as at 31 December 2023

General

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

Current valuation

Fair value ¹	\$75.0m
Capitalisation rate	7.25%
Valuation type	Independent

Office occupancy

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

Sustainability metrics²

NABERS ratings

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

Carbon neutral delivery

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

Environmental performance data

Energy Intensity (MJ/m ²)	592
Emissions (kg CO ₂ -e/m ²)	71
Water (Litres/m ³)	599
Waste (% recycled/diverted)	18

Green Star ratings

Performance	N/R
Design & As Built	N/R

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

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

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



81 George Street, Parramatta

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

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

Key metrics as at 31 December 2023

General

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

Current valuation

Fair value	\$50.0m
Valuation type	Independent

Office occupancy

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

Sustainability metrics

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

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



91 George Street, Parramatta

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

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

Key metrics as at 31 December 2023

General

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

Current valuation

Fair value	\$53.5m
Valuation type	Independent

Office Occupancy

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

Sustainability metrics

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

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



2 Southbank Boulevard, Melbourne

2 Southbank Boulevard is located on the south bank of the Yarra River in Melbourne. The Premium office tower boasts a contemporary lobby completed in January 2018. The tower also benefits from a piazza which includes a retail area incorporating a café and a supermarket. The tower comprises 37 levels of office accommodation providing CBD and water views.

Key metrics as at 31 December 2023

General

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

Property details (NLA)

Office	53,900sqm
Retail	700sqm
Car parking spaces	537
Typical floor plate	1,860sqm

Office tenant details

Number of office tenants	37
WALE (by income)	4.1 years

Current valuation

Fair value	\$693.0m
Capitalisation rate	5.38%
Valuation type	Independent

Office occupancy

Actual	90.5%
Including signed leases	90.5%
Including heads of agreement	91.8%

Key tenants by income

Ausnet Services	7,690sqm
CUB	6,390sqm

Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
11%	16%	4%	14%	24%	10%	16%	4%	3%	0%	0%

Sustainability metrics

NABERS ratings

Energy	5.0
Water	4.5
Waste	3.0
Indoor environment	N/R

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Environmental performance data

Energy Intensity (MJ/m ²)	256
Emissions (kg CO ₂ -e/m ²)	-4
Water (Litres/m ³)	346
Waste (% recycled/diverted)	31

Green Star ratings

Performance	6
Design & As Built	N/R



8 Exhibition Street, Melbourne

Located at the Eastern or 'Paris' end of Melbourne's CBD, 8 Exhibition Street is a Premium Grade office tower. Central to public transport and road systems, the building offers views over The Domain, Royal Botanic Gardens, Southbank and further out towards Port Phillip Bay.

Key metrics as at 31 December 2023

General

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

Property details (NLA)

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

Office tenant details

Number of office tenants	25
WALE (by income)	2.6 years

Current valuation

Fair value	GWOF: \$310.0m
Capitalisation rate	5.13%
Valuation type	Independent

Office occupancy

Actual	99.1%
Including signed leases	99.1%
Including heads of agreement	99.1%

Key tenants by income

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

Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
16%	11%	36%	28%	5%	3%	1%	0%	0%	0%	0%

Sustainability metrics

NABERS ratings

Energy	4.5
Water	4.5
Waste	3.0
Indoor environment	5.5

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Environmental performance data

Energy Intensity (MJ/m ²)	252
Emissions (kg CO ₂ -e/m ²)	-27
Water (Litres/m ³)	432
Waste (% recycled/diverted)	42

Green Star ratings

Performance	N/R
Design & As Built	N/R



51 Flinders Lane, Melbourne

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

51 Flinders Lane will be constructed to market leading design credentials including targeting a 6 Star Green Star Design & As Built rating from the Green Building Council of Australia, a WELL Platinum Rating for tenant health and wellbeing, a 6.0 Star NABERS Energy Rating, and Climate Active for Buildings carbon neutral certification when completed.

Key metrics as at 31 December 2023

General

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

Current valuation

Fair value	\$150.0m
Valuation type	Independent

Office occupancy

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

Sustainability

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

Note: Artist's impression of proposed future development site.



Queen & Collins, Melbourne

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

Key metrics as at 31 December 2023

General

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

Property details (NLA)

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

Office tenant details

Number of office tenants	23
WALE (by income)	5.0 years

Current valuation

Fair value	\$511.0m
Capitalisation rate	5.13%
Valuation type	Independent

Office occupancy¹

Actual	77.8%
Including signed leases	93.2%
Including heads of agreement	96.0%

Key tenants by income

Afterpay	4,800sqm
Hall & Wilcox	3,590sqm

Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
7%	8%	26%	6%	2%	20%	10%	3%	0%	6%	12%

Sustainability metrics²

NABERS ratings

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

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Environmental performance data

Energy Intensity (MJ/m ²)	346
Emissions (kg CO ₂ -e/m ²)	-10
Water (Litres/m ³)	265
Waste (% recycled/diverted)	54

Green Star ratings

Performance	N/R
Design & As Built	6

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

2. Queen & Collins NABERS ratings have been omitted due to the recent development completion.



150 Collins Street, Melbourne

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

Key metrics as at 31 December 2023

General

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

Current valuation

Fair value	\$251.0m
Capitalisation rate	5.13%
Valuation type	Independent

Property details (NLA)

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

Office occupancy

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

Office tenant details

Number of office tenants	6
WALE (by income)	7.3 years

Key tenants by income

Westpac	14,080sqm
VECCI	2,800sqm

Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
0%	15%	19%	0%	0%	2%	0%	0%	0%	65%	0%

Sustainability metrics

NABERS ratings

Energy	5.0
Water	4.5
Waste	3.0
Indoor environment	6.0

Environmental performance data

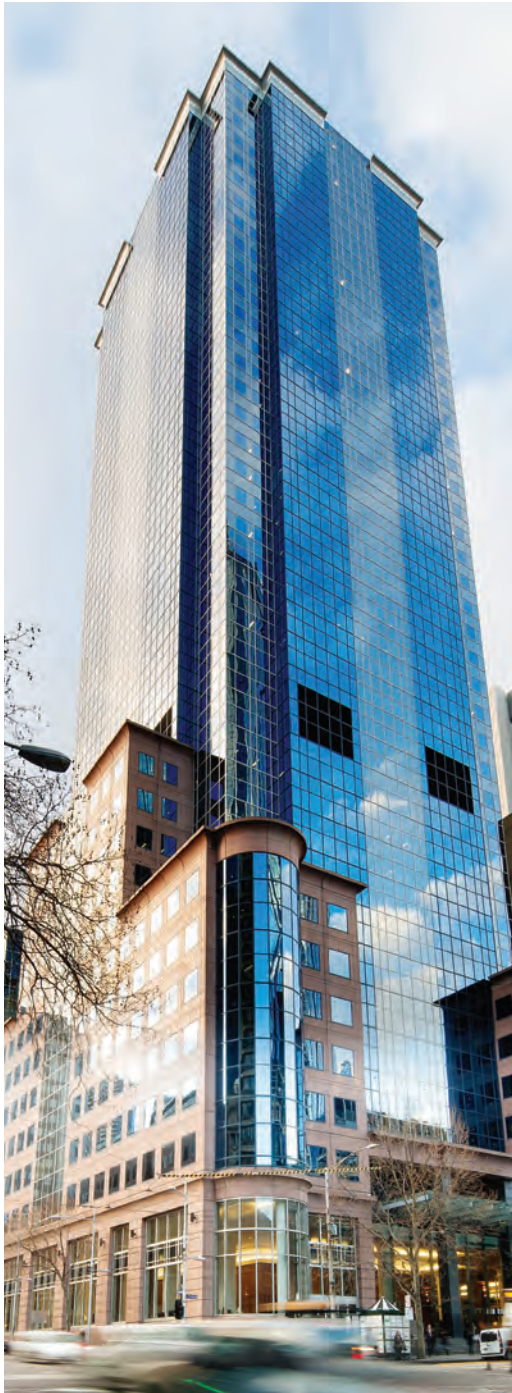
Energy Intensity (MJ/m ²)	249
Emissions (kg CO ₂ -e/m ²)	-5
Water (Litres/m ³)	381
Waste (% recycled/diverted)	32

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Green Star ratings

Performance	N/R
Design & As Built	6



530 Collins Street, Melbourne

Located in the heart of Melbourne's corporate precinct, on the north east corner of Collins and King Streets, 530 Collins Street is a Premium Grade commercial office building which was completed in 1991. The asset benefits from large, flexible floor plates, a prime location and spectacular city views. Serviced by major public transport routes, 530 Collins Street also has four levels of basement car parking.

Key metrics as at 31 December 2023

General

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

Current valuation

Fair value	\$740.0m
Capitalisation rate	5.50%
Valuation type	Independent

Property details (NLA)

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

Office occupancy¹

Actual	74.4%
Including signed leases	81.4%
Including heads of agreement	83.6%

Office tenant details

Number of office tenants	36
WALE (by income)	4.7 years

Key tenants by income

Suncorp	7,740sqm
Mills Oakley	5,390sqm

Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
12%	1%	11%	13%	12%	11%	27%	8%	0%	2%	2%

Sustainability metrics

NABERS ratings

Energy	4.5
Water	4.5
Waste	3.0
Indoor environment	N/R

Environmental performance data

Energy Intensity (MJ/m ²)	183
Emissions (kg CO ₂ -e/m ²)	-3
Water (Litres/m ³)	315
Waste (% recycled/diverted)	30

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Green Star ratings

Performance	N/R
Design & As Built	N/R

1. Landlord operated flexible space of 340sqm excluded from occupancy metrics.



655 Collins Street, Melbourne

655 Collins Street is an eight level, A Grade office building prominently located on the corner of Collins and Spencer Streets. The asset is situated opposite the major railway and transport hub of Southern Cross Station. The asset was constructed in 2009 and comprises large campus-style floors, all with excellent natural light and strong tenant appeal.

Key metrics as at 31 December 2023

General

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

Property details (NLA)

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

Office tenant details

Number of office tenants	1
WALE (by income)	5.9 years

Current valuation

Fair value	\$153.0m
Capitalisation rate	5.63%
Valuation type	Independent

Office occupancy

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

Key tenants by income

Nine	16,600sqm
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Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%

Sustainability metrics

NABERS ratings

Energy	5.5
Water	5.5
Waste	2.5
Indoor environment	2.5

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Environmental performance data

Energy Intensity (MJ/m ²)	281
Emissions (kg CO ₂ -e/m ²)	-7
Water (Litres/m ³)	203
Waste (% recycled/diverted)	19

Green Star ratings

Performance	N/R
Design & As Built	5



750 Collins Street, Melbourne

750 Collins Street is an A Grade office building completed in 2007. Situated in Melbourne’s dynamic Docklands precinct, the property occupies a 7,700sqm site on the corner of Collins Street and Batmans Hill Drive. The property comprises a 10 level campus-style building with super sized floor plates of approximately 5,660sqm, featuring excellent natural light to each elevation.

Key metrics as at 31 December 2023

General				Current valuation						
Ownership interest	100% GWOF			Fair value	\$448.0m					
Acquired	May 2014			Capitalisation rate	5.25%					
Asset quality	A Grade			Valuation type	Independent					
Construction/Refurbishment	Completed 2007/Refurbished 2020									
Traditional custodians	Traditional land of the Wurundjeri people									
Property details (NLA)				Office occupancy						
Office	41,400sqm			Actual	100.0%					
Retail	N/A			Including signed leases	100.0%					
Car parking spaces	422			Including heads of agreement	100.0%					
Typical floor plate	5,660sqm									
Office tenant details				Key tenants by income						
Number of office tenants	1			Monash College	41,400sqm					
WALE (by income)	11.8 years									
Lease expiry profile (by income)										
2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%

Sustainability metrics

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



800/808 Bourke Street, Melbourne

800 & 808 Bourke Street was completed in 2004 and is located on a prime, north-facing waterfront site in the Docklands Precinct in Melbourne. The asset embodies the key design elements of a modern workplace such as large open plan floors, open atria, operable windows, balconies, terraces, sunshades and extensive use of natural light.

Key metrics as at 31 December 2023

General

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

Property details (NLA)

Office	60,000sqm
Retail	1,400sqm
Car parking spaces	416
Typical floor plate	3,500sqm

Office tenant details

Number of office tenants	2
WALE (by income)	5.4 years

Current valuation

Fair value	\$515.0m
Capitalisation rate	5.63%
Valuation type	Independent

Office occupancy

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

Key tenants by income

NAB	35,300sqm
Commonwealth of Australia	24,690sqm

Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
0%	0%	0%	60%	0%	0%	0%	0%	40%	0%	0%

Sustainability metrics

NABERS ratings

Energy	5.0
Water	5.0
Waste	2.0
Indoor environment	N/R

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Environmental performance data

Energy Intensity (MJ/m ²)	194
Emissions (kg CO ₂ -e/m ²)	-5
Water (Litres/m ³)	205
Waste (% recycled/diverted)	24

Green Star ratings

Performance	N/R
Design & As Built	N/R



Riverside Centre, 123 Eagle Street, Brisbane

This landmark complex comprises a 41 level Premium Grade commercial building located in the heart of the 'Golden Triangle' in the Brisbane CBD, designed by one of Australia's leading architects, Harry Seidler. The building incorporates high quality office accommodation, waterfront restaurants, a car park for over 490 cars and an open plaza surrounded by retail accommodation.

Key metrics as at 31 December 2023

General

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

Property details (NLA)

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

Office tenant details

Number of office tenants	45
WALE (by income)	4.5 years

Lease expiry profile (by income)

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+
5%	15%	8%	7%	27%	23%	3%	8%	3%	1%	0%

Sustainability metrics

NABERS ratings

Energy	5.0
Water	4.0
Waste	N/R
Indoor environment	4.5

Carbon neutral delivery

Operating	Yes
Climate Active carbon neutral (Buildings)	Certified

Current valuation

Fair value	\$847.0m
Capitalisation rate	5.63%
Valuation type	Independent

Office occupancy

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

Key tenants by income

Deloitte	7,890sqm
Westpac Group	6,720sqm

Environmental performance data

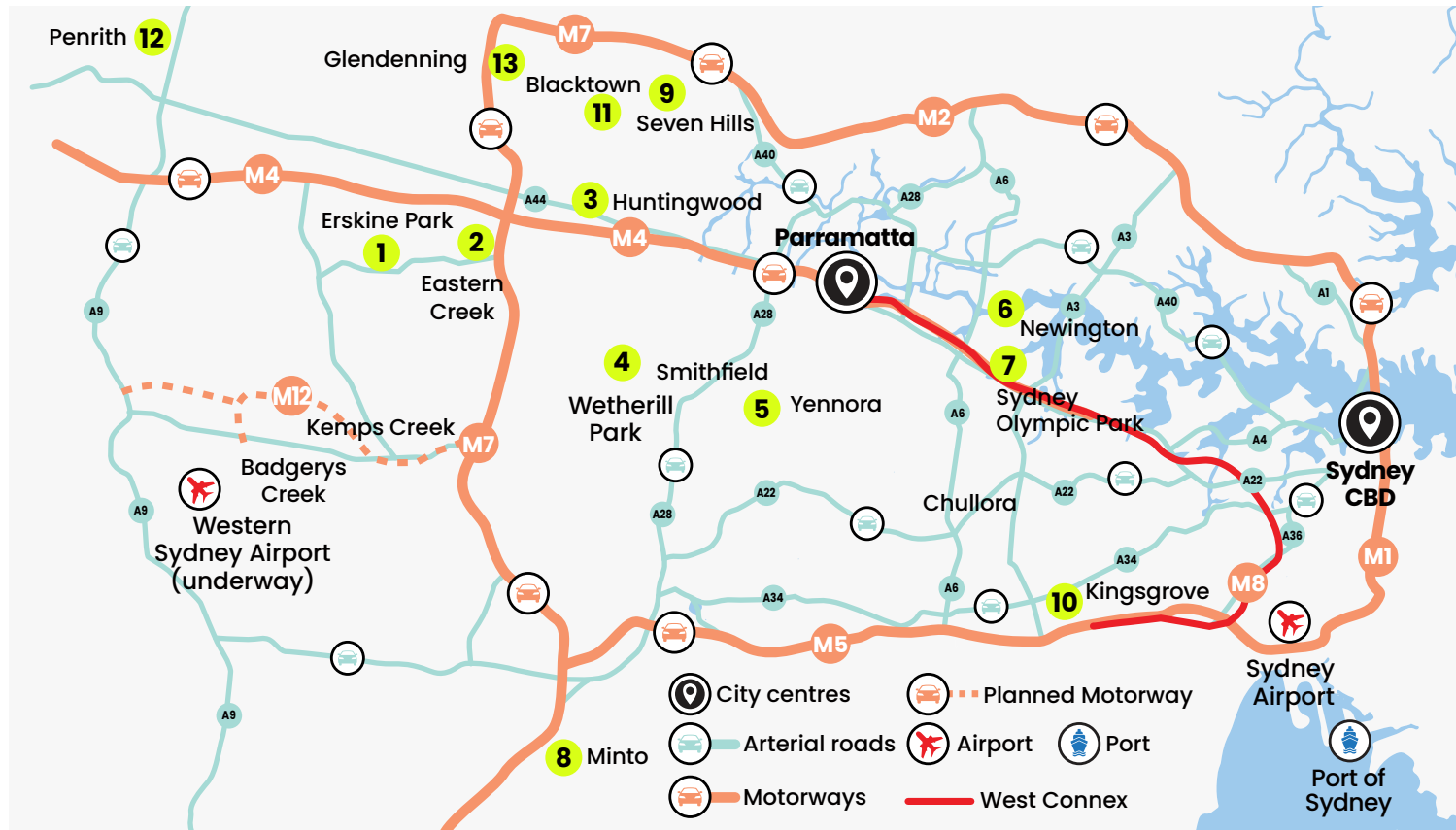
Energy Intensity (MJ/m ²)	272
Emissions (kg CO ₂ -e/m ²)	0
Water (Litres/m ³)	744
Waste (% recycled/diverted)	55

Green Star ratings

Performance	N/R
Design & As Built	N/R

Logistics

New South Wales



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

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



	Property details				Current valuation			Logistics occupancy (By area)				Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	31 Dec 23 Fair Value (\$m)	31 Dec 23 Cap Rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)		
New South Wales													
Eastern Creek – Traditional land of the Darug people													
10 Interchange Drive	100	Aug 2012	15,200	3.0	50.0	4.88	Independent	100.0	100.0	100.0	3.8	Pact Group	Modern warehouse/office facility located in the core market of Eastern Creek. The site benefits from its close proximity to the M4/M7 Motorway Interchange.
54 Eastern Creek Drive	100	Apr 2016	25,400	5.1	77.5	5.00	Independent	100.0	100.0	100.0	1.1	Silk Logistics	Developed by GPT in 2018, the modern warehouse/office facility is located in the core market of Eastern Creek. The site benefits from its close proximity to the M4/M7 Motorway Interchange.
50 Old Wallgrove Road	100	Jun 2016	30,100	5.3	104.0	5.25	Independent	100.0	100.0	100.0	3.1	ACR Supply Partners	Developed by GPT in 2019, the modern warehouse/office facility is located in the core market of Eastern Creek. The site benefits from its close proximity to the M4/M7 Motorway Interchange.
Erskine Park – Traditional land of the Darug people													
16-34 Templar Road	100	Jun 2008	15,200	4.0	82.3	4.75	Independent	100.0	100.0	100.0	5.5	Goodman Fielder	Developed by GPT in 2009, the purpose built warehouse/office facility is located in the core market of Erskine Park. The site benefits from its close proximity to the M4/M7 Motorway Interchange.
36-52 Templar Road	100	Jun 2008	24,500	6.2	148.0	4.88	Independent	100.0	100.0	100.0	11.1	Woolworths Group	Developed by GPT in 2015, the purpose built warehouse/office facility is located in the core market of Erskine Park. The site benefits from its close proximity to the M4/M7 Motorway Interchange.
54-70 Templar Road	100	Jun 2008	21,000	4.3	204.0	5.00	Independent	100.0	100.0	100.0	11.5	Coles Group	Developed by GPT in 2015, the purpose built temperature controlled facility is located in the core market of Erskine Park. The site benefits from its close proximity to the M4/M7 Motorway Interchange.
67-75 Templar Road	100	Jun 2008	12,800	2.3	43.4	4.88	Independent	100.0	100.0	100.0	3.1	Flexible Logistics	Developed by GPT in 2010, the modern warehouse/office facility is located in the core market of Erskine Park. The site benefits from its close proximity to the M4/M7 Motorway Interchange.
29-55 Lockwood Road	100	Jun 2008	32,200	8.8	149.0	4.75	Independent	100.0	100.0	100.0	6.0	FedEx	Developed by GPT in 2014, the modern warehouse/office facility is located in the core market of Erskine Park. The site benefits from its close proximity to the M4/M7 Motorway Interchange.
57-87 & 89-99 Lockwood Road	100	Jul 2019	37,700	9.2	141.5	4.88	Independent	100.0	100.0	100.0	8.2	Rondo CSR	The asset comprises two modern warehouse/office facilities located in the core market of Erskine Park. The site benefits from its close proximity to the M4/M7 Motorway Interchange.
Penrith – Traditional land of the Darug people													
128 Andrews Road	100	Jul 2019	50,200	12.1	105.0	5.25	Independent	100.0	100.0	100.0	6.7	Visy Glass	Developed by GPT in 2020, the purpose built warehouse/office facility is strategically located adjacent to the occupier's manufacturing operations. The site benefits from its close proximity to the M4, Great Western Highway and Northern Road.

	Property details				Current valuation		Logistics occupancy (By area)					Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	31 Dec 23 Fair Value (\$m)	31 Dec 23 Cap Rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)		
New South Wales													
Glendenning – Traditional land of the Darug people													
42 Cox Place	100	Dec 2019	17,200	3.1	55.0	4.75	Independent	100.0	100.0	100.0	7.2	Total Tyres	Developed by GPT in 2021, the warehouse/office facility is located in the core market of Glendenning. The site benefits from its close proximity to the M4/M7 Motorway Interchange.
Minto – Traditional land of the Dharawal people													
407 Pembroke Road ^l	50	Oct 2008	15,400	4.6	47.8	4.63	Independent	100.0	100.0	100.0	0.9	Unilever	The purpose built, temperature controlled facility is located in the core market of Minto. The site benefits from its close proximity to the M5 & M7 motorways.
Newington – Traditional land of the Wanngal people													
4 Holker Street	100	Mar 2006	7,400	0.7	43.0	5.88	Independent	100.0	100.0	100.0	2.7	TPG Telecom	The high-tech data and business recovery centre is located within close proximity of the Parramatta CBD. The facility has benefited from significant infrastructure upgrades undertaken by GPT and the operator throughout its occupation.
Sydney Olympic Park – Traditional land of the Wanngal people													
Sydney Olympic Park Town Centre	100	Jun 2010/ Apr 2013	9,200	2.1	56.4	N/A	Internal	91.4	91.4	91.4	3.9	Precise Air Group NSW Ambulance	3 Figtree Drive and 6 Herb Elliot Avenue are two existing low rise warehouse/office facilities. The combined site provides potential future mixed use redevelopment opportunities being located directly adjacent the future Sydney Olympic Park Metro Station. Both assets are held as inventory.
Quad 1	100	Jun 2001	4,700	0.9	24.0	7.00	Independent	78.0	78.0	92.0	2.1	Property NSW Tutt Bryant	High quality office facility located within the integrated office precinct of Sydney Olympic Park, located close to significant infrastructure and public recreational amenities. The asset currently holds a 5.5 star NABERS Energy rating, a 6.0 star NABERS Water rating and a 4.0 star NABERS Waste rating.
Quad 4	100	Jun 2004	7,600	0.8	57.5	6.13	Independent	100.0	100.0	100.0	8.0	ACPE Balanced Investment Group	High quality office facility located within the integrated office precinct of Sydney Olympic Park, located close to significant infrastructure and public recreational amenities. The asset is leased to an education provider.
Wetherill Park – Traditional land of the Darug people													
372-374 Victoria Street	100	Jul 2006	20,500	4.1	51.0	5.50	Independent	100.0	100.0	100.0	1.2	Infrabuild	Warehouse/office facility located in the inner market of Wetherill Park. The site benefits from its close proximity to the Cumberland Highway.

1. Site area and fair value excludes development land.

	Property details				Current valuation		Logistics occupancy (By area)					Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	31 Dec 23 Fair Value (\$m)	31 Dec 23 Cap Rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)		
New South Wales													
Yennora – Traditional land of the Darug people					122.0	5.25	Independent	100.0	100.0	100.0	3.2	Mars Australia	Two modern warehouse/office facilities connected by an integrated breezeway. Yennora is an inner market that benefits from its close proximity to the M4 Motorway and Cumberland Highway.
38 Pine Road	100	Nov 2013	33,200	7.4									
38A Pine Road	100	Nov 2013	4,800	1.1									
					21.3	5.25	Independent	100.0	100.0	100.0	3.2	Westcon Group	Developed by GPT in 2020, the modern warehouse/office facility is located in the inner market of Yennora, benefiting from its close proximity to the M4 Motorway and Cumberland Highway.
Seven Hills – Traditional land of the Darug people					76.8	5.25	Independent	100.0	100.0	100.0	4.3	Laing O'Rourke Australia Post	Developed by GPT in 2017, the modern dual tenancy warehouse/office facility is located in the inner market of Seven Hills. The site benefits from its close proximity to the M7 & M2 motorways.
18-24 Abbott Road	100	Oct 2006	18,100	4.0									
Huntingwood – Traditional land of the Darug people					65.0	4.63	Independent	100.0	100.0	100.0	3.6	IVE Group	The warehouse/office facility was significantly repositioned by GPT in 2017. Huntingwood is a core market, benefiting from its close proximity to the M4 & M7 motorways.
1A Huntingwood Drive	100	Oct 2016	21,100	3.9									
1B Huntingwood Drive	100	Oct 2016	11,300	3.1									
					38.4	4.88	Independent	100.0	100.0	100.0	1.7	Cahill Transport	Developed by GPT in 2018, the modern warehouse/office facility is located in the core market of Huntingwood. The site benefits from its close proximity to the M4 & M7 motorways.
Kingsgrove – Traditional land of the Bidjigal people of the Eora nation								100.0	100.0	100.0	6.6	Disability Services Australia	The warehouse/office facility is located in the inner market of Kingsgrove. The site benefits from its close proximity to the M5 Motorway.
104 Vanessa Street	100	May 2019	7,100	1.2	33.8	5.00	Independent						
Blacktown – Traditional land of the Darug people					46.0	5.50	Independent	100.0	100.0	100.0	2.0	Snack Brands Australia	Warehouse/office facility located in the inner market of Blacktown. The site benefits from its close proximity to the M7 & M2 motorways.
30-32 Bessemer Street	100	May 2019	20,100	4.5									
Thornton – Traditional land of the Wonnarua people					3.7	5.75	Independent	100.0	100.0	100.0	6.8	COPE Sensitive Freight	Modern warehouse facility located approximately 25 kilometres north-west of Newcastle. The site benefits from its close proximity to the New England Highway and M1 Motorway.
21 Pipeclay Avenue	100	Nov 2021	1,400	0.5									

Victoria



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



Property details					Current valuation			Logistics occupancy (By area)					Key tenants	Description	
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	31 Dec 23 Fair Value (\$m)	31 Dec 23 Cap Rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)				
Victoria															
Altona North – Traditional land of the Bunurong people															
Citiwest Industrial Estate	100	Aug 1994	90,100	20.2	159.4	5.45	Independent	92.4	92.4	100.0	2.9	Super Retail Group Dutton Garage	The estate comprises six warehouse/office facilities leased to a number of national occupiers. Altona North is an inner market, benefiting from its close proximity to the Western Ring Road and Westgate Freeway.		
Sunshine – Traditional land of the Wurundjeri people															
Sunshine Business Estate	100	Jan 2018	52,800	8.9	107.0	5.38	Independent	100.0	100.0	100.0	2.9	IVE Group	The estate comprises four modern warehouse/office facilities and is leased to a single occupier. Sunshine is an inner market, benefiting from its close proximity to the Western Ring Road and Westgate Freeway.		
Brooklyn – Traditional land of the Bunurong people															
521 Geelong Road	100	Nov 2021	12,600	5.2	44.0	N/A	Independent	100.0	100.0	100.0	5.3	Tasman Logistics Services	The site currently holds a warehouse/office facility and the 5.2 hectare site provides long term redevelopment opportunities. Brooklyn is an inner market, providing nearby access to the Westgate Freeway and Port of Melbourne.		
Derrimut – Traditional land of the Bunurong people															
396 Mount Derrimut Road	100	Nov 2018	10,700	1.9	20.5	5.50	Independent	100.0	100.0	100.0	2.0	Mesh & Bar	Modern warehouse/office facility located in the core market of Derrimut. The site benefits from its close proximity to the Western Ring Road.		
40 Fulton Drive	100	Nov 2021	6,500	2.1	16.0	5.25	Independent	100.0	100.0	100.0	6.8	COPE Sensitive Freight	Modern warehouse/office facility located in the core market of Derrimut. The site benefits from its close proximity to the Western Ring Road.		
Truganina – Traditional land of the Bunurong people															
21 Shiny Drive	100	Nov 2018	26,500	4.2	50.5	5.00	Independent	100.0	100.0	100.0	2.5	Godfrey Hirst Petstock	Developed in 2019 and forming part of GPT’s Gateway Logistics Hub estate, the modern warehouse/office facility is located in the core market of Truganina. The estate benefits from its close proximity to the Western Ring Road.		
2 Prosperity Street	100	Nov 2018	24,000	3.9	50.0	5.25	Independent	100.0	100.0	100.0	3.0	DHL	Developed in 2021 and forming part of GPT’s Gateway Logistics Hub estate, the modern warehouse/office facility is located in the core market of Truganina.		
24A & 24B Niton Drive	100	Jul 2019	27,300	5.0	57.5	5.25	Independent	100.0	100.0	100.0	4.0	Nature’s Best Daikin	Developed in 2023 and forming part of GPT’s Gateway Logistics Hub estate, the modern warehouse/office facility is located in the core market of Truganina.		
25 Niton Drive	100	Jul 2019	29,800	4.5	62.0	5.50	Independent	100.0	100.0	100.0	2.7	The Hut Group	Developed in 2021 and forming part of GPT’s Gateway Logistics Hub estate, the modern warehouse/office facility is located in the core market of Truganina.		
30 Niton Drive	100	Jul 2019	31,700	5.1	71.0	5.25	Independent	100.0	100.0	100.0	0.4	BTI Logistics	Developed in 2023 and forming part of GPT’s Gateway Logistics Hub estate, this modern warehouse/office facility is located in the core market of Truganina.		

	Property details				Current valuation		Logistics occupancy (By area)					Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	31 Dec 23 Fair Value (\$m)	31 Dec 23 Cap Rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)		
Victoria													
1 Botero Place	100	May 2020	23,800	4.9	50.0	5.13	Independent	100.0	100.0	100.0	6.4	DHL	Purpose built for DHL, the temperature controlled warehouse and office is located in the core market of Truganina. The site benefits from its close proximity to the Western Ring Road.
Foundation Estate	100	Dec 2020	44,100	9.4	125.3	5.25	Independent	100.0	100.0	100.0	6.2	Laverton Cold Storage Couriers Please	The estate comprises five modern warehouse/office facilities located in the core market of Truganina. The site benefits from its close proximity to the Western Ring Road.
143 Foundation Road	100	Dec 2020	10,700	2.0	21.5	5.25	Independent	100.0	100.0	100.0	5.6	Interior Secrets	Developed by GPT in 2022, the modern warehouse/office facility is located in the core market of Truganina. The asset has been certified upfront embodied carbon neutral by the Green Building Council of Australia and Climate Active, and has achieved a 6 Star Green Star Design & As Built rating.
399 Boundary Road	100	Dec 2018	11,900	2.4	28.3	5.25	Independent	100.0	100.0	100.0	5.2	Krueger Transport Equipment	Modern warehouse/office facility located in the core market of Truganina. The site benefits from its close proximity to the Western Ring Road.
Tarneit – Traditional land of the Bunurong people													
1 Hurst Drive	50.1	Apr 2021	70,100	11.4	64.1	5.38	Independent	100.0	100.0	100.0	8.5	HB Commerce	Purpose built for HB Commerce (trading as vidaXL), this facility reached practical completion in 2022. Located in Tarneit in Melbourne’s West, the site benefits from its close proximity to the Western Ring Road. This asset is held in the GPT QuadReal Logistics Trust.
Laverton North – Traditional land of the Bunurong people													
235-239 Boundary Road	100	Aug 2021	33,500	5.7	67.5	5.25	Independent	100.0	100.0	100.0	2.5	Spotlight	This warehouse/office facility is located in the inner market of Laverton North. The site benefits from its close proximity to the Western Ring Road.
79 Cherry Lane	100	Nov 2021	17,000	3.1	38.4	5.00	Independent	100.0	100.0	100.0	14.7	Probiotec Pharma	Purpose built pharmaceutical grade and warehousing facilities located in the inner market of Laverton North. The site benefits from its close proximity to the Western Ring Road.
Knoxfield – Traditional land of the Wurundjeri people													
16 Henderson Road	100	Nov 2021	14,500	2.4	29.0	5.00	Independent	100.0	100.0	100.0	8.8	Prydes Confectionery	The purpose built temperature controlled facility is located in the established mixed-use precinct of Knoxfield. The site benefits from its close proximity to the Eastlink Tollway and Ferntree Gully Road.
Somerton – Traditional land of the Wurundjeri people													
Austrak Business Park ¹	50	Oct 2003	193,700	63.4	214.4	5.88	Independent	100.0	100.0	100.0	2.3	Linfox Coles Group	The business park comprises six modern warehouse/logistics facilities, leased to various national operators, and an intermodal rail terminal. It is located in the core market of Somerton.

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

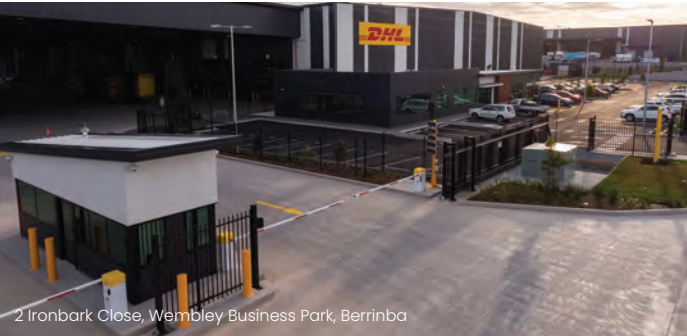
	Property details				Current valuation			Logistics occupancy (By area)				Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	31 Dec 23 Fair Value (\$m)	31 Dec 23 Cap Rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)		
Victoria													
Keysborough – Traditional land of the Bunurong people													
Keylink Estate – South	50.1	Jun 2021	38,100	5.5	44.1	5.13	Independent	100.0	100.0	100.0	8.7	Early Settler	Located at 26–46 Bend Road, this asset reached practical completion in 2022. The asset features a dual tenancy warehouse/office facility, currently occupied by a single tenant. The site is located in the South East market of Keysborough and benefits from its close proximity to the Eastlink Freeway. This asset is held in the GPT QuadReal Logistics Trust.
Keylink Estate – North	50.1	Feb 2022	22,800	4.5	30.8	5.13	Independent	100.0	100.0	100.0	3.8	AFS Logistics Hartman Pacific	Located at 35–45 Bend Road, this asset reached practical completion in 2023 and is made up of three tenancies across two warehouse/office facilities. The site is located in the South East market of Keysborough and benefits from its close proximity to the Eastlink Freeway. This asset is held in the GPT QuadReal Logistics Trust.

Queensland



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

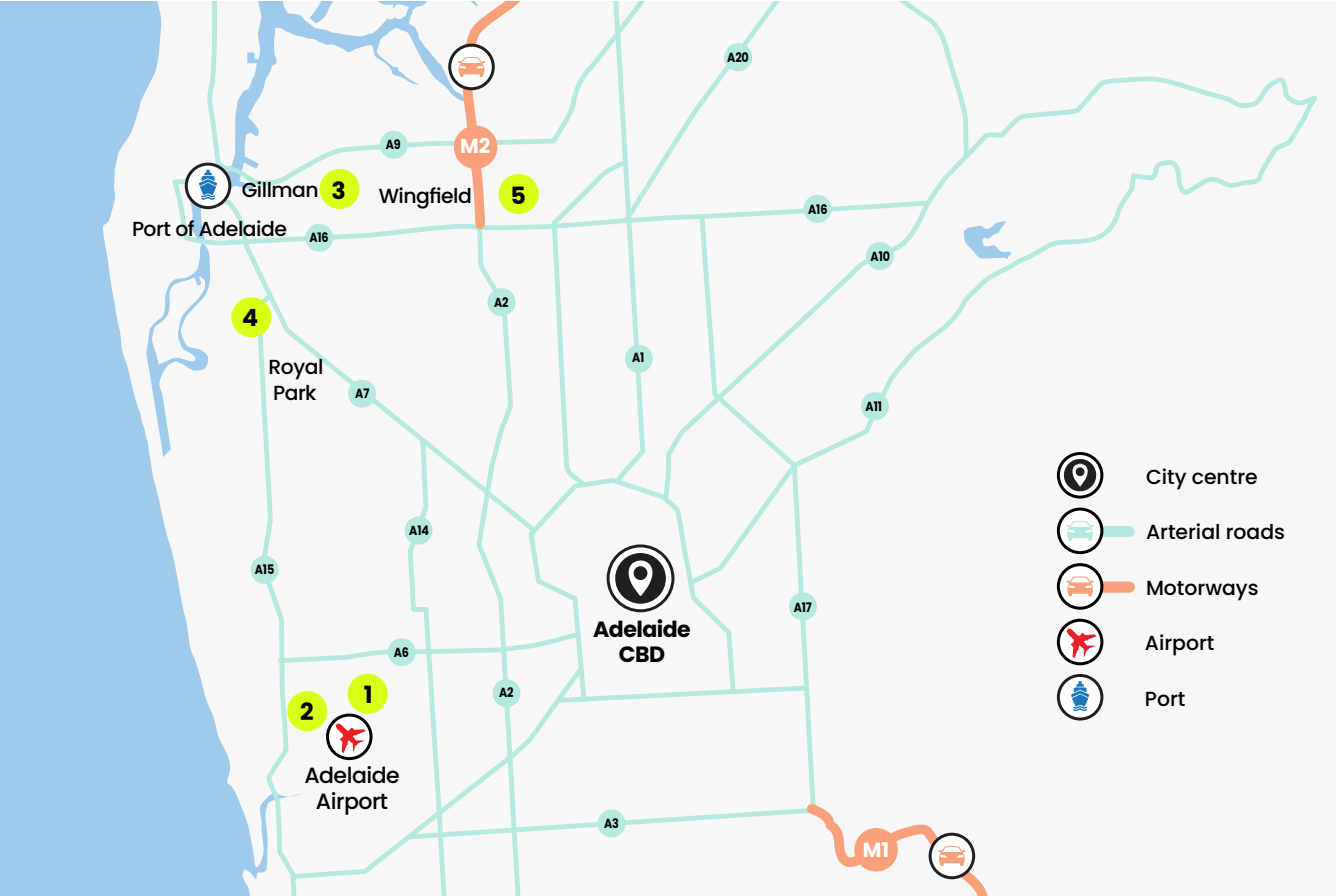
Note: 15 Northern Link Circuit, Townsville is not shown.



	Property details				Current valuation			Logistics occupancy (By area)				Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	31 Dec 23 Fair Value (\$m)	31 Dec 23 Cap Rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)		
Queensland													
Karawatha – Traditional land of the Yuggera people													
59 Forest Way	100	Dec 2012	44,000	13.4	158.0	5.50	Independent	100.0	100.0	100.0	5.2	Toll	Developed by GPT in 2014, the purpose built distribution centre is located in a core market and benefits from its close proximity to the Logan Motorway.
Wacol – Traditional land of the Yuggera and the Turrbul people													
55 Whitelaw Place	100	Dec 2016	5,600	2.1	20.5	5.38	Independent	100.0	100.0	100.0	8.4	Loscam Australia	Developed by GPT in 2017, the purpose built warehouse/office facility is located in a core market and benefits from its close proximity to the Ipswich and Centenary motorways.
100 Metroplex Place	50.1	Mar 2021	17,100	3.5	21.0	5.38	Independent	100.0	100.0	100.0	3.4	Mainfreight Bulk Transport	Developed by GPT in 2022, this asset comprises two modern warehouse/office facilities in the core market of Wacol. This asset is held in the GPT QuadReal Logistics Trust.
149 & 153 Coulson Street	50.1	Jul 2021	17,600	3.2	21.8	5.38	Independent	100.0	100.0	100.0	4.4	Mainfreight	Developed by GPT in 2023, this modern warehouse/office facility is located in the core market of Wacol. This asset is held in the GPT QuadReal Logistics Trust.
Berrinba													
2 Ironbark Close	100	Jun 2015	20,600	4.9	56.5	5.38	Independent	100.0	100.0	100.0	6.2	DHL	Developed by GPT in 2020 as the first stage of Wembley Business Park, the purpose built facility incorporates two warehouses connected by a super-awning. Berrinba is a core market that benefits from its close proximity to the Logan Motorway.
30 Ironbark Close	100	Jun 2015	14,400	3.4	36.6	5.38	Independent	100.0	100.0	100.0	2.9	DHL Windoware	Developed by GPT in 2020 as the second stage of Wembley Business Park, the facility is a dual tenancy warehouse/office facility occupied by two tenants.
1 Wattlebird Court	100	Jun 2015	16,300	3.6	41.5	5.38	Independent	100.0	100.0	100.0	3.5	Mainfreight Nature’s Best	Developed by GPT in 2021 as the third stage of Wembley Business Park, the facility is a dual tenancy warehouse/office facility occupied by two tenants.
2 Wattlebird Court	100	Jun 2015	21,900	4.3	54.0	5.38	Independent	100.0	100.0	100.0	5.3	JB Hi-Fi InterCentral Logistics	Developed by GPT in 2022, as the final stage of the Wembley Business Park estate, the facility is a dual tenancy warehouse/office facility occupied by two tenants.
Crestmead – Traditional land of the Yuggera and the Turrbul people													
102-108 Magnesium Drive	100	Nov 2021	8,800	1.8	22.0	5.50	Independent	100.0	100.0	100.0	8.2	Oxworks	Modern warehouse/office facility located in the core market of Crestmead. The site benefits from its close proximity to the Logan Motorway.
Tingalpa – Traditional land of the Yuggera and the Turrbul people													
248 Fleming Road	100	Nov 2021	5,200	1.0	24.8	5.75	Independent	100.0	100.0	100.0	2.5	Royal Foods	Two temperature controlled facilities located in the inner market of Tingalpa. The site benefits from its close proximity to the Gateway Motorway.

	Property details				Current valuation			Logistics occupancy (By area)				Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	31 Dec 23 Fair Value (\$m)	31 Dec 23 Cap Rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)		
Queensland													
Murarrie – Traditional land of the Yuggera people													
48 Miller Street	100	Nov 2021	4,000	0.8	27.5	6.25	Independent	100.0	100.0	100.0	4.9	Tritium	Modern laboratory/warehouse facility located in the inner market of Murarrie. The site benefits from its close proximity to the Gateway Motorway.
Bundamba – Traditional land of the Yuggera and the Turrbul people													
18 Gorrick Court	50.1	Nov 2021	12,500	3.6	17.6	5.38	Independent	100.0	100.0	100.0	4.4	Saab Australia	Purpose built for Saab, this facility reached practical completion in 2022. The asset features two warehouse facilities connected by a breezeway and is located in close proximity to the Warrego and Cunningham highways. This asset is held in the GPT QuadReal Logistics Trust.
22 Hume Drive	50.1	Nov 2021	11,700	1.5	12.9	5.50	Independent	0.0	0.0	0.0	N/A	N/A	Developed by GPT in 2023, this modern warehouse/ office facility is located in close proximity to the Warrego and Cunningham highways. This asset is held in the GPT QuadReal Logistics Trust.
Wulkuraka – Traditional land of the Yuggera and the Turrbul people													
4 Enterprise Street	100	Nov 2021	25,900	4.2	90.5	5.00	Independent	100.0	100.0	100.0	17.7	Asahi	Purpose built manufacturing facility located within close proximity of the Ipswich CBD. The asset benefits from its close proximity to the Warrego Highway.
Townsville – Traditional land of the Bindal and the Wulgurukaba people													
15 Northern Link Circuit	100	Nov 2021	4,800	1.5	24.0	6.00	Independent	100.0	100.0	100.0	8.0	Bega Dairy & Drinks	Purpose built temperature controlled facility completed in 2020. The asset is located in Shaw, approximately 15 kilometres from the Townsville CBD.

South Australia

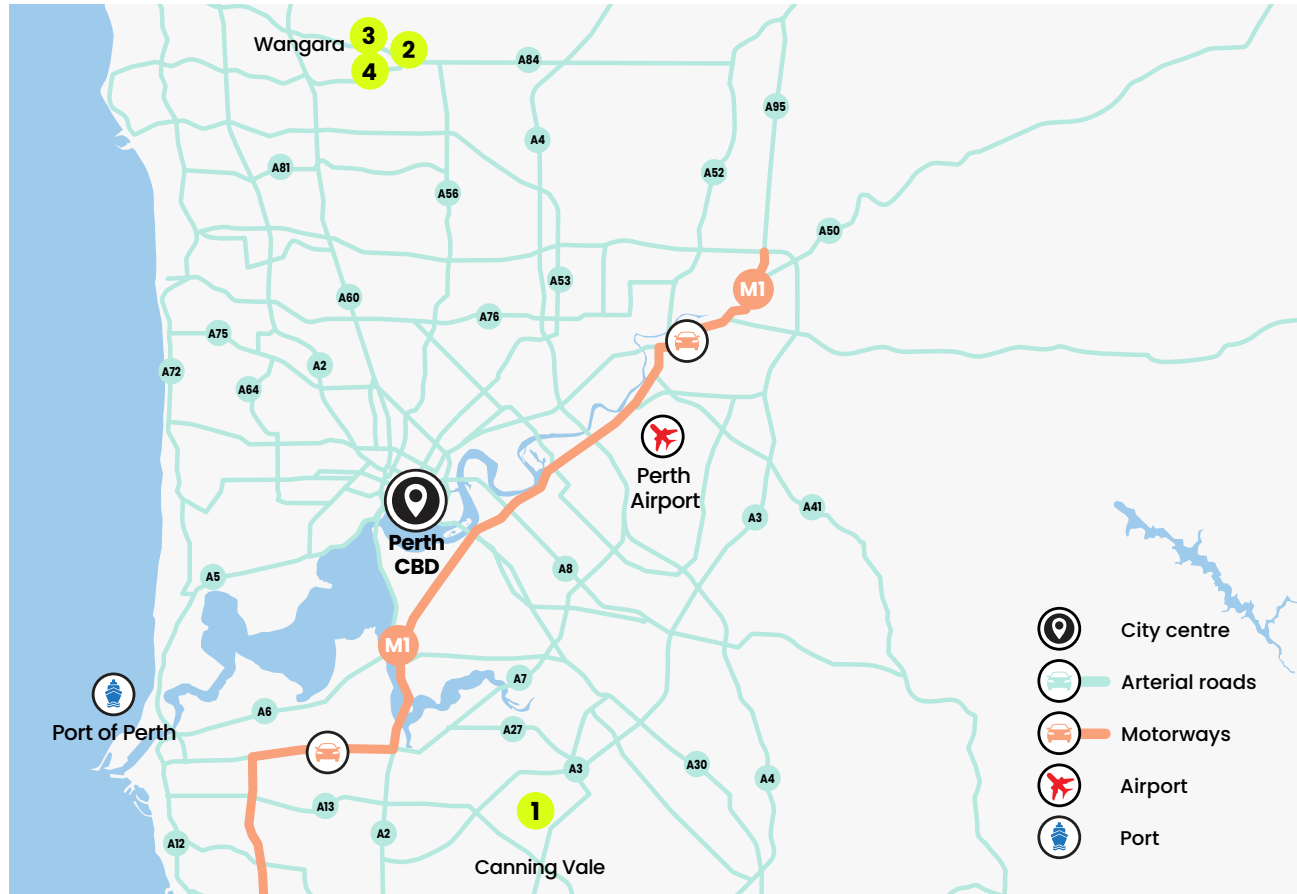


- 1 1 Vimy Avenue, Adelaide Airport
- 2 26 Butler Boulevard, Adelaide Airport
- 3 176 Eastern Parade, Gillman
- 4 1A Symonds Street, Royal Park
- 5 6-10 Senna Road, Wingfield



	Property details				Current valuation			Logistics occupancy (By area)				Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	31 Dec 23 Fair Value (\$m)	31 Dec 23 Cap Rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)		
South Australia													
Adelaide Airport – Traditional land of the Kaurna people													
1 Vimy Avenue	100	Nov 2021	9,800	1.9	16.8	5.75	Independent	100.0	100.0	100.0	5.4	Bunzl Outsourcing Services	Modern warehouse/distribution facility located directly adjacent to the Adelaide Airport and within close proximity of the CBD.
26 Butler Boulevard	100	Nov 2021	6,800	1.5	15.3	5.25	Independent	100.0	100.0	100.0	6.9	Boart Longyear	Modern warehouse/distribution facility located directly adjacent to the Adelaide Airport and within close proximity of the CBD.
Gillman – Traditional land of the Kaurna people													
176 Eastern Parade	100	Nov 2021	6,800	2.4	17.0	5.50	Independent	100.0	100.0	100.0	2.0	Qube Logistics	Refurbished warehouse facility with extensive container rated hardstand areas. It is located within close proximity of the Port of Adelaide.
Royal Park – Traditional land of the Kaurna people													
1A Symonds Street	100	Nov 2021	2,700	0.7	5.2	6.00	Independent	100.0	100.0	100.0	6.8	COPE Sensitive Freight	Warehouse/office facility providing dual side dock access. The site benefits from its proximity to the Port of Adelaide and the CBD.
Wingfield – Traditional land of the Kaurna people													
6-10 Senna Road	100	Nov 2021	13,400	2.9	32.5	5.25	Independent	100.0	100.0	100.0	2.5	GPC Asia Pacific	Modern warehouse/office and showroom facility. The site benefits from its close proximity to the North-South Motorway.

Western Australia



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



	Property details				Current valuation			Logistics occupancy (By area)				Key tenants	Description
	GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)	31 Dec 23 Fair Value (\$m)	31 Dec 23 Cap Rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)		
Western Australia													
Canning Vale – Traditional land of the Whadjuk people of the Noongar nation													
15 Modal Crescent	100	Nov 2021	9,600	3.1	22.3	6.00	Independent	100.0	100.0	100.0	6.8	COPE Sensitive Freight	Modern warehouse/office facility located in the core market of Canning Vale.
Wangara – Traditional land of the Whadjuk people of the Noongar nation													
23 Destiny Way	100	Nov 2021	4,700	3.1	20.5	6.00	Independent	100.0	100.0	100.0	0.7	Global Construction Services	Modern workshop/office facility located in the core market of Wangara.
50 Triumph Avenue	100	Nov 2021	3,700	0.8	8.5	5.75	Independent	100.0	100.0	100.0	2.0	ContiTech Australia	Modern warehouse/office facility located in the core market of Wangara.
56 Triumph Avenue	100	Nov 2021	2,800	0.6	5.5	6.00	Independent	100.0	100.0	100.0	1.7	Glass Processing	Modern warehouse/office facility located in the core market of Wangara.

Australian Capital Territory

Property details					Current valuation			Logistics occupancy (By area)				Key tenants	Description
GPT ownership (%)	Acquired by GPT	GLA (sqm)	Site area (ha)		31 Dec 23 Fair Value (\$m)	31 Dec 23 Cap Rate (%)	Valuation type	Actual (%)	Incl. signed leases (%)	Incl. heads of agreement (%)	WALE by income (Years)		
Australian Capital Territory													
Symonston – Traditional land of the Ngunnawal people													
12 Faulding Street	100	Nov 2021	3,300	0.7	16.6	6.25	Independent	100.0	100.0	100.0	1.1	Telstra Secure & Innovate Group	Two modern warehouse/office facilities located 6 kilometres south-east of the Canberra CBD. The larger facility includes two levels of office, warehouse as well as undercroft and hardstand parking.