Appendix 4D

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

Interim Financial Report
For the half year ended 30 June 2011

Results for announcement to the market

2.1	Total revenues and other income	up	27%	to	$471.0 m
2.2	Profit from operations as assessed by Directors (1)	up	8%	to	$221.5m
2.3	Net profit after income tax expense attributable to stapled security holders	up	67%	to	$243.1m

2.4	Distributions	Amount per stapled security
	June 2011 quarter This distribution was declared on 25 August 2011 and is expected to be paid on 30 September 2011.	4.3 cents
2.5	Record date for determining entitlement to the distributions	6 September 2011
2.6	Brief explanation of any figures in 2.1 to 2.4 necessary to enable the figures to be understood: Refer to the attached announcement for a detailed discussion of GPT Group's results for the half year ended 30 June 2011.	

6.0	Details of individual and total dividends or distribution payments.		Amount per stapled security	Total
	December 2010 quarter	paid 25 March 2011	4.6 cents	$85.4m
	March 2011 quarter	paid 27 May 2011	4.2 cents	$77.9m

7.0	Details of any dividend or distribution reinvestment plans in operation The DRP has been suspended from the September 2008 quarter and will not be available with respect to the June 2011 quarterly distribution. No part of the distribution constitutes conduit foreign income.

9.0	Net tangible assets per security	30 June 2011	31 December 2010
		$3.64	$3.60

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

10.0 Details of entities over which control has been gained or lost during the period

GPT Group has not gained or lost control of entities during the period.

11.0 Details of associates and joint ventures entities

The associate and joint ventures' whose contribution to the GPT Group's net profit / (loss) is considered most significant to understanding the financial statements are detailed below:

Name of associate and joint venture entities	**Contribution to GPT Group's**	
	net profit / (loss)	**net profit / (loss)**
	30-Jun-11	**30-Jun-10**
	$M	**$M**
Joint Ventures		
Entities Incorporated in Australia		
2 Park Street Trust	12.5	22.1
1 Farrer Place Trust	9.9	7.7
Entities Incorporated in United States		
Benchmark GPT LLC / B-VII Operations Holding Co LLC*	2.0	39.9
Associates		
Entities Incorporated in Australia		
GPT Wholesale Shopping Centre Fund	18.8	20.1
GPT Wholesale Office Fund	34.4	30.5
Entities incorporated in The Netherlands		
Dutch Active Fund Propco BV*	(4.8)	(4.2)

Refer to notes 4 (c) and 6 of the Interim Financial Report for names and percentage holdings of each joint venture and associate.
*The results of these entities is included within (Loss) / Profit from discontinued operations in the Statement of Comprehensive Income.