

## Appendix 4E GPT Metro Office Fund

### Annual Financial Report For the period 1 July 2015 to 30 June 2016

#### Results for announcement to the market

<b>2.1</b> Total revenues and other income	up	23.5% to	\$'000	70,296
<b>2.2</b> Profit from operations as assessed by Directors <sup>(1)</sup>	up	3.6% to		20,876
<b>2.3</b> Net profit after income tax expense attributable to Securityholders	up	23.6% to		51,345
<b>2.4</b> Distributions	Amount per security			
3 month period ended 30 June 2016 This distribution was declared on 23 June 2016 and is expected to be paid on 31 August 2016.	3.85 cents			
<b>2.5</b> Record date for determining entitlement to the distributions	30 June 2016			
<b>2.6</b> 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 on the performance of GMF's results for the year ended 30 June 2016.				
<b>3-6</b> A statement of comprehensive income, statement of financial position, a statement of cash flows and a statement of changes in equity Refer to the attached announcement for the Annual Financial Report for the year ended 30 June 2016.				
<b>7.0</b> Details of any individual and total dividends or distribution payments	Amount per security		Total \$'000	
6 months period ended 31 December 2015, paid 29 February 2016	7.65		9,833	
3 months period ended 31 March 2016, paid 29 April 2016	3.85		4,949	
3 months period ended 30 June 2016, to be paid 31 August 2016	3.85		4,949	
<b>8.0</b> Details of any dividend or distribution reinvestment plans in operation Not applicable.				
<b>9.0</b> Net tangible assets per security	30 June 2016		30 June 2015	
	2.33		2.09	
<b>10.0</b> Details of entities over which control has been gained or lost during the period Not applicable.				
<b>11.0</b> Details of joint ventures and associates Not applicable.				
<b>12.0</b> Any other significant information needed by an investor to make an informed assessment of the entity's financial performance and financial position Refer to the attached announcement for a detailed discussion on the performance and financial position of GMF's results for the year ended 30 June 2016.				
<b>14.0</b> A commentary on the results for the year Refer to the attached announcement for a detailed discussion on the performance and financial position of GMF's results for the year ended 30 June 2016.				
<b>15.0</b> This report is based on accounts which have been audited Refer to the independent auditor's report in the attached Annual Financial Report for the year ended 30 June 2016.				

<sup>(1)</sup> Profit from operations attributable to Securityholders represents the Directors' assessment of Funds from Operations (FFO). FFO is a financial measure that represents GMF's underlying and recurring earnings from its operations. This is determined by adjusting statutory profit under Australian Accounting Standards for certain items which are non-cash, unrealised, one-off or capital in nature. FFO has been determined based on guidelines established by the Property Council of Australia. FFO is included in the Directors' Report of the Annual Financial Report.