GPT | METRO OFFICE FUND

ARSN: 169 500 476

Annual Financial Report
Year ended 30 June 2016

The GPT Metro Office Fund (GMF) is a registered scheme, registered and domiciled in Australia.

GPT Platform Limited (ACN 164 839 061; AFSL 442649), a wholly owned subsidiary of GPT Management Holdings Limited, is the Responsible Entity of GMF.

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

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DIRECTORS' REPORT

Year ended 30 June 2016

The Directors of GPT Platform Limited (GPL) (the Board), the Responsible Entity of the GPT Metro Office Fund (GMF), present their report together with the financial statements of GMF for the financial year ended 30 June 2016 and the independent auditor's report thereon.

GMF is a registered scheme, and both GMF and the Responsible Entity are domiciled in Australia. The Responsible Entity's registered office and principal place of business is at Level 51, MLC Centre, 19 Martin Place, Sydney NSW 2000.

1. OPERATING AND FINANCIAL REVIEW

On 4 April 2016 GMF announced an increase in the value of GMF's portfolio following independent valuations of all of GMF's assets at 31 March 2016. The catalyst for this was the earlier receipt of an unsolicited proposal to acquire all of the units in GMF from Growthpoint Properties Australia Limited, as Responsible Entity of Growthpoint Properties Australia Trust (Growthpoint). Since then, competing off market takeover offers to acquire all of the units in GMF have been received from both Growthpoint and Centuria Property Funds Limited as Responsible Entity of the Centuria Metropolitan REIT (Centuria).

These competing offers have been the primary focus of GMF's management team for the last three months of the 2016 financial year and have positively influenced GMF's trading price during that time. Furthermore, the likelihood of a transaction leading to the acquisition of some or all of the units in GMF will have a material impact on GMF's future prospects. These issues are discussed in more detail in the sections on Takeover offers and Prospects that follow.

About GMF

GMF is an Australian real estate investment trust which offers investors an exposure to a quality portfolio of six A-Grade metropolitan and business park office properties located across Sydney, Melbourne and Brisbane.

GMF is an externally managed, ASX-listed real estate investment trust with its Responsible Entity having a majority independent Board. GMF benefits from The GPT Group's (GPT) significant resources and proven expertise in real estate and funds management.

$2.33 Net Tangible Assets (NTA) per unit	100% Australian A-Grade properties	28.1% Net gearing

Strategic plan

GMF seeks to appeal to investors looking for exposure to Australian real estate, with high relative income returns and liquidity and a management team demonstrating best in class governance, capital management and asset management. Furthermore it seeks to build enduring relationships with tenants by solving their property needs with differentiated services.

GMF's strategic objectives are to:

- own quality, Australian metropolitan and business park office properties;
- own properties that have a stable income profile, underpinned by leases to a range of tenants with structured rental growth;
- offer an attractive distribution yield, with a focus on sustainable income returns; and
- maintain a conservative capital structure.

Geographically, GMF may invest in any Australian metropolitan office market excluding the core CBDs of Sydney, Melbourne and Brisbane. Markets within the GMF's investment mandate include:

- properties in Australian metropolitan (non-CBD) office markets (GMF currently owns properties in Fortitude Valley in Brisbane, Qld and Hawthorn in Melbourne, Vic);
- properties in Australian business park precincts (GMF currently owns properties in Sydney Olympic Park in NSW); and
- properties in CBDs excluding Sydney, Melbourne and Brisbane, such as Canberra, Adelaide and Perth.

Portfolio diversity

GMF's asset portfolio is diversified by exposure to different markets and tenants with a range of lease expiries designed to underpin a stable income stream. All six of GMF's assets are classified as A-Grade in quality, as per the Property Council of Australia's 'A Guide to Office Building Quality'.

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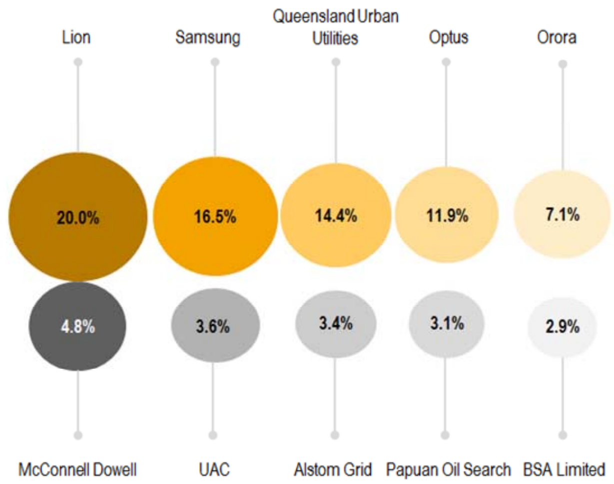
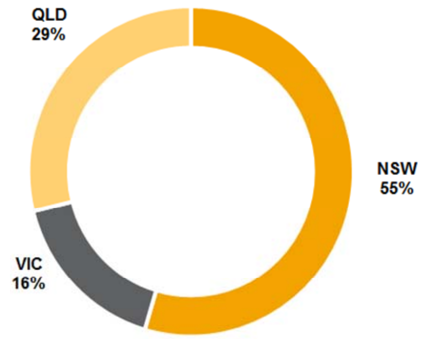
Top Ten Tenants[1]
30 Jun 16



Geographic Weightings
30 Jun 16



(1) Based on gross rent.

Review of operations
Funds from Operations (FFO) 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 in accordance with the guidelines established by the Property Council of Australia.

The following table sets out a reconciliation of FFO to net profit and other comprehensive income:

	1 Jul 15 to 30 Jun 16 $'000	Allotment Date[1] to 30 Jun 15 $'000
Profit and other comprehensive income	**51,345**	**35,748**
Valuation increase	(35,320)	(24,024)
Financial instruments mark to market	3,384	3,510
Change in fair value of rent receivables	(474)	-
Cash received and elected to be distributed[2]	1,647	2,350
Costs associated with current corporate activity	731	-
Other items[3]	(437)	(3,194)
Funds from Operations (FFO)	**20,876**	**14,390**
Distribution	**19,731**	**12,951**
FFO per unit (cents)	16.24	11.28
Distribution per unit (cents)	15.35	10.15

(1) Allotment Date was 29 October 2014.
(2) Includes amounts received under the Quad Guarantee and 3 Murray Rose Avenue rent receivable.
(3) Other items includes straight-lining of rental income and amortisation of lease incentives.

FFO for the financial year of $20,876,000 or 16.24 cents per unit, is in line with guidance which targeted FFO per ordinary unit between 16.10 cents per unit and 16.30 cents per unit.

Operational highlights
- $440,276,000 asset portfolio
- 5.5 years weighted average lease expiry (WALE) by income
- 94.9% office occupancy (including rent receivables and signed leases)

During the financial year, GMF has:
- in Sydney Olympic Park, leased the remaining vacant suite at Quad 2, renewed Scouts Australia's lease and agreed terms to extend the lease to Charles Sturt University by twelve months at Quad 3. Since the end of the financial year GMF has also agreed terms to lease the only vacant space of 253 square metres at Quad 3;
- facilitated the expansion of Samsung's occupation at 3 Murray Rose Avenue into a 115 square metre service centre at ground level, accessible to Samsung's customers;

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- successfully leased 85 square metres of retail space at the Optus Centre in Fortitude Valley, with a lease commencement of 29 September 2016;
- extended the café operator's lease over 124 square metres of the ground floor at Vantage in Hawthorn and successfully leased the remaining 823 square metres on Level 4, with a lease commencement of 25 July 2016; and
- reinvigorated the marketing campaign at Vantage for the vacant floor at level 1 resulting in positive enquiry levels. By the end of the financial year heads of agreement had been entered into with an undisclosed party to lease approximately 1,600 square metres, being just over half of level 1, with a lease commencement date of 1 November 2016.

Distributions

GMF's distribution policy targets a payout ratio of 90% to 100% of FFO.

For the financial year ended 30 June 2016, distributions paid and payable to Unitholders totalled $19,731,000, representing an annual distribution of 15.35 cents. This represents a distribution payout ratio of 94.5% of FFO for the financial year and includes 3.85 cents ($4,949,000) in respect of the June 2016 quarter, which was declared on 23 June 2016 and is expected to be paid on 31 August 2016. Refer to note 5 of the financial statements for details of distributions paid and payable.

The Distribution Reinvestment Plan (DRP) is not active for the June 2016 distribution.

In December 2015, the Board approved a change to the frequency of distributions, with GMF moving to quarterly distributions with effect from March 2016. This policy change was made following feedback from Unitholders' for more frequent payment of distributions, aligning GMF with the broader market for funds of a similar size.

Financial position

	Net Assets 30 Jun 16 $'000	Net Assets 30 Jun 15 $'000	Change %
3 Murray Rose Avenue, Sydney Olympic Park, NSW[1]	91,500	82,750	10.6%
5 Murray Rose Avenue, Sydney Olympic Park, NSW	90,500	80,500	12.4%
Quad 2, Sydney Olympic Park, NSW	29,035	26,500	9.6%
Quad 3, Sydney Olympic Park, NSW	29,346	26,800	9.5%
Vantage, 109 Burwood Road, Hawthorn, Vic	72,846	66,000	10.4%
Optus Centre, 15 Green Square Close, Fortitude Valley, Qld	127,049	119,200	6.6%
	440,276	**401,750**	9.6%
Other assets	5,280	4,790	10.2%
Total assets	**445,556**	**406,540**	9.6%
Borrowings	127,473	119,450	6.7%
Other liabilities	18,170	20,704	-12.2%
Total liabilities	**145,643**	**140,154**	3.9%
Net assets	**299,913**	**266,386**	12.6%
Total number of units on issue	**128,533,501**	**127,600,500**	0.7%
NTA ($)	**2.33**	**2.09**	11.5%

(1) Includes the 3 Murray Rose Avenue rent receivable which has been recorded as a separate financial asset in the Statement of Financial Position.

At 31 December 2015 the portfolio achieved an uplift of $11,178,000 compared to the prior period, primarily driven by the external revaluations of 3 Murray Rose Avenue and 5 Murray Rose Avenue. Subsequently, GMF undertook independent valuations of all of the properties in the portfolio at 31 March 2016. In making this decision GMF was mindful of transaction evidence from recent metropolitan office building sales. At 31 March 2016 a portfolio uplift of $26,322,000 was achieved, as a result of a combination of income growth and tightening in capitalisation rates.

The portfolio at 30 June 2016 is valued at $440,276,000, which represents a $38,526,000 or 9.6% increase above the $401,750,000 portfolio valuation at 30 June 2015. The $38,526,000 uplift includes investment property movements including a valuation uplift of $35,320,000, the movement in the 3 Murray Rose Avenue rent receivable of $(973,000) and $4,179,000 in other items, including operating capital expenditure, lease incentives net of amortisation, net leasing costs and the straight-lining of leases. Refer to note 1 of the financial statements for further details regarding the investment property valuations.

Capital management

- Average cost of debt: 4.6% (2015: 4.8%)
- Net gearing: 28.1% (2015: 28.9%). Target net gearing range is 25.0% to 40.0%
- Weighted average debt maturity: 3.5 years (2015: 3.6 years)

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During the year, GMF renegotiated its debt facilities to extend the maturity dates while reducing the credit margins and fees under the facility. Net gearing (calculated as borrowings less cash divided by total tangible assets less cash) at 30 June 2016 is 28.1%, which is well within GMF's target gearing range of 25.0% to 40.0%. This is consistent with GMF's prudent and disciplined approach to capital management.

Cash flows

The cash balance at 30 June 2016 was $3,285,000.

Operating activities

The following table shows the reconciliation from FFO to the cash flow from operating activities:

	1 Jul 15 to 30 Jun 16 $'000	Allotment Date[1] to 30 Jun 15 $'000
FFO	**20,876**	**14,390**
Add back: Costs associated with equity raising	-	1,961
Add back: Amortisation of debt establishment costs	167	102
Add back: Amortisation of lease costs	40	2
Less: Non-cash revenue adjustments	(1,064)	-
Less: Capitalised interest	-	(1,067)
Less: Costs associated with current corporate activity	(731)	-
Timing differences - change in working capital	1,419	1,478
Cash from operating activities	**20,707**	**16,866**

(1) Allotment Date was 29 October 2014.

Investing activities

There were no acquisitions or disposals during the financial year. Investing activities were limited to capital expenditure on existing investment properties primarily for maintenance.

Financing activities

The primary financing activity for the financial year was the payment of distributions to investors from the cash inflows from operating activities.

Takeover offers

In March 2016, Growthpoint made an unsolicited proposal to acquire all the units in GMF by way of a trust scheme of arrangement. Subsequently, on 24 May 2016 a competing proposal was received from Centuria to also merge by way of a trust scheme of arrangement.

Following the announcement of these separate competing proposals, on 16 June 2016 Centuria made a takeover offer and on 1 July 2016 Growthpoint made a takeover offer and also released its Bidder's Statement, setting out the terms and conditions of its offer. Each party is required to dispatch a Bidder's Statement within two months of making a takeover offer, to which GMF must respond in each case by issuing a separate Target's Statement. Before launching their takeover offers, Growthpoint acquired a 12.98% stake in GMF by purchasing all of the units previously held by GPT and Centuria and its related entities acquired a 16.09% stake in GMF by purchasing units on market.

An Independent Board Committee (IBC), comprising GMF's three Independent Directors, was established by the Board in March 2016 (following receipt of the initial Growthpoint offer) to consider any offers received, act in the best interests of GMF Unitholders and avoid any perceived or potential conflict of interest with GPT. The IBC has retained UBS AG, Australia Branch as financial adviser and Ashurst Australia as legal adviser.

GMF has periodically released announcements to ASX as the competing proposals and takeover offers have progressed. The terms and conditions of each offer (with consideration structures combining scrip and cash elements) will be detailed in each Bidder's Statement. In addition, an Independent Expert's opinion will be provided on whether the offers are fair and reasonable for GMF Unitholders. All GMF Unitholders will therefore receive a Bidder's Statement and a Target's Statement in respect of each of the takeover offers. GMF Unitholders should carefully read each Target's Statement in response to the takeover offers.

The process and conduct of all parties in these circumstances is regulated by the Corporations Act, Takeovers Panel, the Australian Securities and Investments Commission (ASIC) and ASX. At all times the IBC has aimed to ensure that high corporate governance standards have been maintained and that a sound commercial process has been followed, to elicit competitive offers.

Prospects

GMF seeks to appeal to investors looking for exposure to Australian real estate, with high relative income returns and liquidity and a management team demonstrating best in class governance, capital management and asset management. Furthermore it seeks to build enduring relationships with tenants by meeting their property needs with differentiated services.

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GMF's strategic objectives are to:
- own quality, Australian metropolitan and business park office properties;
- own properties that have a stable income profile, underpinned by leases to a range of tenants with structured rental growth;
- offer an attractive forecast distribution yield, with a focus on sustainable income returns; and
- maintain a conservative capital structure.

But for the takeover offers, GMF would expect to continue its business, with its strategic plan looking to maintain a focus on high quality metropolitan office assets and strong capital management as the foundations for long term investment success. However, executing GMF's strategic plan with regards to growing GMF, while being subject to the takeover offers, is difficult. Furthermore, if either Growthpoint or Centuria acquire all the units in the Fund under their respective takeover offers, GMF would be absorbed into the acquiring fund and would not exist in its current form.

Guidance for the 2017 financial year
In the 2017 financial year GMF expects to deliver FFO per ordinary unit of 16.90 cents per unit (includes negotiated heads of agreement and assumes a signed lease over approximately 1,600 square metres of the Level 1 space at Vantage in Hawthorn, where terms have been agreed) with a distribution per ordinary unit of 15.60 cents per unit.

Significant change in state of affairs
The existence of the takeover offers has restricted GMF from fully pursuing its strategic plan with regard to growing GMF. The acquisition of material unitholdings by Growthpoint and Centuria, as well as the disposal by GPT of all of its units, has materially altered the composition of GMF's unit register. In this way, and as otherwise outlined in this Operating and Financial Review, the takeover offers have changed GMF's state of affairs.

Risks
The Board is ultimately accountable for corporate governance and the appropriate management of risk. The Board determines the risk appetite and oversees the risk profile to ensure activities are consistent with GMF's strategy and values. The Audit and Risk Management Committee (ARMC) supports the Board and is responsible for overseeing and reviewing the effectiveness of the risk management framework. The ARMC and through it, the Board, receive reports on GMF's risk management practices and control systems including the effectiveness of GMF's management of its material business risks.

GMF has adopted GPT's risk management framework that incorporates culture, people, processes and systems to enable GMF to realise potential opportunities whilst managing adverse effects. The approach is consistent with Australian/New Zealand Standard AS/NZS ISO 31000:2009: Risk Management.

The key components of the approach include the following:
- the Board, management, employees and contractors all understand their risk management accountabilities, promote the risk awareness and risk management culture and apply risk processes to achieve GMF's objectives;
- specialist risk management expertise is developed and maintained internally and provides coaching, guidance and advice.
- risks are identified and assessed in a timely and consistent manner;
- controls are effectively designed, embedded and assessed;
- material risks and critical controls are monitored and reported to provide transparency and assurance that the risk profile is aligned with GMF's risk appetite, strategy and values. Specifically, the risk management framework includes an annual program of assurance and internal audit activities to provide an independent, objective appraisal of the adequacy and effectiveness of GMF's risk management, including internal controls; and
- results are reported to the ARMC, and through the ARMC, to the Board.

The following table sets out the key inherent risks to GMF's main investment objectives, and the strategies GMF uses to manage them:

Risk	Description	Strategic Impact	Mitigation
Operational performance	Investments do not perform in line with forecast	• Investments deliver lower investment performance than target and/or lower capital growth over time	• High quality property portfolio • Active asset management including regular forecasting and monitoring of performance • Comprehensive asset insurance program • Formal deal management process
	Inability to lease assets in line with forecast	• Investments deliver lower investment performance than target and/or lower capital growth over time	• Diversified tenant base • High quality property portfolio • Experienced leasing team
Market risk	Volatility and speed of changes in market conditions	• Investments deliver lower investment returns than target and/or lower capital growth over time than target	• Holistic capital management • Multi asset portfolio diversified by tenants, building type and geographical market • Monitoring of asset concentration

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Capital management	Re-financing and liquidity risk	• Limits ability to meet debt maturities • Constrains future growth • Limits ability to execute strategy • May impact distributions • Failure to continue as a going concern	• Maintaining a minimum liquidity buffer in cash and surplus committed credit facilities for the forward rolling twelve month period • Different loan tranches
	Interest rate risk – higher interest rate cost than forecast	• Detrimental impact to investment performance • Adversely affect GMF's operating results	• Interest rate exposures are actively hedged
Health and safety	Risk of incidents causing injury to tenants, visitors to the properties, employees and contractors	• Criminal/civil proceedings and resultant reputation damage • Financial impact of remediation and restoration	• Formalised Health and Safety management system including policies and procedures for managing safety • Training and education of employees and contractors
Management	GMF is reliant on the management expertise, support, experience and strategies of the key executives at GPT and other third parties	• Limits the ability to deliver the business objectives	• Management agreements • GPT also provides the following mitigation: • Competitive remuneration • Structured development planning • Succession planning and talent management
Conflicts of Interests Management	GPT's management of properties for different funds and its own balance sheet may lead to conflicts of interest arising	• Failure to source properties for acquisition • Failure to lease existing properties • Resource constraints limit the ability to deliver the business objectives	• Management agreements including Services Deeds, Property Services Agreements and Development Management Agreements • Conflicts Deed setting out protocol for managing conflicts

Risks – Takeover offers

The following table sets out the key risks to GMF arising from the current takeover offers, and the strategies GMF uses to manage them:

Risk	Description	Impact	Mitigation
Corporate Governance	GMF fails to maintain appropriate governance processes and controls when dealing with the Growthpoint and Centuria takeover offers, including non-compliance with the requirements of the Takeovers Panel, the Australian Securities and Investments Commission (ASIC) and ASX	• Unitholders' ability to make appropriate decisions regarding the takeover offers is impeded	• Experienced Board and Management team • External legal advice has been sought to ensure GMF has a clear understanding of the regulatory requirements related to the processes and conduct of all parties involved in the takeover process
	Failure to keep Unitholders and the market informed regarding takeover offers	• Unitholders' ability to make appropriate decisions regarding the takeover offers is impeded	• Regular ASX announcements in accordance with regulatory requirements and good practice
Conflicts of interest	The management of the takeover process may lead to conflicts of interest arising	• Failure to achieve the best possible outcome for Unitholders within the current market	• Only Independent Directors appointed to manage the takeover process • Clearly defined and operationalised Chinese walls maintained between GPT and GMF
Commercial process	Failure to provide appropriate access to all bidders and other potential interested parties to information relating to GMF as a part of the takeover process	• Failure to achieve the best possible outcome for Unitholders within the current market	• Negotiations and deal transparency have resulted in Growthpoint and Centuria publically competing

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Financial	Inadequate management of transaction costs of takeover	• Failure to achieve the best possible outcome for Unitholders within the current market	• Tight management of all takeover costs • Takeover costs expensed as transaction costs in GMF's Statement of Comprehensive Income. These costs are excluded in calculating FFO, as they are one-off in nature • GMF has sufficient debt capacity to cover takeover costs, with the additional interest payments being included in GMF's finance costs. Finance costs are fully reflected in calculating FFO, including guidance forecasts, and the additional interest payments have not had a material impact on FFO
Partial takeover	More than 50.1% but less than 100% of GMF units are acquired by Growthpoint or Centuria	• Growthpoint or Centuria will be able to replace GPL as Responsible Entity of GMF, as well as control the strategic direction of GMF	• GMF Unitholders are encouraged to carefully consider the impact of the takeover offer on GMF as set out in the Target's Statements

2. ENVIRONMENTAL REGULATION

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

GMF is also subject to the reporting requirements of the *National Greenhouse and Energy Reporting Act 2007* (NGER Act) and assigns operational control to GPT Management Holdings Ltd (GMH). The NGER measurement period is 1 July to 30 June. GMH has systems and processes in place for the collection and calculation of the data required which enables submission of a consolidated report to the Department of Climate Change and Energy Efficiency within the legislative deadline. To date GMF has complied with all reporting requirements of the NGER Act.

3. EVENTS SUBSEQUENT TO REPORTING DATE

The Bidder's Statement from Growthpoint was released on 1 July 2016 while the Bidder's Statement from Centuria must be dispatched by 16 August 2016. GMF's Target's Statement in response to the Growthpoint Bidder's Statement will be issued in the week commencing 1 August 2016. GMF will issue its Target's Statement within fifteen days of the Centuria Bidder's Statement being dispatched to GMF Unitholders.

Other than those matters set out in this Directors' Report, the Directors are not aware of any matter or circumstance occurring since 30 June 2016 that has materially or may materially affect the operations of GMF, the results of those operations or the state of affairs of GMF in subsequent financial years.

4. DIRECTORS AND SECRETARY

Information on directors and company secretary

John Atkin – Independent Non-Executive Director and Chairman (appointed August 2014)
John is a professional Non-Executive Director with over 30 years' experience in legal, professional and financial services.

John is a Non-Executive Director of IPH Limited and Integral Diagnostics Limited. John is also the Chairman of the Australian Outward Bound Foundation and a board member of the State Library of New South Wales Foundation.

In previous executive roles, John was the Chief Executive Officer of The Trust Company Limited from 2009 to 2013, Managing Partner of Blake Dawson (now Ashurst) from 2002 to 2008 and prior to that he had 15 years' experience as a mergers and acquisition and equity capital markets partner at Mallesons Stephen Jaques (now King & Wood Mallesons) from 1987 to 2002.

John's qualifications include a Bachelor of Arts (Hons) from the Australian National University, a Bachelor of Laws (Hons) from the University of Sydney and, completion of an Advanced Management Program – INSEAD. John is a Fellow of the Australian Institute of Company Directors.

Justine Hickey – Independent Non-Executive Director (appointed August 2014)
Justine is a professional Non-Executive Director with over 20 years' experience in investments, superannuation and corporate governance.

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Justine is a Director of the Rio Tinto Staff Super Fund and chairs the advisory board of fund manager, DNR Capital Pty Ltd. Previously Justine was a Director of Australian Ethical Investment Ltd and Flagship Investments Ltd. Justine takes an active interest in the not-for-profit sector, chairing RSPCA QLD's Finance and Risk Committee and the YET Foundation.

In previous executive roles, Justine was Manager, Equities at Suncorp Investment Management until 2004 and prior to that a Portfolio Manager at Fleming Investment Management (now JP Morgan Chase) in London.

Justine has a Bachelor of Commerce from the University of Queensland, is a graduate of the Australian Institute of Company Directors and is a member of the CFA Institute.

Justine has been appointed by the Board to chair the Audit and Risk Management Committee.

Paul Say – Independent Non-Executive Director (appointed August 2014)
Paul has over 30 years' experience in commercial and residential asset management, development, and real estate broking with major multinational institutions. He currently maintains a strong network of relationships with the major REITs, broking firms, and pension/financial groups in Australia, Asia, and North America.

Paul is a Non-Executive Director of ALE Property Group, Fraser Industrial and Logistics Trust and Women's Community Shelters NFP.

In previous executive roles, Paul held senior management positions at major REITs, including Chief Investment Officer at DEXUS Property Group, Head of Corporate Finance at Lend Lease Corporation and National Director of Investments at Jones Lang LaSalle.

Paul is a Fellow of the Royal Institute of Chartered Surveyors and a Fellow of the Australian Property Institute. He is also a licensed real estate agent in NSW, Vic and Qld.

Paul's qualifications include a Graduate Diploma in Financial Planning and a Graduate Diploma in Finance and Investment from the Securities Institute of Australia and an Associate Diploma of Real Estate Valuation from the Sydney Technical and Further Education Institute.

James Coyne – Executive Director (appointed July 2013)
James is the General Counsel and Company Secretary of GPT and is responsible for GPT's legal, compliance and governance activities.

James joined GPT in 2004. James' 20 year involvement in the real estate industry has spanned the construction, development, infrastructure and the listed and unlisted funds management sectors. In the funds management sector, James has been involved in fund origination, asset management, developments, capital transactions and capital raisings (debt and equity) at GPT and at Lend Lease Corporation.

James is a member of GPT's Leadership Team, Investment Committee and Treasury Risk Management Committee.

James's qualifications include a Bachelor of Arts and a Bachelor of Laws (Hons) from the University of Sydney and a Diploma in Corporate Governance from the Governance Institute of Australia. James is a graduate of the Australian Institute of Company Directors.

Nicholas Harris – Executive Director (appointed July 2013)
Nicholas is responsible for GPT's funds management platform. He plays a key role in the development of The GPT Group's strategy and is responsible for the Group's research and transactions functions. Nicholas joined GPT in mid-2006. Nicholas has been involved in the Australian property and property funds management industry for over 25 years, including roles at BT Funds Management Limited and Lend Lease Corporation. During his career, Nicholas' roles have included property and asset management, portfolio management, capital transactions and business development.

Nicholas is an Executive Director of GPT Funds Management Limited, the responsible entity for the GPT Wholesale Office Fund and the GPT Wholesale Shopping Centre Fund. Nicholas is a member of the Executive Board of the Asian Association for Investors in Non-listed Real Estate Vehicles (ANREV) and a member of the Property Council of Australia's International and Capital Markets Division Council. He is also a Fellow of the Financial Services Institute of Australasia.

Nicholas is a member of GPT's Leadership Team, Investment Committee and Valuation Committee.

Nicholas' qualifications include a Bachelor of Land Economics (University Medal and First Class Honours) from the University of Technology Sydney, a Graduate Diploma in Applied Finance and Investment from the Securities Institute of Australia and completion of both the Advanced Management Program and Investment Management Workshop at Harvard Business School.

Yasothara Yoganathan – Company Secretary (appointed August 2015)
Yasothara is the company secretary for GPL. Yasothara is responsible for communication with the Board, the coordination of Board and Committee meetings and corporate governance issues. Yasothara is also Senior Legal Counsel for GPT and is responsible for all of the GMF's legal requirements.

Yasothara joined GPT in 2002 and has over 15 years' experience in private practice and in-house legal roles.

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Yasothara's qualifications include a Bachelor of Laws (Hons) and Diploma in Practical Legal Training from Bond University, a Masters of Law from the University of New South Wales and a Diploma in Corporate Governance from the Governance Institute of Australia.

Directorships of listed entities held within the last three years

Director	Listed entity	Type	Appointed	Resigned
John Atkin	Aurizon Holdings Limited	Non-Executive Director	14 September 2010	12 February 2016
	IPH Limited	Non-Executive Director	23 September 2014	Not applicable
	Integral Diagnostics Limited	Non-Executive Director	1 October 2015	Not applicable
Justine Hickey	Australia Ethical Investment Limited	Non-Executive Director	1 March 2007	26 April 2013
Paul Say	Australian Leisure and Entertainment Property Management Limited	Non-Executive Director	24 September 2014	Not applicable

Directors' relevant interests in GMF

Director	Units at 30 Jun 16
John Atkin	75,000
Justine Hickey	50,000
Paul Say	50,000
James Coyne	51,262
Nicholas Harris	550,000

Attendance of directors at meetings
The number of Board meetings, including meetings of Board Committees, held during the financial year and the number of those meetings attended by each Director is set out below:

	Board		Audit and Risk Management Committee		Independent Board Committee	
	Number of meetings attended	Number of meetings eligible to attend	Number of meetings attended	Number of meetings eligible to attend	Number of meetings attended	Number of meetings eligible to attend
Chair	**John Atkin**		**Justine Hickey**		**John Atkin**	
John Atkin	10	10	4	4	29	29
Justine Hickey	10	10	4	4	29	29
Paul Say	10	10	4	4	26	29
James Coyne	10	10	-	-	-	-
Nicholas Harris	9	10	-	-	-	-

5. OTHER DISCLOSURES

Indemnification and insurance of directors, officers and auditor
GMF has not indemnified, nor paid any insurance premiums for, a person who is or has been an officer of the Responsible Entity or an auditor of GMF. Insurance premiums for Directors of the Responsible Entity are paid by GPT.

Non-audit services
During the year KPMG, GMF's auditor, has performed other services in addition to their statutory duties. Details of the amounts paid to the auditor, which includes amounts paid for non-audit services and other assurance services, are set out in note 12 to the financial statements.

The Directors have considered the non-audit services and other assurance services provided by the auditor during the financial year. In accordance with advice received from the ARMC, the Directors are satisfied that the provision of non-audit services by the auditor is compatible with, and did not compromise, the auditor independence requirements of the *Corporations Act 2001* for the following reasons:

- the ARMC reviewed the non-audit services and other assurance services at the time of appointment to ensure that they did not impact upon the integrity and objectivity of the auditor;
- the Board's own review conducted in conjunction with the ARMC, having regard to the Board's policy with respect to the engagement of GMF's auditor; and
- the fact that none of the non-audit services provided by KPMG during the financial year had the characteristics of management, decision-making, self-review, advocacy or joint sharing of risks.

Auditor's independence declaration
A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out on page 13 and forms part of the Directors' Report.

DIRECTORS' REPORT
Year ended 30 June 2016

Rounding
The amounts contained in this report and in the financial statements have been rounded to the nearest thousand dollars unless otherwise stated (where rounding is applicable) under the option available to the entity under *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191*. The entity is an entity to which the instrument applies.

The Directors' Report is signed in accordance with a resolution of the Directors of the Responsible Entity.

John Atkin
Chairman

GPT Platform Limited

James Coyne
Director

Sydney
1 August 2016

Lead Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

To: the directors of GPT Platform Limited, as Responsible Entity of GPT Metro Office Fund

I declare that, to the best of my knowledge and belief, in relation to the audit for the financial year ended 30 June 2016 there have been:

(i) no contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the audit; and

(ii) no contraventions of any applicable code of professional conduct in relation to the audit.

KPMG

KPMG

Paul Thomas
Partner
Sydney
1 August 2016

FINANCIAL STATEMENTS

STATEMENT OF COMPREHENSIVE INCOME
Year ended 30 June 2016

	Note	**1 Jul 15 to 30 Jun 16 $'000**	26 May 14 to 30 Jun 15[1] $'000
Revenue			
Rent from investment properties		**34,410**	32,819
		34,410	32,819
Other income			
Fair value gain on investment properties		**35,320**	23,899
Interest revenue		**566**	202
		35,886	24,101
Total revenue and other income		**70,296**	56,920
Expenses			
Property expenses and outgoings		**5,565**	5,123
Management and other administration costs		**956**	690
Responsible Entity fee	10	**2,589**	1,600
Finance costs		**5,726**	2,508
Transaction costs		**731**	1,961
Fair value loss on derivatives		**3,384**	3,510
Total expenses		**18,951**	15,392
Profit and other comprehensive income		**51,345**	41,528
Basic and diluted earnings per ordinary unit attributable to the unitholders of GMF (cents per unit)	6	**40.0**	53.3

[1] Due to statutory requirements, GMF's first annual financial statements were for the period 26 May 2014 to 30 June 2015, being from the date of registration of the managed investment scheme with the Australian Securities and Investments Commission (ASIC), on 26 May 2014 to the end of GMF's first financial year. Accordingly, in accordance with the reporting requirements of the *Corporations Act 2001*, the comparative period for the financial year ended 30 June 2016 is the period 26 May 2014 to 30 June 2015.

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

STATEMENT OF FINANCIAL POSITION
At 30 June 2016

	Note	30 Jun 16 $'000	30 Jun 15 $'000
ASSETS			
Current assets			
Cash		**3,285**	2,568
Receivables	2	**2,478**	2,806
Prepayments		**375**	303
Total current assets		**6,138**	5,677
Non-current assets			
Investment properties	1	**434,161**	394,662
Receivables	2	**5,257**	6,201
Total non-current assets		**439,418**	400,863
Total assets		**445,556**	406,540
LIABILITIES			
Current liabilities			
Payables	3	**11,276**	17,194
Total current liabilities		**11,276**	17,194
Non-current liabilities			
Borrowings	8	**127,473**	119,450
Derivative liabilities		**6,894**	3,510
Total non-current liabilities		**134,367**	122,960
Total liabilities		**145,643**	140,154
Net assets		**299,913**	266,386
EQUITY			
Contributed equity	4(a)	**251,528**	249,615
Retained earnings	4(b)	**48,385**	16,771
Total equity		**299,913**	266,386

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

GPT METRO OFFICE FUND

STATEMENT OF CHANGES IN EQUITY
Year ended 30 June 2016

	Note	Contributed equity $'000	Retained earnings $'000	Total equity $'000
Equity attributable to Unitholders				
At 26 May 2014	4(a,b)	1	(5,369)	(5,368)
Profit and other comprehensive income		-	41,528	41,528
Transactions with Unitholders in their capacity as Unitholders				
Issue of units	4(a)	255,200	-	255,200
Equity raising costs	4(a)	(5,586)	-	(5,586)
Distributions paid and payable	5	-	(19,388)	(19,388)
At 30 June 2015	4(a,b)	249,615	16,771	266,386
Equity attributable to Unitholders				
At 1 July 2015	4(a,b)	**249,615**	**16,771**	**266,386**
Profit and other comprehensive income		**-**	**51,345**	**51,345**
Transactions with Unitholders in their capacity as Unitholders				
Issue of units	4(a)	**1,913**	**-**	**1,913**
Distributions paid and payable	5	**-**	**(19,731)**	**(19,731)**
At 30 June 2016	4(a,b)	**251,528**	**48,385**	**299,913**

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

STATEMENT OF CASH FLOW

Year ended 30 June 2016

	Note	1 Jul 15 to 30 Jun 16 $'000	26 May 14 to 30 Jun 15 $'000
Cash flows from operating activities			
Cash receipts in the course of operations (inclusive of GST)		**39,431**	38,624
Cash payments in the course of operations (inclusive of GST)		**(10,153)**	(8,037)
Responsible Entity fee paid		**(2,471)**	(381)
Interest received		**94**	200
Site access rent received		**-**	1,376
Transaction costs		**(430)**	-
Finance costs paid		**(5,764)**	(3,001)
Net cash inflows from operating activities	7	**20,707**	28,781
Cash flows from investing activities			
Acquisitions of investment properties		**-**	(124,900)
Acquisition of investment property under development		**-**	(42,500)
Payments for operating capital expenditure on investment properties		**(2,026)**	(2,301)
Payments for development capital expenditure on investment properties		**-**	(37,830)
Net cash outflows from investing activities		**(2,026)**	(207,531)
Cash flows from financing activities			
Proceeds from the issue of units[1]	4(a)	**1,913**	255,200
Equity raising and initial public offering costs paid		**-**	(7,547)
Proceeds from borrowings		**27,856**	119,348
Repayment of borrowings		**(20,000)**	(183,589)
Distributions paid to unitholders		**(27,733)**	(6,437)
Net cash (outflows)/inflows from financing activities		**(17,964)**	176,975
Net increase/(decrease) in cash		**717**	(1,775)
Cash at the beginning of the financial year		**2,568**	4,343
Cash at the end of the financial year		**3,285**	2,568

(1) 1 July 2015 to 30 June 2016: These cash flows are for additional units issued under the Distribution Reinvestment Plan (DRP).

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

NOTES TO THE FINANCIAL STATEMENTS
Year ended 30 June 2016

The notes to the financial statements have been organised into sections to help users find and understand what they need to know. Management has also provided additional information where it is helpful to understand GMF's performance.

The notes to the financial statements are organised into the following sections:

Notes 1 to 3 - Operating assets and liabilities: provides information on the assets and liabilities used to generate GMF's trading performance.
Notes 4 to 9 - Capital structure: outlines how GMF manages its capital structure and various financial risks.
Note 10 - Related parties: provides information on transactions with related parties.
Notes 11 to 15 - Other disclosure items: provides information on other items that must be disclosed to comply with Australian Accounting Standards Board's Standards (AASBs) and other regulatory pronouncements.

Key judgments, estimates and assumptions
In applying GMF's accounting policies, management has made a number of judgments, estimates and assumptions regarding future events.

The following judgments and estimates have the potential to have a material impact on the financial statements:

Areas of judgements and estimates	**Assumptions underlying**	**Note**
Investment properties	Fair value	13
Derivatives	Fair value	13

OPERATING ASSETS AND LIABILITIES

1. INVESTMENT PROPERTIES

	Ownership interest %[1]	**Acquisition date**	**Fair value 30 Jun 16 $'000**	Fair value 30 Jun 15 $'000	**Latest independent valuation $'000[2]**	**Latest independent valuation date**	**Valuer**
3 Murray Rose Avenue Sydney Olympic Park, NSW	* 100.0	Sep 14	**85,385**	75,662	91,500	Mar 16	Colliers International
5 Murray Rose Avenue Sydney Olympic Park, NSW	* 100.0	Aug 14	**90,500**	80,500	90,500	Mar 16	Colliers International
Quad 2 Sydney Olympic Park, NSW	* 100.0	Aug 14	**29,035**	26,500	28,750	Mar 16	Colliers International
Quad 3 Sydney Olympic Park, NSW	* 100.0	Aug 14	**29,346**	26,800	29,000	Mar 16	Colliers International
Vantage, 109 Burwood Road Hawthorn, Vic	100.0	Apr 14	**72,846**	66,000	72,500	Mar 16	Colliers International
Optus Centre, 15 Green Square Close Fortitude Valley, Qld	100.0	Nov 13	**127,049**	119,200	127,000	Mar 16	Colliers International
Total investment properties			**434,161**	394,662	439,250		

(1) Freehold, unless otherwise marked with an * which denotes leasehold.
(2) 3 Murray Rose Avenue includes the rent receivable which has been recorded as a separate financial asset in the Statement of Financial Position.

NOTES TO THE FINANCIAL STATEMENTS
Year ended 30 June 2016

(a) Reconciliation

	1 Jul 15 to 30 Jun 16 $'000	26 May 14 to 30 Jun 15 $'000
Carrying amount at the beginning of the financial year[(1)]	**394,662**	173,000
Asset acquisitions - investment properties[(2)]	**-**	165,700
Additions – operating capital expenditure	**2,401**	138
Additions – development capital expenditure[(3)]	**-**	27,403
Additions – interest capitalised [(4)]	**-**	1,067
Lease incentives	**1,073**	94
Amortisation of lease incentives	**(205)**	(14)
Fair value adjustments	**35,320**	23,899
Leasing costs (net of amortisation)	**268**	26
Straight-lining of rental income	**642**	3,349
Carrying amount at the end of the financial year	**434,161**	394,662

(1) June 2015: Represents Optus Centre ($110,000,000) and Vantage ($63,000,000).
(2) June 2015: Represents Quad 2, Quad 3 and 5 Murray Rose Avenue.
(3) June 2015: Represents 3 Murray Rose Avenue.
(4) June 2015: A capitalisation interest rate of 5.2% has been applied.

Land and buildings, which are held to earn rental income or for capital appreciation or for both are classified as investment properties.

Investment properties are initially recognised at cost and subsequently stated at fair value. Fair value is assessed at each reporting date. Any change in fair value is recognised in the Statement of Comprehensive Income in the period.

Lease incentives provided by GMF to lessees are included in the measurement of fair value of investment properties and are amortised over the lease term using a straight-line basis.

Investment properties are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. This is met only when the sale is highly probable. For the sale to be highly probable, the appropriate level of management must be committed to a plan to sell the asset, the investment property must be actively marketed for sale at a price that is reasonable in relation to its current fair value and the sale must be expected to be completed within one year from the date of classification. Investment properties classified as held for sale are measured at fair value.

Critical judgements are made by GMF in respect of the fair values of investment properties. Fair values are reviewed regularly by management with reference to independent property valuations, recent offers and market conditions, using generally accepted market practices. The valuation process, critical assumptions underlying the valuations and information on sensitivity are disclosed in note 13.

(b) Operating lease receivables

Non-cancellable operating lease receivables not recognised in the financial statements at balance date are as follows:

	30 Jun 16 $'000	30 Jun 15 $'000
Due within one year	**27,916**	26,795
Due between one and five years	**105,417**	105,407
Due after five years	**41,994**	60,543
Total operating lease receivables	**175,327**	192,745

GMF's investment properties are leased to tenants under long term operating leases with rents payable monthly.

NOTES TO THE FINANCIAL STATEMENTS

Year ended 30 June 2016

2. RECEIVABLES

	30 Jun 16 $'000	30 Jun 15 $'000
Current		
Trade receivables	**115**	166
Rent receivables	**1,905**	2,228
Other debtors	**458**	412
Total current receivables	**2,478**	2,806
Non-current		
Rent receivables	**5,257**	6,201
Total non-current receivables	**5,257**	6,201

Receivables are initially recognised at fair value and subsequently at amortised cost using the effective interest rate method less any allowance for impairment. All receivables with maturities greater than 12 months after balance date are classified as non-current assets.

Non-current rent receivables provided are measured at the present value of expected future cash flows at each reporting period with changes in value recorded in the Statement of Comprehensive Income.

Recoverability of trade receivables

At balance date, no material receivables are impaired or past due.

Recoverability of trade receivables is assessed on an ongoing basis. Impairment is recognised in the Statement of Comprehensive Income when there is objective evidence that GMF will not be able to collect the debts. Financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial re-organisation and default or delinquency in payments are considered objective evidence of impairment. Refer to note 9 for more information on management of credit risk relating to trade receivables.

The amount of the impairment loss is the receivable carrying amount compared to the present value of estimated future cash flows, discounted at the original effective interest rate. Cash flows relating to short-term receivables are not discounted if the effect of discounting is immaterial. Debts that are known to be uncollectable are written off when identified.

3. PAYABLES

	30 Jun 16 $'000	30 Jun 15 $'000
Trade payables and accruals	**4,139**	2,113
Distribution payable	**4,949**	12,951
Interest payable	**267**	472
Responsible Entity fee payable to GPT Platform Limited	**1,337**	1,219
Other payables	**584**	439
Total payables	**11,276**	17,194

Trade payables, accruals and other payables represent liabilities for goods and services provided to GMF prior to the end of the financial year which are unpaid. They are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method.

NOTES TO THE FINANCIAL STATEMENTS
Year ended 30 June 2016

CAPITAL STRUCTURE

Capital is defined as the combination of Unitholders' equity, reserves and net debt (borrowings less cash). The Board is responsible for monitoring and approving the capital management framework within which management operates. The purpose of the framework is to safeguard GMF's ability to continue as a going concern while optimising its debt and equity structure. GMF aims to maintain a capital structure which includes net gearing levels within a range of 25% to 40% (calculated as borrowings less cash divided by total tangible assets less cash).

GMF is able to vary the capital mix by:
- issuing securities;
- buying back securities;
- activating the DRP;
- adjusting the amount of distributions paid to Unitholders; or
- selling assets to reduce borrowings.

4. EQUITY AND RESERVES

(a) Contributed equity

	Number	Total $'000
Opening balance at 26 May 2014	1,000	1
Consolidation of units[1]	(500)	-
Units issued - initial public offering	127,600,000	255,200
Equity raising costs	-	(5,586)
Closing balance at 30 June 2015	127,600,500	249,615
Opening balance at 1 July 2015	**127,600,500**	**249,615**
Units issued - DRP	**933,001**	**1,913**
Closing balance at 30 June 2016	**128,533,501**	**251,528**

[1] On 24 July 2014, a 2 for 1 unit consolidation came into effect. The consolidation of units resulted in 1,000 units which were issued to GPT at $1.00 per unit being consolidated into 500 units at $2.00 per unit. The consolidation was conducted in preparation for the initial public offering at $2.00 per unit.

Ordinary units are classified as equity and recognised at the fair value of the consideration received by GMF. Transaction costs arising from the issue of units are recognised directly in equity as a reduction of the proceeds received.

NOTES TO THE FINANCIAL STATEMENTS
Year ended 30 June 2016

(b) Retained earnings

	Total $'000
Accumulated losses at 26 May 2014[(1)]	(5,369)
Profit and other comprehensive income[(2)]	41,528
Distributions paid and payable to unitholders[(3)]	(19,388)
Retained earnings at 30 June 2015	16,771
Retained earnings at 1 July 2015	**16,771**
Profit and other comprehensive income	**51,345**
Distributions paid and payable to unitholders[(3)]	**(19,731)**
Retained earnings at 30 June 2016	**48,385**

(1) Comprising $10,427,000 revaluation decrease (due to the fair value of Optus Centre and Vantage not supporting the capitalisation of acquisition costs), offset by $5,058,000 of distributable net profit received from property operations.
(2) Profit and other comprehensive income for the financial year ended 30 June 2015 consists of two periods of different ownership. From 26 May 2014 to 28 October 2014, GMF was solely owned by GPT. During this period, GMF earned distributable net profit (before transaction costs of $2,099,000) of $7,879,000. GMF listed on the ASX on 29 October 2014 from which point GPT's sole ownership period ceased. During the period from 29 October 2014 to 30 June 2015, GMF earned a net profit of $35,748,000.
(3) Refer to note 5 for details.

5. DISTRIBUTIONS PAID AND PAYABLE

Except for GMF's first financial period, distributions were intended to be paid to Unitholders half yearly. In December 2015, the Board approved a change to the frequency of distributions from half yearly to quarterly with effect from March 2016.

	Cents per unit	$'000
Distributions paid and payable for the financial year ended 30 June 2015		
For the period 26 May 2014 to 28 October 2014 (paid to GPT as sole Unitholder)[(1)]		6,437
For the period 29 October 2014 to 30 June 2015 (paid 21 August 2015)	10.15	12,951
Total distributions paid/payable	10.15	19,388
Distributions paid and payable for the financial year ended 30 June 2016		
For the period 1 July 2015 to 31 December 2015 (paid 29 February 2016)	**7.65**	**9,833**
For the period 1 January 2016 to 31 March 2016 (paid 29 April 2016)	**3.85**	**4,949**
For the period 1 April 2016 to 30 June 2016 (payable 31 August 2016)	**3.85**	**4,949**
Total distributions paid/payable	**15.35**	**19,731**

(1) GPT was entitled to the distributable net profit earned during its period of sole ownership. After accounting for GPT's $6,500,000 contribution towards GMF's portfolio acquisition and other transaction costs, GPT was paid a distribution of $6,437,000.

6. EARNINGS PER UNIT

The earnings and weighted average number of ordinary units (WANOU) used in the calculation of basic and diluted earnings per ordinary unit are as follows:

		1 Jul 15 to 30 Jun 16	26 May 14 to 30 Jun 15
Net profit from continuing operations attributable to the ordinary Unitholders of GMF	$'000	**51,345**	41,528
WANOU used as the denominator in calculating basic and diluted earnings per ordinary unit		**128,403,493**	77,960,600
Basic and diluted earnings per ordinary unit	Cents	**40.0**	53.3

NOTES TO THE FINANCIAL STATEMENTS

Year ended 30 June 2016

Calculation of earnings per ordinary unit

Basic earnings per unit is calculated as net profit attributable to ordinary Unitholders of GMF, divided by the weighted average number of ordinary units outstanding during the financial year. Diluted earnings per unit is calculated as net profit attributable to ordinary Unitholders of GMF divided by the weighted average number of ordinary units after adjustments for the effects of all dilutive potential ordinary units. Where there is no difference between basic earnings per unit and diluted earnings per unit, the term basic and diluted earnings per ordinary unit is used.

7. CASH FLOWS FROM OPERATING ACTIVITIES

Reconciliation of profit and other comprehensive income to net cash inflows from operating activities:

	1 Jul 15 to 30 Jun 16 $'000	26 May 14 to 30 Jun 15 $'000
Profit and other comprehensive income	**51,345**	41,528
Fair value gain on investment properties	**(35,320)**	(23,899)
Fair value loss on derivatives	**3,384**	3,510
Amortisation of lease incentives and leasing costs	**245**	16
Non-cash revenue adjustments	**(2,180)**	(1,308)
Costs associated with equity raising	**-**	1,961
Site access rent	**-**	1,376
Interest capitalised	**-**	(1,067)
Amortisation of debt establishment costs	**167**	102
Decrease in operating assets	**1,664**	2,800
Increase in operating liabilities	**1,402**	3,762
Net cash inflows from operating activities	**20,707**	28,781

8. BORROWINGS

	30 Jun 16 $'000	30 Jun 15 $'000
Non-current borrowings (unsecured) - carrying amount[(1)]	**127,473**	119,450
Non-current borrowings (unsecured) - fair value[(2)]	**128,000**	120,000

(1) Including unamortised establishment costs.
(2) The carrying amount of the borrowings is a reasonable approximation of its fair value. Excluding unamortised establishment costs.

Borrowings are initially recognised at fair value and are subsequently measured at amortised cost using the effective interest rate method. Under this method, any transaction fees, costs, discounts and premiums directly related to the borrowings are recognised in the Statement of Comprehensive Income over the expected life of the borrowings.

All borrowings with maturities greater than 12 months after reporting date are classified as non-current liabilities.

The maturity profile of borrowings is provided as follows:

	Total facility[(1)] $'000	**Used facility[(1)] $'000**	**Unused facility $'000**
Due between one and five years	145,000	128,000	17,000
	145,000	128,000	17,000
Cash			3,285
Total financing resources available at the end of the financial year			**20,285**

(1) Excluding unamortised establishment costs.

NOTES TO THE FINANCIAL STATEMENTS

Year ended 30 June 2016

Cash and cash equivalents includes cash on hand and cash at bank.

Debt covenants

GMF's borrowings are subject to a range of financial covenants, including amongst others, the following:

- Gearing: total borrowings must not exceed 55% of total tangible assets, and
- Interest coverage: the ratio of earnings before interest and taxes (EBIT) to finance costs is not to be less than 1.7 times.

A breach of these covenants may trigger consequences ranging from rectifying and/or re-pricing, to repayment of outstanding amounts. GMF performed a review of debt covenants at 30 June 2016 and no breaches were identified.

9. FINANCIAL RISK MANAGEMENT

The GMF Board approves GMF's treasury and risk management policy which:

- establishes a framework for the management of risks inherent to the capital structure,
- defines the role of GMF's treasury, and
- sets out the policies, limits, monitoring and reporting requirements for cash, borrowings, liquidity, credit risk, interest rate and other derivative instruments.

(a) Interest rate risk

Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. GMF's primary interest rate risk arises from borrowings. The table below provides a summary of GMF's gross interest rate risk exposure as at 30 June 2016 on interest bearing borrowings together with the net effect of interest rate risk management transactions. This excludes unamortised establishment costs and fair value adjustments.

	Gross exposure		**Net exposure**	
	30 Jun 16 $'000	30 Jun 15 $'000	**30 Jun 16 $'000**	30 Jun 15 $'000
Fixed rate interest-bearing borrowings	**-**	-	**100,000**	100,000
Floating rate interest-bearing borrowings	**128,000**	120,000	**28,000**	20,000
	128,000	120,000	**128,000**	120,000
Average fixed rate			**3.3%**	3.3%

Interest rate risk – sensitivity analysis

The impact on interest expense and interest revenue of a 1% increase or decrease in market interest rates is shown below. Interest expense is sensitive to movements in market interest rates on floating rate debt (net of any derivatives).

A 1% increase or decrease is used for consistency of reporting interest rate risk across GMF and represents management's assessment of the potential change in interest rates.

	(+1%) 30 Jun 16 $'000	**(-1%) 30 Jun 16 $'000**	(+1%) 30 Jun 15 $'000	(-1%) 30 Jun 15 $'000
Impact on Statement of Comprehensive Income				
Impact on interest revenue increase/(decrease)	**33**	**(33)**	26	(26)
Impact on interest expense (increase)/decrease	**(280)**	**280**	(200)	200

Hedging interest rate risk

Interest rate risk inherent on borrowings issued at floating rates is managed by entering into interest rate swaps that are used to convert floating interest rate borrowings to fixed interest rates, which reduces GMF's exposure to interest rate volatility.

The derivative financial instruments used to hedge interest rate risk are presented in the Statement of Financial Position.

Derivative financial assets and liabilities are not offset in the Statement of Financial Position. Agreements with derivative counterparties are based on the ISDA (International Swap Derivatives Association) Master Agreement, which in certain circumstances (such as default) confers a right to set-

NOTES TO THE FINANCIAL STATEMENTS
Year ended 30 June 2016

off the position owing/receivable to a single counterparty to a net position as long as all outstanding derivatives with that counterparty are terminated. As GMF does not presently have a legally enforceable right to set-off, these amounts have not been offset in the Statement of Financial Position, but have been presented separately. At 30 June 2016, all derivatives were in a liability position and thus the Statement of Financial Position also reflects the derivatives positions had the ISDA master netting provisions applied.

All of GMF's derivatives were valued using market observable inputs (level 2). For additional fair value disclosures refer to note 13.

Derivatives are carried in the Statement of Financial Position at fair value and classified according to their contractual maturities.

(b) Liquidity risk
Liquidity risk is the risk that GMF, as a result of its operations:
- will not have sufficient funds to settle a transaction on the due date,
- will be forced to sell financial assets at a value which is less than what they are worth, or
- may be unable to settle or recover a financial asset at all.

GMF manages liquidity risk by:
- maintaining sufficient cash;
- maintaining an adequate amount of committed credit facilities;
- maintaining a minimum liquidity buffer in cash and surplus committed facilities for the forward rolling twelve month period;
- minimising debt maturity concentration risk by spreading maturity dates of committed credit facilities; and
- maintaining the ability to close out market positions.

The following table provides an analysis of the undiscounted contractual maturities of liabilities which forms part of GMF's assessment of liquidity risk.

	30 Jun 16					30 Jun 15				
	1 year or less $'000	**Over 1 year to 2 years $'000**	**Over 2 years to 5 years $'000**	**Over 5 years $'000**	**Total $'000**	1 year or less $'000	Over 1 year to 2 years $'000	Over 2 years to 5 years $'000	Over 5 years $'000	Total $'000
Liabilities										
Non-derivatives										
Payables	11,276	-	-	-	**11,276**	17,194	-	-	-	17,194
Borrowings	-	-	128,000	-	**128,000**	-	-	120,000	-	120,000
Projected finance costs on borrowings[1]	4,115	4,115	5,429	-	**13,659**	4,213	4,330	6,192	-	14,735
Derivatives										
Projected finance costs on derivative liabilities[1]	1,455	1,455	3,292	264	**6,466**	1,263	1,164	1,292	(193)	3,526
Total liabilities	**16,846**	**5,570**	**136,721**	**264**	**159,401**	22,670	5,494	127,484	(193)	155,455
Less: Cash	3,285				**3,285**	2,568				2,568
Total liquidity exposure	**13,561**	**5,570**	**136,721**	**264**	**156,116**	20,102	5,494	127,484	(193)	152,887

[1] Projections are based on the likely outcome of contracts given the interest rates, margins and forecast interest rate forward curves at 30 June 2016 and 30 June 2015 up until the maturity of the contract. The projection is based on future non-discounted cash flows.

(c) Refinancing risk
Refinancing risk is the risk that credit is unavailable or available at unfavourable interest rates and credit market conditions resulting in an unacceptable increase in GMF's interest costs. Refinancing risk arises when GMF is required to obtain debt to fund existing and new debt positions. GMF manages this risk by spreading maturities of borrowings in order to minimise debt concentration risk, allow averaging of credit margins over time and reducing refinance amounts.

At 30 June 2016, GMF's exposure to refinancing risk can be monitored by the spreading of its contractual maturities on borrowings in the preceding liquidity risk table or with the information in note 8.

(d) Credit risk
Credit risk is the risk that a contracting entity will not complete its obligations under a contractual agreement, resulting in a financial loss to GMF. GMF has exposure to credit risk on all financial assets included on the Statement of Financial Position.

GMF manages this risk by:
- establishing credit limits for customers and financial institutions to ensure that the GMF Group only trades and invests with approved counterparties;
- investing and transacting derivatives with multiple counterparties that have a minimum long term credit rating of A- from Standard & Poor's (S&P), or equivalent if an S&P rating is not available, minimising exposure to any one counterparty;
- regularly monitoring loans and receivables balances; and
- obtaining collateral as security (where appropriate).

NOTES TO THE FINANCIAL STATEMENTS
Year ended 30 June 2016

Receivables are reviewed regularly throughout the year. A provision for doubtful debts is made where collection is deemed uncertain. Part of GMF's policy is to hold collateral as security over tenants via bank guarantees (or less frequently collateral such as bond deposits or cash).

The maximum exposure to credit risk at 30 June 2016 is the carrying amounts of financial assets recognised on GMF's Statement of Financial Position. For more information refer to note 2.

RELATED PARTIES

10. RELATED PARTY TRANSACTIONS

GMF is managed by the Responsible Entity, GPT Platform Limited (GPL). GPL is a wholly owned subsidiary of GPT Management Holdings Limited, which forms part of the stapled entity, GPT. GPL and GPT are both considered to be related parties of GMF.

All transactions with related parties are conducted on an arm's length basis.

	1 Jul 15 to 30 Jun 16 $	26 May 14 to 30 Jun 15 $
Transactions with GPT		
Investment properties acquired	**-**	167,400,000
Property management fees	**1,093,464**	746,571
Development costs and management fees	**-**	37,726,117
Capital project management fees	**3,156**	-
Responsible Entity fee	**2,588,987**	1,599,900
Reimbursement of transaction costs	**-**	1,905,219
Distributions	**2,561,428**	8,050,825
Transaction costs contribution received	**-**	6,500,000
Rent receivables	**2,063,483**	2,322,027
Rent revenue	**25,380**	4,414
Interest revenue	**29,862**	28,743
Site access rent	**-**	1,376,063
Receivable from GPT		
Receivable	**184,727**	80,876
Rent receivables	**7,161,555**	8,428,760
Payable to GPT		
Payable	**179,536**	222,028
Responsible Entity fee	**1,336,635**	1,219,214
Distribution	**642,443**	1,613,825

Units held by GPT
At 30 June 2016 GPT held a total of 16,686,827 units (June 2015: 15,899,750) in GMF. These units were sold on 1 July 2016.

Key management personnel (KMP)
GMF does not employ personnel in its own right. However, because GMF is required to have an incorporated Responsible Entity to manage its activities, the Responsible Entity is considered to be the KMP of GMF.

The GPL Independent Directors receive remuneration in their capacity as Directors of the Responsible Entity. Directors' fees paid by GMF for the financial year were $406,245 (2015: $338,538). Directors' fees are not paid to the Executive Directors. No other compensation is paid to any of the KMP of the Responsible Entity.

Responsible Entity fee
In accordance with GMF's constitution, GPL earns a management fee of 0.3% per half year of the gross asset value of GMF, payable half yearly in arrears and calculated on GMF's gross asset value as at the last day of the relevant half year.

NOTES TO THE FINANCIAL STATEMENTS
Year ended 30 June 2016

OTHER DISCLOSURE ITEMS

11. COMMITMENTS

Commitments arising from contracts principally relating to capital expenditure on investment properties which are contracted for at balance date but not recognised on the Statement of Financial Position are $1,684,000 (June 2015: $564,000).

12. AUDITOR'S REMUNERATION

	1 Jul 15 to 30 Jun 16 $	26 May 14 to 30 Jun 15 $
Audit services		
KPMG Australia		
Statutory audit and review of financial reports	**78,450**	105,000
Total remuneration for audit services	**78,450**	105,000
Other assurance services		
KPMG Australia		
Regulatory and contractually required audits	**15,200**	16,000
Total remuneration for other assurance services	**15,200**	16,000
Total remuneration for audit and assurance services	**93,650**	121,000
Non-audit related services		
KPMG Australia		
Initial public offering services	**-**	298,455
Technical due diligence services	**6,000**	-
Total remuneration for non-audit related services	**6,000**	298,455
Total auditor's remuneration	**99,650**	419,455

13. FAIR VALUE DISCLOSURES

The most significant categories of assets for which fair values are used are investment properties and financial instruments. Information about how those values are calculated, including the valuation process, critical assumptions underlying the valuations and information on sensitivity and other information required by the accounting standards is provided in the following tables.

(i) Fair value measurement, valuation techniques and inputs

Class of assets/ liabilities	**Fair value hierarchy(1)**	**Valuation technique**	**Inputs used to measure fair value**	**Range of unobservable inputs 30 Jun 16**	**Range of unobservable inputs 30 Jun 15**
Metropolitan and Business Park Offices	Level 3	Discounted cash flow (DCF) and income capitalisation methods	Net passing rent (per sqm p.a.)	$354 - $627	$342 - $616
			Net market rent (per sqm p.a.)	$350 - $580	$350 - $610
			10 year average market rental growth	3.0%	3.0% - 3.6%
			Adopted capitalisation rate	6.3% - 7.3%	7.0% - 7.8%
			Adopted terminal yield	6.5% - 7.5%	7.3% - 8.0%
			Adopted discount rate	7.5% - 8.3%	8.3% - 8.8%
			Lease incentives	20.0% - 30.0%	20.0% - 32.5%
Derivative financial instruments	Level 2	DCF (adjusted for counterparty credit worthiness)	Interest rates Basis	Not applicable – all inputs are market observable inputs	

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

DCF method	Under the DCF method, the fair value is estimated using explicit assumptions regarding the benefits and liabilities of ownership over the assets' or liabilities' life including an exit or terminal value. The DCF method involves the projection of a series of cash flows from the assets or liabilities. To this projected cash flow series, an appropriate, market-derived discount rate is applied to establish the present value of the cash flow stream associated with the assets or liabilities.
Income capitalisation method	This method involves assessing the total net market income receivable from the property and capitalising this in perpetuity to derive a capital value, with allowances for capital expenditure reversions.
Net passing rent	Net passing rent is the contracted amount for which a property or space within a property is leased. In a net rent, the owner recovers outgoings from the tenant on a pro-rata basis (where applicable).
Net market rent	A net market rent is the estimated amount for which a property or space within a property should lease between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and wherein the parties have each acted knowledgeably, prudently and without compulsion. In a net rent, the owner recovers outgoings from the tenant on a pro-rata basis (where applicable).
10 year average market rental growth	The expected annual rate of change in market rent over a 10 year forecast period in alignment with expected market movements.
Adopted capitalisation rate	The rate at which net market income is capitalised to determine the value of a property. The rate is determined with regards to market evidence and the prior external valuation.
Adopted terminal yield	The capitalisation rate used to convert income into an indication of the anticipated value of the property at the end of the holding period when carrying out a discounted cash flow calculation. The rate is determined with regards to market evidence and the prior external valuation.
Adopted discount rate	The rate of return used to convert a monetary sum, payable or receivable in the future, into present value. Theoretically it should reflect the opportunity cost of capital, that is, the rate of return the capital can earn if put to other uses having similar risk. The rate is determined with regards to market evidence and the prior external valuation.
Lease incentives	A lease incentive is often provided to a lessee upon the commencement of a lease. Incentives can be a combination, or, one of the following; a rent free period, a fit-out contribution, a cash contribution or rental abatement.
Counterparty credit worthiness	Credit value adjustments are applied to derivatives assets based on that counterparty's credit risk using the observable credit default swaps curve as a benchmark for credit risk. Debit value adjustments are applied to derivatives liabilities based on GMF's credit risk using an adjusted GPT credit default swap curve as a proxy for GMF's credit risk.

(ii) Valuation process – investment properties

GMF's investment management team manages the semi-annual valuation process to ensure that investment properties are held at fair value in GMF's accounts and that GMF is compliant with applicable regulations (for example the *Corporations Act 2001*, and ASIC regulations), GMF's Constitution and Compliance Plan.

GMF's external valuations are performed by independent professionally qualified valuers who hold recognised relevant professional qualifications and have specialised expertise in the investment properties being valued.

GMF's valuation policy and its Compliance Plan require an independent valuation at least once annually.

Highest and best use
Fair value for investment properties is calculated for the highest and best use whether or not current use reflects the highest and best use. For all of GMF's investment properties the current use equates to the highest and best use.

NOTES TO THE FINANCIAL STATEMENTS
Year ended 30 June 2016

(iii) Sensitivity information – investment properties

Significant inputs	Fair value measurement sensitivity to significant increase in input	Fair value measurement sensitivity to significant decrease in input
Net passing rent Net market rent 10 year average market rental growth	Increase	Decrease
Adopted capitalisation rate Adopted terminal yield Adopted discount rate Lease incentives	Decrease	Increase

Generally, if the assumption made for the adopted capitalisation rate changes, the adopted terminal yield will change in the same direction. The adopted capitalisation rate forms part of the income capitalisation approach and the adopted terminal yield forms part of the discounted cash flow approach. The mid-point of the two valuations is then adopted.

DCF approach
When assessing a discounted cash flow, the adopted discount rate and adopted terminal yield have a strong interrelationship because the discount rate will determine the rate at which the terminal value is discounted to the present value. In theory, an increase (softening) in the adopted discount rate and a decrease (tightening) in the adopted terminal yield could potentially offset the impact on fair value, and vice versa. If both the discount rate and terminal yield moved in the same direction, the impact on fair value would be magnified.

Income capitalisation approach
When calculating income capitalisation, the net market rent has a strong interrelationship with the adopted capitalisation rate. This is because the methodology involves assessing the total net market income receivable from the property and capitalising this in perpetuity to derive a capital value. In theory, an increase in the net market rent and an increase (softening) in the adopted capitalisation rate could potentially offset the impact to the fair value. The same can be said for a decrease in the net market rent and a decrease (tightening) in the adopted capitalisation rate. If the net market rent increases but the capitalisation rate goes down (or vice versa), this may magnify the impact on fair value.

14. ACCOUNTING POLICIES

(a) Basis of preparation
GMF is a ‘for-profit’ entity. The general purpose financial report has been prepared:

- in accordance with the requirements of GMF’s Constitution, the *Corporations Act 2001*, AASB’s and other authoritative pronouncements of the Australian Accounting Standards Board and International Financial Reporting Standards (IFRS);
- on a going concern basis in the belief that GMF will realise its assets and settle its liabilities and commitments in the normal course of business and for at least the amounts stated in the financial statements. The net deficiency of current assets over current liabilities at 30 June 2016 of $5,138,000 arises as cash received is deposited against existing debt facilities, temporarily reducing drawn debt, and is redrawn to pay liabilities such as distributions payable to Unitholders as they fall due. GMF has access to undrawn financing facilities of $17,000,000 as set out in note 8;
- under the historical cost convention, as modified by the revaluation for financial assets and liabilities and investment properties at fair value through the Statement of Comprehensive Income; and
- in Australian dollars with all values rounded to the nearest thousand dollars, unless otherwise stated.

The financial report was approved by the Board of Directors on 1 August 2016.

(b) Other accounting policies
Significant accounting policies that summarise the recognition and measurement basis used and are relevant to an understanding of the financial statements are provided throughout the notes to the financial statements.

Other accounting policies include:

(i) Revenue recognition
Rental revenue from investment properties is recognised on a straight-line basis over the lease term. An asset is also recognised as a component of the investment properties relating to fixed increases in operating lease rentals in future periods. When GMF provides lease incentives to tenants, any costs are recognised on a straight-line basis over the lease term. Contingent rental income is recognised as revenue in the period in which it is earned.

Interest income is recognised on an accrual basis using the effective interest method.

NOTES TO THE FINANCIAL STATEMENTS
Year ended 30 June 2016

(ii) Segment reporting

GMF operates in one segment, being investment in Australian metropolitan and business park office property. Management has determined GMF's one operating segment based on the internal information that is provided to the chief operating decision maker and which is used in making strategic decisions. The Responsible Entity has been identified as GMF's chief operating decision maker.

Revenues from GMF's four largest customers contribute 17.7% (2015: 18.0%), 17.0% (2015: 13.8%) 13.3% (2015: 13.8%) and 11.1% (2015: 11.2%) of GMF's revenue and combined represent approximately $20,336,000 (2015: $18,641,000) of GMF's total revenue.

(iii) Comparatives

Due to statutory requirements, GMF's first annual financial statements were for the period 26 May 2014 to 30 June 2015, being from the date of registration of the managed investment scheme with the Australian Securities and Investments Commission (ASIC), on 26 May 2014 to the end of GMF's first financial year. Accordingly, in accordance with the reporting requirements of the *Corporations Act 2001*, the comparative period for the financial year ended 30 June 2016 is the period 26 May 2014 to 30 June 2015.

(iv) Income taxes

GMF is treated as a trust for Australian tax purposes. Under current tax legislation, GMF is not liable for income tax, including capital gains tax, provided that its distributable income is distributed to Unitholders in respect of each income year.

(c) New and amended accounting standards and interpretations adopted from 1 July 2015

There are no significant changes to GMF's financial performance and position as a result of the adoption of the new and amended accounting standards and interpretations effective for annual reporting periods beginning on or after 1 July 2015.

(d) New accounting standards and interpretations issued by not yet applied

The following standards and amendments to standards are relevant to GMF:

Reference	Description	Application of Standard
AASB 15 *Revenue from Contracts with Customers*	AASB 15 will replace AASB 118 *Revenue* and AASB 111 *Construction Contracts.* It is based on the principle that revenue is recognised when control of a good or service is transferred to a customer. It contains a single model that applies to contracts with customers and two approaches to recognising revenue: at a point in time or over time. The model features a contract-based five-step analysis of transactions to determine whether, how much and when revenue is recognised. It applies to all contracts with customers except leases, financial instruments and insurance contracts. It requires reporting entities to provide users of financial statements with more informative and relevant disclosures. Management is in the process of assessing any implications of this new standard to its operation and financial results and does not expect a significant impact from its application.	1 January 2018
AASB 9 *Financial Instruments*	AASB 9 addresses the classification, measurement and de-recognition of financial assets and financial liabilities and also introduces expanded disclosure requirements and changes in presentation. When adopted, this could change the classification and measurement of financial assets and financial liabilities. In December 2014, the AASB made further changes to the classification and measurement rules and also introduced a new impairment model. Management is in the process of assessing any implications of this new standard. The potential effects have not yet been fully determined.	1 January 2018
IFRS 16 *Leases*	IFRS 16 will fundamentally change the way lessees will account for leases by eliminating the current dual accounting model which distinguishes between on-balance sheet finance leases and off-balance sheet operating leases. Instead, there will be a single, on-balance sheet accounting model that is similar to the current finance lease accounting. In contrast, lessor accounting will remain similar to current practice. Management is in the process of assessing any implications of this new standard to its operation and financial results and does not expect a significant impact from its application.	1 January 2019

NOTES TO THE FINANCIAL STATEMENTS

Year ended 30 June 2016

15. EVENTS SUBSEQUENT TO REPORTING DATE

The Bidder's Statement from Growthpoint was released on 1 July 2016 while the Bidder's Statement from Centuria must be dispatched by 16 August 2016. GMF's Target's Statement in response to the Growthpoint Bidder's Statement will be issued in the week commencing 1 August 2016. GMF will issue its Target's Statement within fifteen days of the Centuria Bidder's Statement being dispatched to GMF unitholders.

Other than those matters described above, the Directors are not aware of any matter or circumstance occurring since 30 June 2016 that has materially or may materially affect the operations of GMF, the results of those operations or the state of affairs of GMF in subsequent financial years.

GPT METRO OFFICE FUND

DIRECTORS' DECLARATION

In the Directors of the Responsible Entity's opinion:

(a) the financial statements and notes 1 to 15 are in accordance with the *Corporations Act 2001*, including:
- complying with Australian Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements; and
- giving a true and fair view of GMF's financial position as at 30 June 2016 and its performance for the financial year ended on that date.

(b) the financial statements and notes comply with International Financial Reporting Standards as disclosed in note 14 to the financial statements; and

(c) there are reasonable grounds to believe that GMF will be able to pay its debts as and when they become due and payable.

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

This declaration is made in accordance with a resolution of the Directors.

John Atkin
Chairman

James Coyne
Director

GPT Platform Limited

Sydney
1 August 2016

KPMG

Independent auditor's report to the unit holders of GPT Metro Office Fund

Report on the financial report

We have audited the accompanying financial report of GPT Metro Office Fund (the Fund), which comprises the statement of financial position as at 30 June 2016, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year ended on that date, notes 1 to 15 comprising a summary of significant accounting policies and other explanatory information and the directors' declaration.

Directors' responsibility for the financial report

The directors of GPT Platform Limited (the Responsible Entity) are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error. In note 14, the directors of the Responsible Entity also state, in accordance with Australian Accounting Standard AASB 101 *Presentation of Financial Statements*, that the financial statements comply with International Financial Reporting Standards.

Auditor's responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We performed the procedures to assess whether in all material respects the financial report presents fairly, in accordance with the *Corporations Act 2001* and Australian Accounting Standards, a true and fair view which is consistent with our understanding of the Company's financial position and of its performance.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

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

KPMG

Auditor's opinion

In our opinion:

(a) The financial report of GPT Metro Office Fund is in accordance with the *Corporations Act 2001*, including:

(i) giving a true and fair view of the Fund's financial position as at 30 June 2016 and of its performance for the year ended on that date; and

(ii) complying with Australian Accounting Standards and the Corporations Regulations 2001.

(b) the financial report also complies with International Financial Reporting Standards as disclosed in note 14.

KPMG

KPMG

Paul Thomas

Partner

Sydney

1 August 2016