

**Appendix 4D
GPT Metro Office Fund**

**Interim Financial Report
For the period 1 July 2015 to 31 December 2015**

Results for announcement to the market

2.1 Total revenues and other income	up	131% to	\$'000	27,048
2.2 Profit from operations as assessed by Directors ⁽¹⁾	up	39% to		10,243
2.3 Net profit after income tax expense attributable to Securityholders	up	221% to		18,327
2.4 Distributions	Amount per security			
6 month period ended 31 December 2015 This distribution was declared on 22 December 2015 and is expected to be paid on 29 February 2016.	7.65 cents			
2.5 Record date for determining entitlement to the distributions	31 December 2015			
2.6 Brief explanation of any figures in 2.1 to 2.4 necessary to enable the figures to be understood Refer to the attached announcement for a detailed discussion on the performance of GMF's results for the half year ended 31 December 2015.				
3.0 Net tangible assets per security	31 December 2015	30 June 2015		
	2.15	2.09		
4.0 Details of entities over which control has been gained or lost during the period Not applicable.				
5.0 Details of individual and total dividends or distribution payments	Amount per security	Total \$'000		
6 month period ended 31 December 2015 to be paid on 29 February 2016 No part of the distribution constitutes conduit foreign income.	7.65 cents	9,833		
6.0 Details of any dividend or distribution reinvestment plans in operation Not applicable.				
7.0 Details of joint ventures and associates Not applicable.				

⁽¹⁾ Profit from operations attributable to Securityholders represents the Directors' assessment of distributable earnings/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 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 Interim Financial Report.