

Appendix 4E

GPT Metro Office Fund

Annual Financial Report For the period 26 May 2014 to 30 June 2015

Results for announcement to the market

2.1	Total revenues and other income		\$'000
			56,920
2.3	Net profit after income tax expense attributable to Securityholders		41,528
2.2	Profit from operations as assessed by Directors ⁽¹⁾		20,154
2.4	Distributions		Amount per security
	For the period 29 October 2014 to 30 June 2015		10.15 cents
	The June year end distribution was declared on 23 June 2015 and is expected to be paid on 21 August 2015.		
2.5	Record date for determining entitlement to the distributions		30 June 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 period 26 May 2014 to 30 June 2015.		
3 - 6	A statement of comprehensive income, statement of financial position, a statement of changes in equity and a statement of cash flow Refer to the attached Annual Financial Report for the period 26 May 2014 to 30 June 2015.		
7.0	Details of individual and total dividends or distribution payments.	Amount per security	Total \$'000
	26 May 2014 to 28 October 2014 paid 30 October 2014 & 30 January 2015	\$ 12,874	6,437
	29 October 2014 to 30 June 2015 to be paid 21 August 2015	10.15 cents	12,951
	No part of the distribution constitutes conduit foreign income.		
8.0	Details of any dividend or distribution reinvestment plans in operation On 12 June 2015, GMF announced the activation of its Distribution Reinvestment Plan (DRP). The DRP applies to the distribution declared for the period 29 October 2014 to 30 June 2015. The last date for the receipt of an election notice for participation in the DRP was 1 July 2015.		
9.0	Net tangible assets per security		30 June 2015 2.09
10.0	Details of entities over which control has been gained or lost during the year Not applicable.		
11.0	Details of joint ventures and associates Not applicable.		
12.0	Any other significant information needed by an investor to make an informed assessment of the entity's financial performance and financial position Refer to the attached announcement for a detailed discussion on the performance of GMF's results for the year ended 30 June 2015.		
14.0	A commentary on the results for the year Refer to the attached announcement for a detailed discussion on the performance of GMF's results for the year ended 30 June 2015.		
15.0	This report is based on accounts which have been audited Refer to the independent auditor's report in the attached Annual Financial Report for the year ended 30 June 2015.		

- (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 Annual Financial Report.