



Notification of dividend / distribution

Update Summary

Entity name

GPT METRO OFFICE FUND

Security on which the Distribution will be paid

GMF - ORDINARY UNITS FULLY PAID

Announcement Type

Update to previous announcement

Date of this announcement

Monday August 1, 2016

Reason for the Update

Provision of further information in relation to the distribution.

Refer to below for full details of the announcement

Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

GPT METRO OFFICE FUND

Registration Number**1.2 Registered Number Type**

other

GPT Platform Limited (ABN 51 164 839 061) as responsible entity for GPT Metro Office Fund (ARSN 169 500 476)

1.3 ASX issuer code

GMF

1.4 The announcement is

Update/amendment to previous announcement

1.4a Reason for update to a previous announcement

Provision of further information in relation to the distribution.

1.4b Date of previous announcement(s) to this update

Thursday June 23, 2016

1.5 Date of this announcement

Monday August 1, 2016



1.6 ASX +Security Code

GMF

ASX +Security Description

ORDINARY UNITS FULLY PAID

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Ordinary

2A.2 The Dividend/distribution:

relates to a period of one quarter

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

Thursday June 30, 2016

2A.4 +Record Date

Thursday June 30, 2016

2A.5 Ex Date

Wednesday June 29, 2016

2A.6 Payment Date

Wednesday August 31, 2016

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount

per +security (in primary currency) for all dividends/distributions notified in this form	Estimated or Actual?
AUD 0.03850000	Actual

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

No



2A.11 Does the entity have a securities plan for dividends/distributions on this +security?

We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?

No

2A.12 Does the +entity have tax component information apart from franking?

Yes

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?

No

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD 0.03850000

3A.1a(i) Date that actual ordinary amount will be announced

Monday August 1, 2016

Estimated or Actual?

Actual

3A.1b Ordinary Dividend/distribution amount per security

AUD 0.03850000

3A.2 Is the ordinary dividend/distribution franked?

No

3A.3 Percentage of ordinary dividend/distribution that is franked

0.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD

3A.5 Percentage amount of dividend which is unfranked

%

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

Part 3E - Other - distribution components / tax



3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).

Details of the taxation components of the distribution will be made available on GMF's website prior to the distribution payment date at <http://www.gptmetroofficefund.com.au/gmf-investor-centre/distributions>

Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

5.2 Additional information for inclusion in the Announcement Summary