



# > **GMF** OPERATIONAL UPDATE 23 February 2015

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# 2014 FUND ESTABLISHMENT

## Largest AREIT IPO in 2014

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- Successfully listed 29 October 2014
- Statutory accounts lodged on 23 January 2015
- Savings in Fund establishment costs
- First reporting date 30 June 2015
- Product Disclosure Statement (PDS) forecast reaffirmed

Forecast	Allotment to 30 June 2015	Six months ending 31 December 2015
Distributable Earnings per unit	10.33 cents	8.23 cents
Distribution per unit	9.81 cents	7.65 cents

# PORTFOLIO AND CAPITAL MANAGEMENT

## Positioned for success

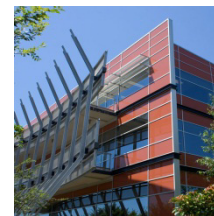
- Diversified portfolio of A grade metropolitan and business park office properties
- Total assets \$375.9m<sup>1</sup>
- Office space fully leased<sup>2</sup> across 64,500 sqm
- 6 buildings with average age 3.6 years
- WALE 6.4 years
- Structured reviews - 89% of base rent has fixed reviews averaging 3.6%
- NTA \$1.90
- Weighted average cost of debt 5.0% with a weighted average debt term of 4.3 years
- Gearing 26.7% hedged at 95%



**1.**  
**OPTUS CENTRE,**  
Fortitude Valley, QLD



**2.**  
**QUAD 2,**  
Sydney Olympic Park, NSW



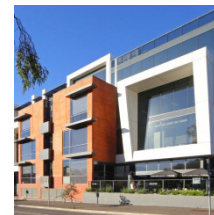
**3.**  
**QUAD 3,**  
Sydney Olympic Park, NSW



**4.**  
**5 MURRAY ROSE,**  
Sydney Olympic Park, NSW



**5.**  
**3 MURRAY ROSE,**  
Sydney Olympic Park, NSW



**6.**  
**VANTAGE,**  
Hawthorn, VIC

All data is unaudited as at 31 December 2014 unless otherwise noted.

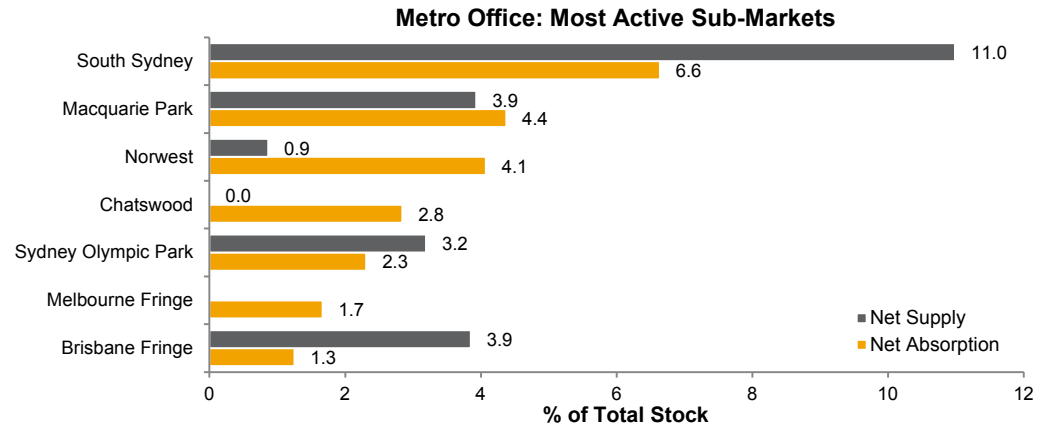
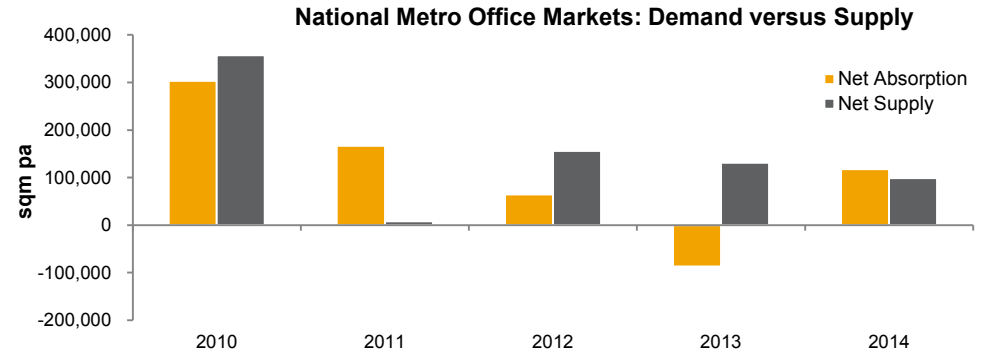
1. Including Quad rental guarantee and 3 Murray Rose Avenue on an "as if complete" basis.

2. Including Heads of Agreement at 31 December 2014.

# NATIONAL DEMAND RECOVERED IN 2014

## Supply remains modest

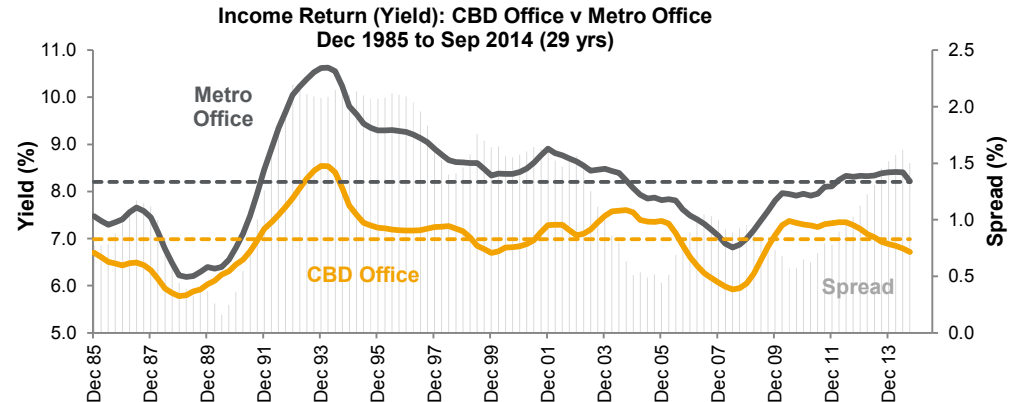
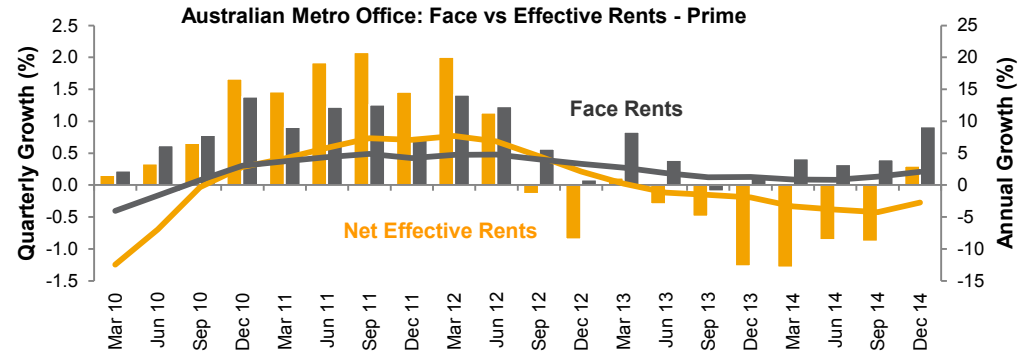
- Rising demand exceeding modest supply is positive for vacancy levels
- Upward pressure on rents is favourable for returns
- Higher activity levels in Sydney metro mirrors the improvement in the CBD
- Opportunity for GMF to capture growth at Quads 2 and 3



# RENTAL GROWTH STRENGTHENING

Yield spreads indicate opportunity for cap rate compression

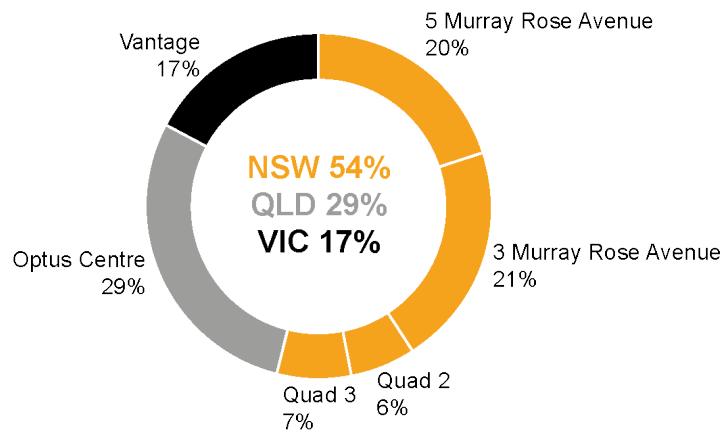
- Positive growth in face rents since late 2010 has underpinned income returns for metro investments
- An improvement in effective rents is positive
- Cap rates likely to compress in metro markets
- Higher asset values would be a positive for GMF's NTA



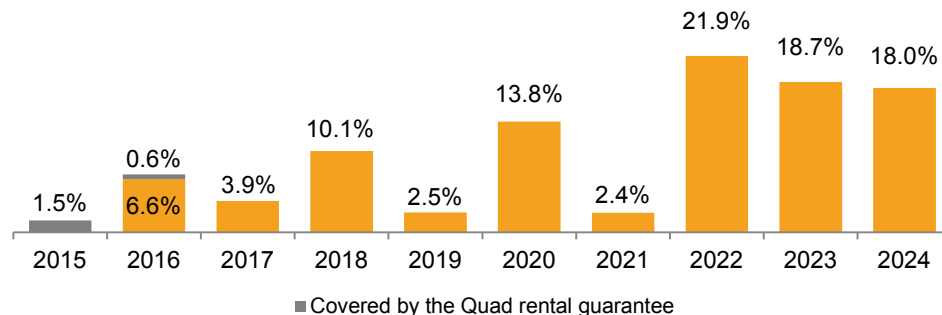
# GMF SNAPSHOT

Diversified across markets and expiry profile

## ASSET AND GEOGRAPHIC DIVERSIFICATION<sup>1</sup>



## LEASE EXPIRY PROFILE<sup>2</sup>



- Overall well positioned
- Shorter term expiries in Sydney and Melbourne
- Brisbane underpinned by longer term leases

1. Adjusted for completion of the 3 Murray Rose Avenue development and the Rental Guarantees.  
2. By base rent.

# GMF SNAPSHOT

## Asset updates

- **3 Murray Rose development, Sydney Olympic Park**
  - PC ahead of schedule
  - Samsung has started fitting out
- **Quads 2 and 3, Sydney Olympic Park**
  - Lease secured ahead of forecast
  - Small suite expiries in 2015 – good interest received
- **Vantage, Hawthorn**
  - Fusion Retail Brands – in negotiations and leasing agent appointed
- **Optus Centre, Fortitude Valley**
  - Retail space for lease – actively marketing







# GPT METRO OFFICE FUND

- High quality diversified portfolio
- Conservative approach to capital management
- Metro office markets benefitting from increasing demand
- Downward pressure on cap rates
- On track to meet our PDS forecasts