

Growthpoint Metro Office Fund (formerly GPT Metro Office Fund or GMF)

Historical information

The following historical information is provided for the benefit of previous GMF unitholders:

Tax information - Tax year ended 30 June 2016

Annual Tax Statements

Annual Tax Statements for the year ended 30 June 2016 were mailed on 31 August 2016. The taxation components of the GPT Metro Office Fund distribution for the year are set out in the Annual Tax Statement. A detailed breakdown of the components included in this Tax Statement is as follows:

GPT Metro Office Fund Distribution Summary

GMF paid the following distribution to Unitholders during the year ended 30 June 2016:

Period Ended	Payment Date	Cents per Unit
Six months to 31 December 2015	29-Feb-16	7.65
Three months to 31 March 2016	29-Apr-16	3.85
Three months to 30 June 2016	31-Aug-16	3.85

GMF's year end for taxation purposes is 30 June. The distribution paid to GMF unitholders for the tax year ended 30 June 2016 relates to the period from 1 July 2015 to 30 June 2016. The components of the distribution on a cents per security basis for the year ended 30 June 2016 are provided below:

Period Ended	Six months to 31 December 2015	Three months to 31 March 2016	Three months to 30 June 2016	Twelve months to 30 June 2016
Rate / Cents per unit	7.65	3.85	3.85	15.35
Australian Sourced income (interest income)	0.032613	0.020861	0.018288	0.071762
Australian Sourced income (other income)	3.333414	2.729908	0.566292	6.629614
Foreign Sourced Income	0.000000	0.000000	0.000000	0.000000
Tax Deferred Income	4.283973	1.099231	3.265420	8.648624
Total Distribution paid	7.65	3.85	3.85	15.35

Important Note: Australian resident investors should not rely on the information contained in the tables above for the purpose of completing their income tax return. Details of the components of distributions were provided in the 2016 Annual Tax Statement which was sent to all investors on 31 August 2016.

Guide to Annual Tax Statement

A Guide to the GPT Metro Office Fund 2016 Annual Tax Statement was mailed with the 2016 Annual Tax Statement to assist investors in completing their tax returns.

Distributions

GMF makes payments to Unitholders on a quarterly basis. GMF's year end for tax purposes is 30 June, at which time the net income and the components of the distribution are determined. The total annual distribution is advised in the Annual Tax Statement, mailed to investors in August each year.

GMF's Distribution Reinvestment Plan (DRP) has been suspended until further notice.

Comprehensive information about GMF payments can be found in the Distribution Archive at the bottom of this section.

Distribution	Announcement	Ex Date	Record Date	Payment Date
March 2016 Quarter	22 March 2016	30 March 2016	31 March 2016	29 April 2016
June 2016 Quarter	23 June 2016	29 June 2016	30 June 2016	31 August 2016
September 2016 Quarter	23 September 2016	29 September 2016	30 September 2016	31 October 2016

Recent Payment History

30 September 2016 Payment

Estimated Distribution Components	Cents per Unit
Australian Sourced income (interest income)	0.00896
Australian Sourced income (other income)	1.35790
Foreign Sourced Income	0.000000
Tax Deferred Income	2.53314
Total Distribution paid	3.90

Notice for the Purposes of Section 12-395 of the Taxation Administration Act (applicable to non-resident investors and their custodians only)

GPT Metro Office Fund is a Managed Investment Trust ("MIT"). The following information is provided solely for the purpose of Subdivision 12-H of the Taxation Administration Act and should not be used for any other purpose. For the purpose of section 12-395 of Schedule 1 of the Taxation Administration Act the "fund payment" amount for the current period ended 30 September 2016 is 1.35791 cents per unit, which is in

respect of the income year ending 30 June 2017.

The current period's fund payment amount has been calculated in accordance with the tax legislation for the purpose of withholding of tax from distributions made to foreign residents.

Important Note: Australian resident investors should not rely on the information contained in the tables above for the purpose of completing their income tax return. Details of the components of distributions will be provided in the 2017 Annual Tax Statement which will be sent to all investors in August 2017.

30 June 2016 Payment

GMF advises the distribution for the quarter ended 30 June 2016 of 3.85 cents per unit comprises the components as set out below. The components of this distribution will be reflected in investors' distribution advices for the quarter to 30 June 2016.

Estimated Distribution Components	Cents per Unit
Australian Sourced income (interest income)	0.018288
Australian Sourced income (other income)	0.566292
Foreign Sourced Income	0.000000
Tax Deferred Income	3.265420
Total Distribution paid	3.85

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The current period's fund payment amount has been calculated in accordance with the tax legislation for the purpose of withholding of tax from distributions made to foreign residents.

Important Note: Australian resident investors should not rely on the information contained in the tables above for the purpose of completing their income tax return. Details of the components of distributions will be provided in the 2016 Annual Tax Statement which will be sent to all investors in August 2016.

31 March 2016 Payment

GMF advises the distribution for the quarter ended 31 March 2016 of 3.85 cents per unit comprises the components as set out below. The components of this distribution will be reflected in investors' distribution advices for the quarter to 31 March 2016.

Estimated Distribution Components	Cents per Unit
Australian Sourced income (interest income)	0.020861
Australian Sourced income (other income)	2.729908

Estimated Distribution Components	Cents per Unit
Foreign Sourced Income	0.000000
Tax Deferred Income	1.099231
Total Distribution paid	3.85

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The current period's fund payment amount has been calculated in accordance with the tax legislation for the purpose of withholding of tax from distributions made to foreign residents.

Important Note: Australian resident investors should not rely on the information contained in the tables above for the purpose of completing their income tax return. Details of the components of distributions will be provided in the 2016 Annual Tax Statement which will be sent to all investors in August 2016.

31 December 2015 Payment

GMF advises the distribution for the six months ended 31 December 2015 of 7.65 cents per unit comprises the components as set out below. The components of this distribution will be reflected in investors' distribution advices for the six months to 31 December 2015.

Estimated Distribution Components	Cents per Unit
Australian Sourced income (interest income)	0.032613
Australian Sourced income (other income)	3.333414
Foreign Sourced Income	0.000000
Tax Deferred Income	4.283973
Total Distribution paid	7.65

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The current period's fund payment amount has been calculated in accordance with the tax legislation for the purpose of withholding of tax from distributions made to foreign residents.

Important Note: Australian resident investors should not rely on the information contained in the tables above

for the purpose of completing their income tax return. Details of the components of distributions will be provided in the 2016 Annual Tax Statement which will be sent to all investors in August 2016.

30 June 2015 Payment

GMF advises the distribution for the eight months ended 30 June 2015 of 10.15 cents per unit comprises the components as set out below. The components of this distribution will be reflected in investors' distribution advices for the eight months to 30 June 2015.

Estimated Distribution Components	Cents per Unit
Australian Sourced income (interest income)	0.117293
Australian Sourced income (other income)	6.174363
Foreign Sourced Income	0.000000
Tax Deferred Income	3.858344
Total Distribution paid	10.15

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The current period's fund payment amount has been calculated in accordance with the tax legislation for the purpose of withholding of tax from distributions made to foreign residents.

Important Note: Australian resident investors should not rely on the information contained in the tables above for the purpose of completing their income tax return. Details of the components of distributions will be provided in the 2015 Annual Tax Statement which will be sent to all investors on or around August 2015.

Distribution Archive

Period ended	Date paid / DRP Units acquired	Distribution (cents)	Tax Deferred Dep'n & other (cents per unit)	DRP Price (unit)
30 Jun 15	21 Aug 15	10.15	To be confirmed at the end of the 2016 tax year	\$2.05040
31 Dec 15	29 Feb 16	7.65	To be confirmed at the end of the 2016 tax year	-
31 Mar 16	29 Apr 16	3.85	To be confirmed at the end of the 2016 tax year	-