

Appendix 4D
GPT Metro Office Fund
Interim Financial Report
For the six months ended 25 November 2014

Results for announcement to the market

			\$'000s
2.1	Total revenue and other income		11,724
2.3	Net profit attributable to unitholders		5,701
2.2	Profit from operations as assessed by Directors		9,448
2.4	Distributions		Amount per unit (\$)
	This distribution was declared during the six months ended 25 November 2014 and paid on 30 October 2014.		\$12,800
2.5	Record date for determining entitlement to the distributions		Not applicable
2.6	<p>Brief explanation of any figures in 2.1 to 2.4 necessary to enable the figures to be understood:</p> <p>Profit from operations as assessed by Directors: Profit from operations attributable to unitholders represents the Directors' assessment of distributable earnings. Distributable earnings is calculated by adjusting statutory net profit (before transaction costs) for certain non-cash items (straightlining of leases and fair value adjustments to investment properties and derivatives) and certain cash amounts received and elected to be distributed.</p> <p>Distributions: The distribution for the period is attributable to GPT as the sole unitholder of the Fund prior to listing on the ASX on 29 October 2014.</p>		
3.0	Net tangible assets per security		25 November 2014 (\$) \$1.91
4.0	<p>Details of entities over which control has been gained or lost during the period</p> <p>Not applicable</p>		
5.0	Details of individual and total distribution payments.	Amount per unit	Total \$'000s
	Paid on 30 October 2014	\$ 12,800	\$ 6,400
	To be paid 30 January 2014	\$ 74	\$ 37
	No part of the distribution constitutes conduit foreign income.		
6.0	<p>Details of any distribution reinvestment plans in operation</p> <p>Not applicable</p>		
7.0	<p>Details of associates and joint ventures entities</p> <p>Not applicable</p>		