

**MITSUBISHI-UFJ FINANCIAL GROUP****FACSIMILE TRANSMISSION HEADER**

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TO: ASX Market Announcements Office FAX NO. (61) 2 9778 0999		CC:
FROM: MITSUBISHI-UFJ FINANCIAL GROUP Corporate Administration Department (Attn: YOSHIDA) FAX NO. 81-3-6214-6367 TEL NO 81-3-6214-6626		
RE: Submission of FORM 604		

We hereby submit Form 604 as attached.

Best regards,

Yasutoshi Yoshida
TEL : 81-3-6214-6626
e-mail : yasutoshi_yoshida@hd.mufg.jp

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Form 604Corporations Act 2001
Section 671B**Notice of change of interests of substantial holder**To Company Name/Scheme GPT METRO OFFICE FUNDACN/ARSN 169 500 476**1. Details of substantial holder (1)**Name Mitsubishi UFJ Financial Group, Inc.ACN/ARSN (if applicable) Not ApplicableThere was a change in the interests of the
substantial holder on25 March 2015

The previous notice was given to the company on

29 October 2014

The previous notice was dated

24 October 2014**2. Previous and present voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Fully paid units	15,000,000	11.76%	12,260,467	9.61%
		Based on 127,600,000 Fully paid units		Based on 127,600,000 Fully paid units

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of Securities affected	Person's votes affected
21 November 2014	Mitsubishi UFJ Financial Group, Inc.	Transfer in by an entity controlled by Morgan Stanley - see Annexure A	1.9400	6,740 Fully paid units	6,740
18 December 2014	Mitsubishi UFJ Financial Group, Inc.	Transfer in by an entity controlled by Morgan Stanley - see Annexure A	1.9500	16,466 Fully paid units	16,466
22 December 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	1.9400	-1,290 Fully paid units	-1,290
23 December 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	1.9437	-15,092 Fully paid units	-15,092
24 December 2014	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	1.9385	-6,431 Fully paid units	-6,431
5 January 2015	Mitsubishi UFJ Financial Group, Inc.	Transfer in by an entity controlled by Morgan Stanley - see Annexure A	1.9600	9,862 Fully paid units	9,862

9 March 2015	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	2,1625	1,528 Fully paid units	1,526
10 March 2015	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	2,1362	14,665 Fully paid units	14,665
11 March 2015	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	2,0945	114 Fully paid units	114
11 March 2015	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	2,0959	29,625 Fully paid units	29,625
12 March 2015	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	2,1119	8,336 Fully paid units	8,336
13 March 2015	Mitsubishi UFJ Financial Group, Inc.	Transfer in by an entity controlled by Morgan Stanley - see Annexure A	2,1200	9,077 Fully paid units	9,077
13 March 2015	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	2,1600	-114 Fully paid units	-114
13 March 2015	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	2,1194	34 Fully paid units	34
13 March 2015	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	2,1197	21,222 Fully paid units	21,222
16 March 2015	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	2,1500	65 Fully paid units	65
17 March 2015	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	2,1878	26,066 Fully paid units	26,066
18 March 2015	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	2,2396	21,279 Fully paid units	21,279
20 March 2015	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	2,2250	1,466 Fully paid units	1,466
23 March 2015	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	2,1800	169 Fully paid units	169
24 March 2015	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	2,2363	-34 Fully paid units	-34
25 March 2015	Mitsubishi UFJ Financial Group, Inc.	Sale of units	2,2300	-2,780,522 Fully paid units	-2,780,522

	Mitsubishi UFJ Financial Group, Inc.	by an entity controlled by Morgan Stanley		
25 March 2015		Sale of units by an entity controlled by Morgan Stanley	2,2500	-122,784 Fully paid units -122,784

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Mitsubishi UFJ Financial Group, Inc.	Unknown	Not Applicable	Relevant interest in units that Morgan Stanley has a relevant interest in under section 608(3) of the Corporations Act as Mitsubishi UFJ Financial Group has voting power of over 20% in Morgan Stanley		
Mitsubishi UFJ Financial Group, Inc.	Morgan Stanley Australia Securities (Nominee) Pty Limited	Not Applicable	Relevant interest in units that Morgan Stanley has a relevant interest in under section 608(3) of the Corporations Act as Mitsubishi UFJ Financial Group has voting power of over 20% in Morgan Stanley	189 Fully paid units	169
Mitsubishi UFJ Financial Group, Inc.	HSBC Custody Nominees (Australia) Limited	Not Applicable	Relevant interest in units that Morgan Stanley has a relevant interest in under section 608(3) of the Corporations Act as Mitsubishi UFJ Financial Group has voting power of over 20% in Morgan Stanley	10,287,079 Fully paid units	10,287,079
Mitsubishi UFJ Financial Group, Inc.	JP Morgan Nominees Australia Limited	Not Applicable	Relevant interest in units that Morgan Stanley has a relevant interest in under section 608(3) of the Corporations Act as Mitsubishi UFJ Financial Group has voting power of over 20% in Morgan Stanley	1,846,231 Fully paid units	1,846,231
Mitsubishi UFJ Financial Group, Inc.	National Nominees Limited	Not Applicable	Relevant interest in units that Morgan Stanley has a relevant interest in under section 608(3) of the Corporations Act as Mitsubishi UFJ Financial Group has voting power of over 20% in Morgan Stanley	125,500 Fully paid units	125,500

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
Not applicable	Not applicable

6. Addressees

The addressees of persons named in this form are as follows:

Name	Address
Mitsubishi UFJ Financial Group, Inc.	2-7-1, Marunouchi, Chiyoda-ku, Tokyo 100-8330, Japan

Signature

print name Mr. Masaya Fujimoto

capacity Authorised signatory

sign here

date 30 March 2015

ANNEXURE "A"

This is Annexure "A" of 1 page referred to in the Form 604 (Notice of change of interests of substantial holder), signed by me and dated 30 March 2015.


Signed: Mr. Masaya Fujimoto

Schedule	Global Master Securities Lending Agreement
Type of Agreement	Morgan Stanley & Co. International plc and SUMITOMO MITSUI BANKING CORPORATION
Parties to agreement	20150324; 20150325;
Transfer Date	Borrower
Holder of Voting Rights	Yes/No
Are there any restrictions on voting rights?	
If yes, detail Not applicable	
Scheduled Return Date (if any)	Open
Does the borrower have the right to return early?	Yes/No
If yes, detail The Borrower is entitled at any time to terminate a Loan and to redeliver all and any Equivalent Securities due and outstanding to the Lender in accordance with the Lender's instructions.	
Does the lender have the right to recall early?	Yes/No
If yes, detail The Lender is entitled to terminate a Loan and to call for the redelivery of all or any Equivalent Securities at any time by giving notice on any Business Day of not less than the standard settlement time for such Equivalent Securities on the exchange or in the clearing organisation through which the Loaned Securities were originally delivered.	
Will the securities be returned on settlement?	Yes/No
If yes, detail any exceptions If the Borrower does not redeliver Equivalent Securities in accordance with the Agreement, the Lender may by written notice to Borrower terminate the Loan forthwith and the Parties' delivery and payment obligations in respect thereof.	