

Form 603Corporations Act 2001
Section 671B**Notice of initial substantial holder**To: Company Name/Scheme GPT Metro Office FundACN/ARSN ARSN 169 500 476

Centuria Property Funds Limited ACN 086 553 639 in its capacity as responsible entity of Centuria Metropolitan REIT No. 1 and No. 2 ARSN 124 364 718 and 124 364 656 and in its capacity as

1. Details of substantial holder (1) trustee of the Centuria Special Opportunities Fund

Name

ACN/ARSN (if applicable)

The holder became a substantial holder on 19/05/2016**2. Details of 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 on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary units	20,676,669	20,676,669	16.09%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
See Annexure A		

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
See Annexure A			

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
See Annexure A				

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
See Annexure A	

7. Addresses

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

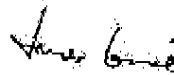
Name	Address
See Annexure A	

Signature

print name **James Lonie**

capacity **Company Secretary**

sign here



date **23 / 05 / 16**

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

Annexure A

Centuria Property Funds Limited ACN 086 553 639

This is Annexure "A" of 5 pages referred to in Form 603 - Notice of initial substantial holder

Signed by:


James Lonie, Company Secretary

Date:

23 May 2016

1. Relevant interests/details of present registered holders

Holder of relevant interest	Registered holder of securities	Person entitled to be registered holder	Nature of relevant interest	Class and number of securities	Person's vote
Centuria Property Funds Limited in its capacity as trustee of the Centuria Special Opportunities Fund	Australian Executor Trustees Limited ABN 84 007 869 794 as custodian for Centuria Property Funds Limited in its capacity as trustee of the Centuria Special Opportunities Fund	Australian Executor Trustees Limited ABN 84 007 869 794 as custodian for Centuria Property Funds Limited in its capacity as trustee of the Centuria Special Opportunities Fund	Person having the power to exercise, or control the exercise, of a right to vote attached to the securities and/or the power to dispose of, or control the exercise of a power to dispose of, the securities (s 608(1)(b) and (c))	16,195,760 ordinary units	16,195,760
Centuria Property Funds Limited in its capacity as the responsible entity of Centuria Metropolitan REIT No.1 and No.2 ARSN 124 364 718 and 124 364 656	Australian Executor Trustees Limited ABN 84 007 869 794 as custodian for Centuria Property Funds Limited in its capacity as the responsible entity of Centuria Metropolitan REIT No.1 and No.2 ARSN 124 364 718 and 124 364 656	Australian Executor Trustees Limited ABN 84 007 869 794 as custodian for Centuria Property Funds Limited in its capacity as the responsible entity of Centuria Metropolitan REIT No.1 and No.2 ARSN 124 364 718 and 124 364 656	Person having the power to exercise, or control the exercise, of a right to vote attached to the securities and/or the power to dispose of, or control the exercise of a power to dispose of, the securities (s 608(1)(b) and (c))	4,480,909 ordinary units	4,480,909

Centuria Capital Limited ACN 095 454 338	Australian Executor Trustees Limited ABN 84 007 889 794 as custodian for Centuria Property Funds Limited in its capacity as the responsible entity of Centuria Metropolitan REIT No.1 and No.2 ARSN 124 364 718 and 124 364 656 and in its capacity as trustee of the Centuria Special Opportunities Fund	Australian Executor Trustees Limited ABN 84 007 889 794 as custodian for Centuria Property Funds Limited in its capacity as the responsible entity of Centuria Metropolitan REIT No.1 and No.2 ARSN 124 364 718 and 124 364 656 and in its capacity as trustee of the Centuria Special Opportunities Fund	Relevant interest under s 608(3) as the holding company of Centuria Property Funds Limited and as the sole unitholder in the Centuria Special Opportunities Fund	20,676,669 ordinary units	20,676,669
--	---	---	--	---------------------------	------------

2. Consideration

Holder of relevant interest	Date of acquisition	Consideration		Class and number of securities
		Cash	Non-cash	
Centuria Property Funds Limited in its capacity as trustee of the Centuria Special Opportunities Fund	17/05/2016	\$606,238.03	-	261,926 ordinary units
Centuria Property Funds Limited in its capacity as trustee of the Centuria Special Opportunities Fund	18/05/2016	\$931,306.87	-	402,967 ordinary units
Centuria Property Funds Limited in its capacity as trustee of the Centuria Special Opportunities Fund	19/05/2016	\$37,221,275.85	-	15,530,867 ordinary units
Centuria Property Funds Limited in its capacity as responsible entity of Centuria Metropolitan REIT No.1 and No.2 ARSN 124 364 718 and 124 364 656	20/05/2016	\$8,027,164.80	-	3,330,000 ordinary units
Centuria Property Funds	23/05/2016	\$2,762,181.60	-	1,150,909 ordinary units

Limited in its capacity as responsible entity of Centuria Metropolitan REIT No.1 and No.2 ARSN 124 364 718 and 124 364 656				
--	--	--	--	--

3. Associates

Name and ACN/ARSN (if applicable)	Nature of association
Centuria Capital Limited ACN 095 454 336	Holding company of Centuria Property Funds Limited and sole unitholder in the Centuria Special Opportunities Fund
Centuria Life Limited ACN 087 649 054	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Centuria Strategic Property Limited ACN 103 003 603	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Centuria Investment Holdings Pty Limited ACN 116 455 862	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Centuria Investment Management Services Pty Ltd ACN 095 179 356	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Centuria Investment Services Pty Limited ACN 095 364 917	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Centuria Property Services Pty Limited ACN 082 526 924	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Centuria SPC West Gosford Pty Ltd ACN 121 656 808	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Centuria SPV Pty Limited ACN 117 399 434	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Centuria Bulky Goods SPV Pty Limited ACN 129 824 451	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Centuria 4-8 Woodville Street Pty Limited ACN 094 651 895	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Centuria 100 Bennelong Road Pty Limited ACN 102 845 509	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Centuria 519 Cross Keys Road Pty Limited ACN 109 852 066	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Centuria Employee Share Fund Pty Ltd ACN 148 816 666	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336

Centuria Capital Private Limited	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Over Fifty Capital Pty Ltd ACN 007 108 509	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Over Fifty Seniors Equity Release Pty Ltd ACN 095 362 388	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Over Fifty Investments Pty Ltd ACN 100 169 186	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Over Fifty Funds Management Pty Ltd ACN 103 265 649	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Strategic Property Holdings No. 5 Pty Ltd ACN 107 120 196	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Strategic Property Holdings No. 7 Pty Limited ACN 109 196 189	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Belmont Road Management Pty Limited ACN 603 347 815	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336
Belmont Road Development Pty Limited ACN 602 287 276	Wholly owned subsidiary of Centuria Capital Limited ACN 095 454 336

4. Addresses

Name and ACN/ARS (if applicable)	Address
Centuria Capital Limited ACN 095 454 336	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Centuria Property Funds Limited ACN 086 553 639	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Centuria Life Limited ACN 087 649 054	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Centuria Strategic Property Limited ACN 103 003 603	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Centuria Investment Holdings Pty Limited ACN 116 455 862	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Centuria Investment Management Services Pty Ltd ACN 095 179 358	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Centuria Investment Services Pty Limited ACN 095 364 917	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060

Centuria Property Services Pty Limited ACN 092 526 924	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Centuria SPC West Gosford Pty Ltd ACN 121 656 808	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Centuria SPV Pty Limited ACN 117 399 434	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Centuria Bulky Goods SPV Pty Limited ACN 129 824 451	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Centuria 4-8 Woodville Street Pty Limited ACN 094 851 895	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Centuria 100 Bennelong Road Pty Limited ACN 102 845 509	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Centuria 519 Cross Keys Road Pty Limited ACN 109 852 066	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Centuria Employee Share Fund Pty Ltd ACN 148 816 666	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Over Fifty Capital Pty Ltd ACN 007 108 509	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Over Fifty Seniors Equity Release Pty Ltd ACN 095 362 388	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Over Fifty Investments Pty Ltd ACN 100 169 186	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Over Fifty Funds Management Pty Ltd ACN 103 265 649	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Strategic Property Holdings No. 5 Pty Ltd ACN 107 120 196	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Strategic Property Holdings No. 7 Pty Limited ACN 109 196 189	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Belmont Road Management Pty Limited ACN 603 347 815	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060
Belmont Road Development Pty Limited ACN 602 287 276	Level 39, 100 Miller Street, NORTH SYDNEY, NSW, AUSTRALIA, 2060