

**mitsubishi-ufj financial group****FACSIMILE TRANSMISSION HEADER**

DATE OF MESSAGE: 10/August/2016	MESSAGE NO: -	NUMBER OF PAGES INCLUDING COVER PAGE: 3
TO: ASX Market Announcements Office FAX NO. (61) 2 9778 0999		CC:
FROM: MITSUBISHI-UFJ FINANCIAL GROUP Corporate Administration Department (Attn: K.Takase) FAX NO. 81-3-6214-6367 TEL NO 81-3-6214-6626		
RE: Submission of FORM 605		

We hereby submit Form 605 as attached.

Best regards,

Kenji Takase

TEL : 81-3-6214-6626

e-mail : kenji_takase@mufg.jp

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Form 605
Corporations Act 2001
Section 671B

Notice of ceasing to be a substantial holder

To Company Name/Scheme GPT METRO OFFICE FUND

ACN/ARSN 169 500 476

1. Details of substantial holder (1)

Name Mitsubishi UFJ Financial Group, Inc.
ACN/ARSN (if applicable) Not Applicable

The holder ceased to be a substantial holder on 5 August 2016
The previous notice was given to the company on 5 August 2016
The previous notice was dated 2 August 2016
The holder became aware on 9 August 2016

2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) 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
3 August 2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	7,327.78	2,960 Ordinary Units	2,960
3 August 2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	3,673.79	1,484 Ordinary Units	1,484
3 August 2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	9,753.86	3,940 Ordinary Units	3,940
3 August 2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	768.80	310 Ordinary Units	310
4 August 2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	1,945.86	-791 Ordinary Units	-791
4 August 2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	6,961.16	-2,824 Ordinary Units	-2,824
4 August 2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	5,835.12	-2,372 Ordinary Units	-2,372
4 August 2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	146,062.74	59,310 Ordinary Units	59,310
4 August 2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	289,298.29	117,472 Ordinary Units	117,472
4 August 2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	201,399.61	81,780 Ordinary Units	81,780
4 August 2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	71,180.39	28,862 Ordinary Units	28,862
4 August 2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	1,701.83	689 Ordinary Units	689
5 August 2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	44.64	-18 Ordinary Units	-18
5 August 2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	688.05	-278 Ordinary Units	-278
5 August 2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	4,495.40	-1,820 Ordinary Units	-1,820
5 August 2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	99.60	-40 Ordinary Units	-40
5 August 2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	29.64	-12 Ordinary Units	-12
5 August 2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	17,682.89	7,170 Ordinary Units	7,170

5 August 2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	32,516.85	13,185 Ordinary Units	13,185
5 August 2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	24,489.69	9,930 Ordinary Units	9,930
5 August 2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	18,539.27	7,521 Ordinary Units	7,521
5 August 2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	9,367.00	3,800 Ordinary Units	3,800
5 August 2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	12,916.60	5,240 Ordinary Units	5,240
5 August 2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	4,883.19	1,977 Ordinary Units	1,977
5 August 2016	Mitsubishi UFJ Financial Group, Inc.	Collateral Returned by an entity controlled by Morgan Stanley	N/A	-4,820,006 Ordinary Units	-4,820,006

3. Changes in association

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) 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

4. Addresses

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

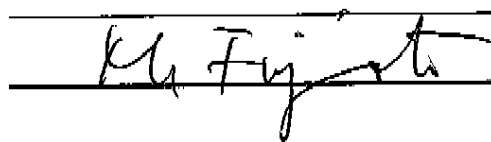
Name	Address
Mitsubishi UFJ Financial Group, Inc	2-7-1, Marunouchi, Chiyoda-ku, Tokyo 100-8330, Japan

Signature

print name Mr. Masaya Fujimoto

capacity Authorised Signatory

sign here



date 10 August 2016