

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

DATE OF MESSAGE: 26/May/2016	MESSAGE NO: -	NUMBER OF PAGES INCLUDING COVER PAGE: 6
TO: ASX Market Announcements Office FAX NO. (61) 2 9778 0999		cc:
FROM: MITSUBISHI-UFJ FINANCIAL GROUP Corporate Administration Department (Attn: 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 23 May 2016
The previous notice was given to the company on 14 April 2016
The previous notice was dated 11 April 2016
The holder became aware on 25 May 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 (MM/DD/YYYY)	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
04/13/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	33.45	15 Fully paid units	15
04/13/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	1,496.32	668 Fully paid units	668
04/13/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	17.88	8 Fully paid units	8
04/14/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	1,795.15	-805 Fully paid units	-805
04/18/2016	Mitsubishi UFJ Financial Group, Inc.	Collateral returned by an entity controlled by Morgan Stanley – see Annexure A	2,241.15	-1,005 Fully paid units	-1,005
04/21/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	974.25	-433 Fully paid units	-433
04/21/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	31.36	-14 Fully paid units	-14
04/22/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	170.94	77 Fully paid units	77
04/22/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	2.23	1 Fully paid units	1
04/26/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	356.80	-160 Fully paid units	-160
04/26/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	754.68	-337 Fully paid units	-337
04/27/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	952.21	-427 Fully paid units	-427
04/27/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	954.60	-430 Fully paid units	-430
04/27/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	2.23	-1 Fully paid units	-1
04/28/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	1,028.16	459 Fully paid units	459
04/28/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	20.25	9 Fully paid units	9
04/29/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	583.34	261 Fully paid units	261
04/29/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	1,054.79	473 Fully paid units	473
04/29/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	1,144.32	512 Fully paid units	512

Date of change (MM/DD/YYYY)	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
05/02/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	1,253.26	562 Fully paid units	562
05/02/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	473.82	212 Fully paid units	212
05/02/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	1,379.84	616 Fully paid units	616
05/02/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	759.36	336 Fully paid units	336
05/03/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	1,356.00	600 Fully paid units	600
05/03/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	45.00	20 Fully paid units	20
05/03/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	1,125.48	498 Fully paid units	498
05/03/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	1,257.58	554 Fully paid units	554
05/03/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	14,676.92	-6,569 Fully paid units	-6,569
05/03/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	1,151.03	-515 Fully paid units	-515
05/04/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	245,772.74	108,749 Fully paid units	108,749
05/04/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	494.86	218 Fully paid units	218
05/04/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	9.04	4 Fully paid units	4
05/04/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	162,772.00	81,232 Fully paid units	81,232
05/04/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	172,090.97	75,811 Fully paid units	75,811
05/04/2016	Mitsubishi UFJ Financial Group, Inc.	Collateral returned by an entity controlled by Morgan Stanley – see Annexure A	422.06	-188 Fully paid units	-188
05/04/2016	Mitsubishi UFJ Financial Group, Inc.	Collateral returned by an entity controlled by Morgan Stanley – see Annexure A	13,835.24	-6,187 Fully paid units	-6,187
05/05/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	43,787.40	19,205 Fully paid units	19,205
05/05/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	30,422.54	13,402 Fully paid units	13,402
05/05/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	78.37	34 Fully paid units	34
05/05/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	174.79	77 Fully paid units	77
05/06/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	2.31	1 Fully paid units	1
05/06/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	600,636.76	-265,792 Fully paid units	-265,792
05/09/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	12,555.84	-5,412 Fully paid units	-5,412
05/09/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	74,210.27	-32,607 Fully paid units	-32,607
05/09/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	1,140.00	-500 Fully paid units	-500
05/10/2016	Mitsubishi UFJ Financial Group, Inc.	Collateral returned by an entity controlled by Morgan Stanley – see Annexure A	15,753.64	-6,789 Fully paid units	-6,789
05/10/2016	Mitsubishi UFJ Financial Group, Inc.	Collateral returned by an entity controlled by Morgan Stanley – see Annexure A	5,679.92	-2,447 Fully paid units	-2,447
05/10/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	5,314.73	-2,281 Fully paid units	-2,281
05/10/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	2.33	-1 Fully paid units	-1
05/11/2016	Mitsubishi UFJ Financial Group, Inc.	Collateral returned by an entity controlled by Morgan Stanley – see Annexure A	5,720.42	-2,498 Fully paid units	-2,498
05/11/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	5,596.76	-2,444 Fully paid units	-2,444
05/11/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	232.30	-101 Fully paid units	-101
05/11/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	903.90	-393 Fully paid units	-393
05/11/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	1,110.65	-485 Fully paid units	-485
05/12/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	41.58	18 Fully paid units	18

Date of change (MM/DD/YYYY)	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
05/12/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	1,819.30	791 Fully paid units	791
05/12/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	417.69	182 Fully paid units	182
05/12/2016	Mitsubishi UFJ Financial Group, Inc.	Collateral returned by an entity controlled by Morgan Stanley – see Annexure A	10,475.57	-4,564 Fully paid units	-4,564
05/13/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	656.04	373 Fully paid units	373
05/13/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	265.65	115 Fully paid units	115
05/13/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	5,244.00	2,300 Fully paid units	2,300
05/13/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	115.25	50 Fully paid units	50
05/13/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	22.80	10 Fully paid units	10
05/13/2016	Mitsubishi UFJ Financial Group, Inc.	Collateral returned by an entity controlled by Morgan Stanley – see Annexure A	1,376.09	-597 Fully paid units	-597
05/13/2016	Mitsubishi UFJ Financial Group, Inc.	Collateral returned by an entity controlled by Morgan Stanley – see Annexure A	8,075.86	-3,510 Fully paid units	-3,510
05/16/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	134,985.10	58,600 Fully paid units	58,600
05/16/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	924.00	400 Fully paid units	400
05/16/2016	Mitsubishi UFJ Financial Group, Inc.	Collateral returned by an entity controlled by Morgan Stanley – see Annexure A	14,470.51	-6,319 Fully paid units	-6,319
05/17/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	16.10	7 Fully paid units	7
05/17/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	256.41	111 Fully paid units	111
05/17/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	388.70	169 Fully paid units	169
05/17/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	576.05	251 Fully paid units	251
05/17/2016	Mitsubishi UFJ Financial Group, Inc.	Collateral returned by an entity controlled by Morgan Stanley – see Annexure A	6,191.08	-2,696 Fully paid units	-2,696
05/17/2016	Mitsubishi UFJ Financial Group, Inc.	Collateral returned by an entity controlled by Morgan Stanley – see Annexure A	845.01	-369 Fully paid units	-369
05/18/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	5,290.00	2,300 Fully paid units	2,300
05/18/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	801.57	347 Fully paid units	347
05/19/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	4,097.94	1,774 Fully paid units	1,774
05/19/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	5,116.65	-2,215 Fully paid units	-2,215
05/20/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	28,235.35	12,100 Fully paid units	12,100
05/20/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	1,392.00	600 Fully paid units	600
05/20/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	735.44	317 Fully paid units	317
05/20/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	430.56	184 Fully paid units	184
05/20/2016	Mitsubishi UFJ Financial Group, Inc.	Collateral returned by an entity controlled by Morgan Stanley – see Annexure A	2,261.02	-981 Fully paid units	-981
05/20/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	6,236.16	-2,688 Fully paid units	-2,688
05/23/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	915.68	388 Fully paid units	388
05/23/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	13,452.00	5,700 Fully paid units	5,700
05/23/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	1,604.49	677 Fully paid units	677
05/23/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	36,594.01	15,560 Fully paid units	15,560
05/23/2016	Mitsubishi UFJ Financial Group, Inc.	Purchase of units by an entity controlled by Morgan Stanley	566.35	241 Fully paid units	241
05/23/2016	Mitsubishi UFJ Financial Group, Inc.	Sale of units by an entity controlled by Morgan Stanley	1,193,167.56	-497,900 Fully paid units	-497,900

Date of change (MM/DD/YYYY)	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
05/23/2016	Mitsubishi UFJ Financial Group, Inc.	Collateral returned by an entity controlled by Morgan Stanley – see Annexure A	15,010,393.71	-6,264,772 Fully paid units	-6,264,772

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:

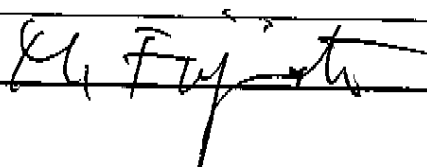
Name	Address
Mitsubishi UFJ Financial Group, Inc.	2-7-1, Marunouchi, Chiyoda-ku, Tokyo 100-8330, Japan

Signature

print name Mr. Masaya Fujimoto

capacity Authorised Signatory

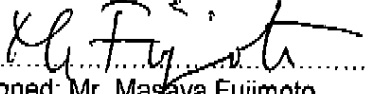
sign here



date 26 May 2016

ANNEXURE "A"

This is Annexure "A" of 1 page referred to in the Form 605 (Notice of Ceasing to be a Substantial Holder), signed by me and dated 26 May 2016.


Signed: Mr. Masaya Fujimoto

Schedule	
Type of Agreement	Global Master Securities Lending Agreement
Parties to agreement	Morgan Stanley & Co. International plc and SUMITOMO MITSUI BANKING CORPORATION
Transfer Date	20160518; 20160523;
Holder of Voting Rights	Borrower
Are there any restrictions on voting rights?	Yes/No
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.	

The above schedules are based on the relevant standard agreements. The entity filing the report will, if requested by the company or responsible entity to whom the prescribed form must be given or ASIC, give a copy of the agreement to the company, responsible entity or ASIC.