

10 April 2013

Quarterly distribution statement

APN AREIT Fund | ARSN 134 361 229

Dear Investor

We are pleased to enclose the distribution statement for your investment in the APN AREIT Fund for the quarter ended 31 March 2013.

A total distribution of 2.6082 cents per unit (CPU) was paid over the quarter. By annualising the March 2013 monthly distribution of 0.8694 CPU, this reflects an annualised yield of 7.74% after all fees and expenses, based on the 31 March 2013 redemption price of \$1.3471 per unit.

The distribution was deposited into your nominated bank account on 10 April 2013. If you do not receive the amount indicated in the attached distribution statement please contact Investor Services on 1800 996 456. Those investors who chose to have their distributions reinvested will receive their distribution as additional units in the Fund.

If withholding tax has been deducted from your distribution you are either a non-resident investor or you have not supplied us with a Tax File Number (TFN) or an Australian Business Number (ABN). Please provide us with your TFN or ABN if you wish to avoid future deductions of withholding tax.

You can view the latest comprehensive monthly commentary and fund performance by visiting our website at www.apngroup.com.au and clicking on 'Funds' then 'Monthly commentaries'.

Thank you for your investment and support. We seek every opportunity to provide you outstanding investment performance and service delivery to help you achieve your investment objectives.

Yours sincerely



Howard Brenchley
Executive Director and Chief Investment Officer
APN Property Group

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your statements
by email?**



Email is fast, convenient and eco-friendly.
To switch to email communications, simply contact us
at apnpg@apngroup.com.au or on **1800 996 456**.

Opportunity to invest in the APN 541 St Kilda Road Fund, forecasting an initial distribution yield of 9.00%¹ pa

The APN 541 St Kilda Road Fund ("Fund") is a single asset, closed end property fund. The Fund provides an opportunity to invest in a well leased, high quality office building in an excellent location.

The Fund aims to deliver stable income and capital growth over a 6 year fixed investment term. The property is close to 80% leased to SEEK Limited, an ASX 100 company and the leading provider of online employment advertising in Australia.

4 star "Superior" rating

SQM Research, the leading independent real estate research house in Australia has rated the Fund 4 stars*, which is defined as "Superior". SQM Research believes the Fund offers investors "exposure to an A-Grade commercial office building that is supported by a highly qualified and experienced management team".

You can download a copy of the Product Disclosure Statement from www.apngroup.com.au or contact APN Investor Services on 1800 996 456 between 8:30am and 5:30pm Monday to Friday, Melbourne time.

Yours sincerely



Howard Brenchley
Executive Director and Chief Investment Officer
APN Property Group

* SQM Research is an investment research firm that undertakes research on investment products exclusively for its wholesale clients, utilising a proprietary review and star rating system. Information contained in this document attributable to SQM Research must not be used to make an investment decision. The SQM Research rating is valid at the time the report was issued, however it may change at any time. While the information contained in the rating is believed to be reliable, its completeness and accuracy is not guaranteed. The SQM Research star rating system is of a general nature and does not take into account the particular circumstances or needs of any specific person. Only licensed financial advisers may use the SQM Research star rating system in determining whether an investment is appropriate to a person's particular circumstances or needs. You should read the product disclosure statement and consult a licensed financial adviser before making an investment decision in relation to this investment product.

Offer extended

APN 541 St Kilda Road Fund

**Seeking
a quality property
investment?**

- Single asset, closed-end unlisted property fund
- Initial forecast distribution yield of **9.00%¹** pa
- 6 year fixed investment term
- 78% leased to SEEK Limited
- Closing date 3 May 2013



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1 The forecast yield is subject to various assumptions and property, financing and other general risks as set out in the Product Disclosure Statement (PDS). Any forecast distributions are not guaranteed.
2 The interest rate will be 5.00% per annum (pro rata) on the application amount. Interest will accrue on application monies from the date the funds clear until units are allotted. The accrued interest will be paid within 7 days from the date of the allotment of units or the date on which monies are returned to unitholders should the offer not proceed.
Please refer to the PDS for the APN 541 St Kilda Road Fund (ARSN 160 546 529) for further information. The PDS can be downloaded from www.apngroup.com.au or a hard copy can be obtained free of charge by contacting us on 1800 996 456.