

APN | Property Group

10 July 2013

Quarterly distribution statement

APN Asian REIT Fund | ARSN 162 658 200

Dear Investor

We are pleased to enclose the distribution statement for your investment in the APN Asian REIT Fund.

A total distribution of 8.6000 cents per unit has been paid, comprising an ordinary distribution of 1.8000 cents per unit for the quarter ended 30 June 2013 and a special distribution of 6.8000 cents per unit. The special distribution paid represents the Fund's accumulated but previously undistributed income for the 9 month period to 31 March 2013.

The distribution was deposited into your nominated bank account on 10 July 2013. If you do not receive the amount indicated in the attached distribution statement please contact APN 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'.

If you have any queries please contact your financial adviser or APN Investor Services on 1800 996 456 or email us at apnpg@apngroup.com.au.

Yours sincerely



Howard Brenchley
Executive Director and Chief Investment Officer
APN Property Group

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