



19 December 2016

Successful completion and return of funds for the APN Unlisted Property Fund ARSN 156 183 872

Dear Investor,

Distribution

Following the successful sale of certain assets, we are pleased to enclose a distribution statement for your investment in the APN Unlisted Property Fund ("Fund") equating to 21.2 cents per unit. This distribution was deposited into your nominated bank account on 16 December 2016.

Final payment and formal termination of the Fund

We are also pleased to announce that we expect that the remaining assets of the Fund will be liquidated by the end of December 2016. Accordingly, APN Funds Management Limited has elected to terminate the Fund on 20 March 2017 by giving investors three months' notice under clause 22(b) of the Fund's constitution.

A final payment, representing the proceeds from the remaining assets, will be paid into your nominated bank account around 20 March 2017 allowing for time to complete the audit of the Fund's accounts among other things. This final payment is estimated to be in the range of 11 cents per unit to 12 cents per unit. Final unit cancellation statements will be despatched to you on the conclusion of this process. Completion of the winding up will occur when the units in the Fund are cancelled.

I'd like to take this opportunity to thank you for your patience and ongoing support. Following the establishment of the Fund as part of series of steps designed to provide liquidity to APN's property for income funds, we've worked very hard to progressively sell down the Unlisted Property Fund's assets since its inception in order to return cash proceeds to investors as soon as possible while at the same time ensuring maximising value from those asset sales for investors. We are delighted this process is now complete and that final proceeds are able to be paid to investors.

If you have any questions relating to this letter, please contact your financial adviser or APN Investor Services on 1800 996 456 Monday to Friday between 8:30am and 5:30pm Melbourne time during weekdays or email us at apnpg@apngroup.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michael Doble', with a stylized flourish at the end.

Michael Doble
CEO, Real Estate Securities
APN Property Group Limited