

The APN Asian REIT Fund (Fund) is a property securities fund that invests in a quality portfolio of Asian REITs, listed on the securities exchanges of the Asian Region (including, but not limited to, Hong Kong, Singapore, Malaysia, Japan and New Zealand, but excluding Australia), as well as cash and fixed interest investments.

The Fund aims to deliver a competitive yield with lower risk than the market. Underlying stocks are selected based on a highly disciplined investment approach that has been in place since 1996. The Fund provides access to a wide spread of property-based revenue streams that are specifically analysed, selected and weighted with the aim of delivering strong and sustainable income returns.

The Fund is suited to medium to long term investors seeking a relatively high income and some capital growth over the long term.

Current running yield

APN Asian REIT Fund **6.36% pa¹** Asia REIT Index⁴ **4.53% pa¹**

Performance 31 December 2017

| | 1 month | 3 months | 6 months | 1 year | 3 years pa | 5 years pa | Since inception ⁵ pa | Standard deviation since inception pa |
|---|---------|----------|----------|--------|------------|------------|---------------------------------|---------------------------------------|
| APN Asian REIT Fund Income ² | 0.51% | 1.71% | 3.39% | 6.83% | 7.00% | 7.25% | 6.51% | |
| APN Asian REIT Fund Total return ³ | (1.22%) | 6.72% | 5.85% | 8.76% | 6.92% | 12.52% | 13.76% | 9.36% |
| Asia REIT Index ⁴ | (2.56%) | 4.26% | 2.18% | 2.06% | 6.14% | 12.11% | 12.33% | 10.32% |
| Over performance / (Under performance) | 1.34% | 2.46% | 3.67% | 6.70% | 0.78% | 0.41% | 1.43% | |

- As at 31 December 2017. Current running yield is calculated daily by dividing the annualised distribution rate by the latest entry unit price. Distributions may include a capital gains component. Distributions are not guaranteed and past performance is not an indicator of future returns.
- Distributions may include a capital gains component.
- Returns shown are net of fees and expenses and are annualised for periods greater than one year. Assumes distributions are reinvested. Investors' tax rates are not taken into account when calculating returns. Past performance is not an indicator of future performance.
- Bloomberg Asia REIT Index.
- Returns calculated since 19 July 2011 (when the Fund commenced).

Fund overview

The APN Asian REIT Fund (Fund) is a property securities fund that primarily invests in a quality portfolio of Asian Real Estate Investment Trusts (REITs).

Investment objectives

The primary investment objectives of the Fund are to:

- Provide investors with a consistent and relatively high level of income compared to the Benchmark⁴, combined with some capital growth, derived predominantly from investing in Asian REITs;
- Have a gross annual income yield (before management fees, expenses and taxes) that equates to at least 110% of the average yield of the Benchmark⁴;
- Provide investors with some capital growth over a 5-7 year time horizon; and
- Provide lower than market volatility.

Benefits

- Access to a diversified portfolio of underlying Asian commercial real estate.
- Unlike many property securities funds which invest significantly on the basis of index weighting, APN determines the relative value of each property security.
- Disciplined investment strategy designed to reduce both market and specific risk.
- Monthly distributions.
- Limited exposure to higher risk earnings.
- Nil entry and exit fees.

This Fund is suited to:

- Medium to long term investors.
- Investors seeking consistent and high levels of income and the potential for some long term capital growth.
- Investors seeking tax effective income.
- SMSFs - investors managing their own retirement.
- Investors wanting access to a diversified portfolio of quality Asian REITs.

AT A GLANCE

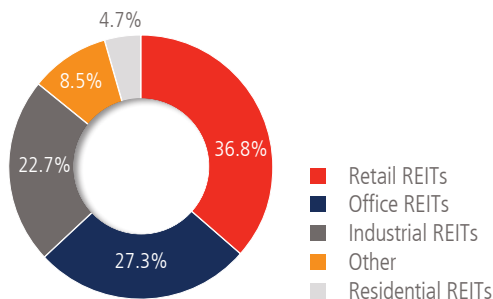
| | |
|--------------------------------|---------------------------------|
| Type of fund | Property securities fund |
| Commencement date | 19 July 2011 |
| Fund size | \$19.36m as at 31 December 2017 |
| Investment timeframe | 5 - 7 years |
| Minimum investment amount | \$1,000 |
| Income distribution | Monthly |
| Unit pricing | Daily |
| Withdrawals | Daily |
| Distribution reinvestment plan | Available |
| Fund gearing | Nil |
| Hedging strategy | Unhedged |
| Management costs | 1.20% pa |
| Buy/sell spread | 0.30% buy and 0.30% sell |

Research ratings

- SQM Research⁶ - 'Favourable' 3.75 Star rating (September 2017)
- Australian Fund Monitors⁷

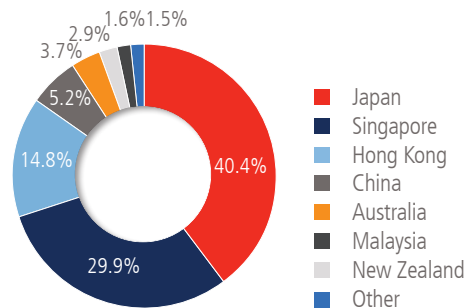


Sector allocation 31 December 2017



Note: Asset allocations may change depending on market conditions and in accordance with the Fund's mandate.

Geographic allocation 31 December 2017



Top 5 Asian REIT holdings 31 December 2017

| Stock | Sector | % of APN Asian REIT Fund | % of Asia REIT Index ⁸ |
|--------------------------------|-------------|--------------------------|-----------------------------------|
| Ascendas Real Estate Inv Trust | Industrial | 4.78% | 2.66% |
| Gip J-REIT | Industrial | 4.38% | 1.47% |
| Link REIT | Retail | 4.32% | 9.24% |
| Japan Retail Fund Investment | Retail | 4.26% | 2.23% |
| Mapletree Greater China Comm | Diversified | 3.85% | 1.15% |

8 Bloomberg Asia REIT Index.

Availability

ASX mFund, netwealth, Macquarie Wrap, IOOF Employer Super, IOOF Pursuit

About the Manager

APN Funds Management Limited (APN FM) is a wholly owned subsidiary of APN Property Group Limited (ASX code: APD), a specialist real estate investment manager. An active investment manager with a concentrated focus on income, APN has a strong record of delivering a range of property based investment solutions for institutional and retail clients since 1996.

Investment team

Corrine Ng Portfolio Manager, Asian Real Estate Securities
 Pete Morrissey Fund Manager, Real Estate Securities
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6 The rating contained in this document is issued by SQM Research Pty Ltd ABN 93 122 592 036 for the APN Asian REIT Fund as at September 2017. 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. 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. The rating may be subject to change at any time. 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. SQM Research receives a fee from the Fund Manager for the research and rating of the managed investment scheme.

7 Australian Fund Monitors considers the Fund a suitable investment in a diversified portfolio for investors seeking exposure to global/ Asian Real Estate Investment Trust (REIT) companies, in a disciplined, income-focused investment strategy. Australian Fund Monitors Pty Ltd, holds AFS Licence number 324476. The information contained herein is general in its nature only and does not and cannot take into account an investor's financial position or requirements. Investors should therefore seek appropriate advice prior to making any decisions to invest in any product contained herein. Australian Fund Monitors Pty Ltd is not, and will not be held responsible for investment decisions made by investors, and is not responsible for the performance of any investment made by any investor, not withstanding that it may be providing information and or monitoring services to that investor. This information is collated from a variety of sources and we cannot be held responsible for any errors or omissions. Australian Fund Monitors Pty Ltd, A.C.N. 122 226 724. For full details and disclaimer please see www.fundmonitors.com.