

APN | Property Group

10 April 2017

Distribution Statement

APN Coburg North Retail Fund | ARSN 601 833 363

Dear Investor

We are pleased to enclose the distribution statement for your investment in the APN Coburg North Retail Fund for the month ended 31 March 2017.

A distribution of 0.6333 cents per unit was paid for the month ended 31 March 2017 and a total of 1.9000 cents per unit has been paid over the March 2017 quarter.

The March 2017 distribution was deposited into your nominated bank account on 10 April 2017. If you do not receive the amount indicated in the attached distribution statement, please contact APN Investor Services on 1800 996 456.

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 fund update and commentary by visiting the fund page on our website at <http://apngroup.com.au/fund/CBG/> and clicking on 'Product flyer'.

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



Chris Brockett
Fund Manager and Head of Direct Property
APN Property Group

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