

The **APN** Asian REIT Fund is an income focused property securities fund that invests in a portfolio of listed Asian Real Estate Investment Trusts (REITs).

Performance 31 August 2019

	1 month	3 months	6 months	1 year	3 years pa	5 years pa	7 years pa	Since inception ⁴ pa
APN Asian REIT Fund Income ²	0.43%	1.39%	3.04%	7.04%	6.70%	6.98%	6.94%	6.62%
APN Asian REIT Fund Total return ³	3.11%	8.81%	16.30%	28.38%	13.07%	14.49%	16.22%	15.71%

1. As at 31 August 2019, 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. 2. Distributions may include a capital gains component. 3. 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. 4. Returns calculated since 19 July 2011 (when the Fund commenced).

Investment objectives

The primary investment return objectives of the Fund are to:

- provide investors with a consistent and relatively high level of income compared to the Benchmark⁵, combined with some capital growth, derived predominantly from investing in Asian REITs;
- deliver a gross annual income yield (before management fees, expenses and taxes) that equates to at least 110% of the average yield of the Benchmark⁵;
- provide investors with some capital growth over a 5-7 year time horizon; and
- provide lower than market volatility⁶.

Benefits

- Focus on generating sustainable, regular and relatively high income returns through investing in listed property securities.
- Access to an underlying diversified portfolio of thousands of quality commercial real estate assets predominantly located in Asia.
- Monthly distributions.
- Actively managed (non-index aware) portfolio, applying a highly disciplined and proven strategy designed to deliver on the Fund's income and risk objectives.
- 100% liquid – daily applications and withdrawals.

This Fund is suited to:

- Investors seeking consistent and relatively high levels of income.
- SMSFs - investors managing their own retirement.
- Investors wanting access to a diversified portfolio of quality Asian REITs.
- Medium to long term investors.

**Current
running
yield**

**4.93%
pa⁷**

APN Asian REIT Fund

**4.09%
pa⁷**

Asia REIT Index⁵

Note: See footnotes 5, 6 and 7 over page.

AT A GLANCE

Type of fund	Property securities fund
mFund	ASX code: APF02
Commencement date	19 July 2011
Fund size	\$51.11m as at 31 August 2019
Investment timeframe	5 - 7 years
Minimum investment amount	\$1,000
Income distribution	Monthly
Unit pricing	Daily
Withdrawals	Daily
Distribution reinvestment plan	Available
Hedging strategy	Unhedged
Management costs	0.98% pa
Buy/sell spread	0.30% buy and 0.30% sell

Note: Fund has no entry or exit fees. Fund has no borrowing.

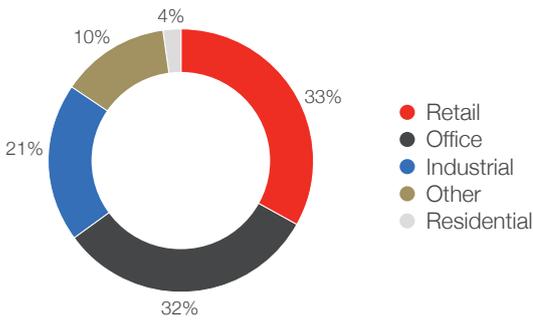
APN Asian REIT Fund performance vs Fund objective

Financial Year Ending ⁸	APN Asian REIT Fund Yield ⁹	110% of Benchmark Yield ¹⁰	Outperformance
Jun 2019	5.84%	4.79%	1.05%
Jun 2018	6.39%	5.03%	1.36%
Jun 2017	6.29%	4.92%	1.37%
Jun 2016	6.80%	5.06%	1.74%
Jun 2015	5.13%	4.73%	0.40%
Jun 2014	5.45%	4.93%	0.52%

8. Yield is expressed as the annualised trailing twelve months yield.
 9. Average distributions after management fees and expenses. Distributions may include a capital gains component. Past performance is not an indicator of future performance.
 10. Bloomberg Asia REIT Index average dividend yield for period.

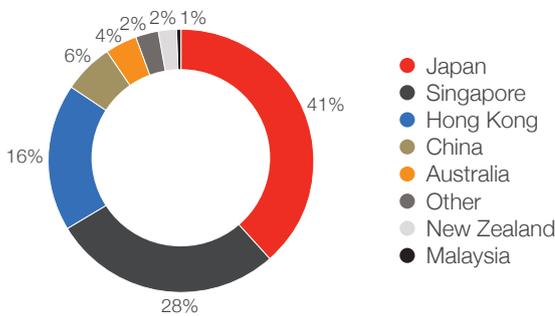


Underlying property sector allocation 31 August 2019



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

Geographical allocation 31 August 2019



Platform availability

ASX mFund, BT Wrap, BT Panorama, Hub 24, IOOF Employer Super, IOOF Pursuit, Linear Wrap, Macquarie Wrap, netwealth, OneVue, Powerwrap, uXchange

Research ratings

- Lonsec¹¹ - Investment Grade (August 2019)
- SQM Research¹² - 'Superior' 4 Star rating (June 2019)
- FundSource¹³ - AA Rating (March 2018)

Top 5 Asian REIT holdings 31 August 2019

Stock	Sector	% of APN Asian REIT Fund
Ascendas Real Estate Inv Trust	Industrial	4.77%
GLP J-REIT	Industrial	4.14%
Mapletree North Asia Com Trust	Diversified	4.06%
Japan Retail Fund Investment	Retail	3.82%
Capitaland Commercial Trust	Office	3.66%

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 FM has a strong record of delivering a range of property based investment solutions for institutional and retail clients since 1998.

Investment team

Pete Morrissey Chief Executive Officer, Real Estate Securities
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- Bloomberg Asia REIT Index.
 - The APN Asian REIT Fund aims to provide lower than market volatility compared with the Bloomberg Asia REIT Index (or equivalent) over a 5-7 year time horizon.
 - As at 31 August 2019. 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.
- 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.

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