

The **APN AREIT PIE Fund** is an income focused, property securities fund that invests in the award winning **APN AREIT Fund** portfolio of listed Australian Real Estate Investment Trusts (AREITs).

Current running yield
5.88% pa¹

Performance 28 February 2021

	1 month	3 months	6 months	1 year	2 years pa	Since inception ² pa
APN AREIT PIE Fund Income ³	0.48%	1.33%	3.05%	5.10%	5.55%	5.50%
APN AREIT PIE Fund Total return ⁴	(0.23%)	(4.61%)	8.27%	(17.67%)	(3.61%)	0.38%

1. As at 28 February 2021. 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. Fund inception 10 March 2017. 3. Distributions may include a capital gains component. 4. Returns after all fees and expenses. Assumes distributions are reinvested. Investors' tax rates are not taken into account when calculating returns. Past performance is not an indicator of future performance.

Investment objectives

The primary investment return objectives of the Fund are to:

- provide a gross annual income yield (before tax, management fees and expenses) that equates to at least 110% of the average yield of the S&P/ASX 200 AREIT Index Dividend Yield hedged to NZD;
- provide a level of capital growth which at least matches increases in CPI over a 5-7 year time horizon; and
- provide lower than market volatility⁵.

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 Australia.
- 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.
- Investors seeking tax paid income.
- Investors wanting access to a diversified portfolio of quality AREITs.
- Medium to long term investors.

Research ratings

- Morningstar Analyst Rating™ - Bronze (31 July 2020)⁶
- High Morningstar Sustainability Rating™ - (31 December 2020)⁶

Platform availability

Aegis, FNZ, InvestNow

Note: See footnotes 5 and 6 over page.



AT A GLANCE

Type of fund	Income focused AREIT fund
Commencement date	10 March 2017
Fund size (NZ\$)	\$14.92m as at 28 February 2021
Hedging	Hedged to NZD
Investment timeframe	5 - 7 years
Minimum investment amount	\$1,000
Minimum additional amount	\$500
Income distribution	Monthly
Unit pricing	Daily
Withdrawals	Daily
Distribution reinvestment plan	Available
Borrowing	Nil at Fund level
Management costs	1.10% pa (excluding GST)
Buy/sell spread	0.25% buy and 0.25% sell

APN AREIT PIE Fund performance versus Fund objective

Financial Year Ending ⁸	APN AREIT PIE Fund Yield ⁹	110% of Benchmark Yield ¹⁰	Outperformance
FY20	5.98%	5.22%	0.76%
FY19	6.04%	5.12%	0.92%
FY18	6.11%	5.47%	0.64%

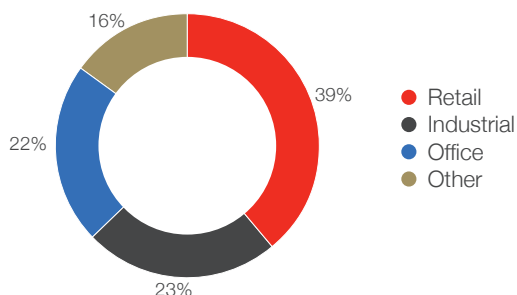
8. Yield is expressed as the annualised trailing twelve months yield.

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. AREIT 200 average dividend yield for period.

APN AREIT Fund underlying metrics

Property sector allocation 28 February 2021



Top 5 AREIT holdings 28 February 2021

Stock	Sector	% of APN AREIT Fund
Goodman Group	Industrial	10%
Scentre Group	Retail	10%
Stockland	Diversified	8%
Charter Hall Retail REIT	Retail	6%
Mirvac Group	Diversified	6%

Asset class allocation 28 February 2021

AREITs 97% Cash 3%

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

About the Issuer and Manager

Implemented Investment Solutions Limited ('IIS') is the licensed manager ('Manager') of the APN Investment Funds Scheme. IIS is a fund management company specialising in establishing and managing New Zealand-domiciled funds. With a deep understanding of New Zealand's investment management industry, IIS works with both local and global investment managers to enable investors to access these specialist managers' investment expertise within funds and solutions that have been tailored for New Zealand's tax and legislative environment.

About the Investment 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
Mark Mazzarella Portfolio Manager, Real Estate Securities
Steven Tjia Fund Analyst, Real Estate Securities

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This Update is provided by APN Funds Management Australia Limited (APN) in good faith and is designed as a summary to accompany the Product Disclosure Statement for the APN Investment Funds Scheme (the Fund). The Product Disclosure Statement is available from APN, or the issuer Implemented Investment Solutions Limited (IIS), and on <https://disclose-register.companiesoffice.govt.nz/>. The information contained in this Update is not an offer of units in the Fund or a proposal or an invitation to make an offer to sell, or a recommendation to subscribe for or purchase, any units in the Fund. If you are making an investment directly then you will be required to complete the application form, which can be obtained from the Manager. The information and any opinions in this Update are based on sources that APN believes are reliable and accurate. APN, its directors, officers and employees make no representations or warranties of any kind as to the accuracy or completeness of the information contained in this fact sheet and disclaim liability for any loss, damage, cost or expense that may arise from any reliance on the information or any opinions, conclusions or recommendations contained in it, whether that loss or damage is caused by any fault or negligence on the part of APN, or otherwise, except for any statutory liability which cannot be excluded. All opinions reflect APN's judgment on the date of this Update and are subject to change without notice. This disclaimer extends to IIS, and any entity that may distribute this publication. The information in this Update is not intended to be financial advice for the purposes of the Financial Advisers Act 2008 or the Financial Markets Conduct Act 2013. In particular, in preparing this document, APN did not take into account the investment objectives, financial situation and particular needs of any particular person. Professional investment advice from an appropriately qualified adviser should be taken before making any investment. Past performance is not necessarily indicative of future performance, unit prices may go down as well as up and an investor in the fund may not recover the full amount the capital that they invest. No part of this document may be reproduced without the permission of APN or IIS. IIS is the issuer and manager of the Fund. APN is in the investment manager of the Fund.

5. The APN AREIT PIE Fund aims to provide lower than market volatility compared with the S&P/ASX 300 AREIT NZD hedged Index over a 5-7 year time horizon.

6. APN AREIT PIE Fund received Morningstar Analyst Rating™ of 'Bronze' as on 31/07/2020. APN AREIT PIE Fund received High Morningstar Sustainability Rating™ out of 433 Australia & New Zealand Equity as of 31 Dec 2020. Based on 95 of AUM. Data is based on long positions only. Historical Sustainability Score as of 31 Jan 2021. Sustainability Rating as of 31 Dec 2020. Sustainability provides company-level analysis used in the calculation of Morningstar's Historical Sustainability Score. © 2021 Morningstar, Inc. All rights reserved. Neither Morningstar, its affiliates, nor the content providers guarantee the data or content contained herein to be accurate, complete or timely nor will they have any liability for its use or distribution. Any general advice or 'regulated financial advice' under New Zealand law has been prepared by Morningstar Australasia Pty Ltd (ABN: 95 090 665 544, AFSL: 240892) and/or Morningstar Research Ltd, subsidiaries of Morningstar, Inc, without reference to your objectives, financial situation or needs. For more information refer to our Financial Services Guide (AU) or Financial Advice Provider Disclosure Statement (NZ) at www.morningstar.com.au/s/fsg.pdf and www.morningstar.au/s/fapds.pdf. You should consider the advice in light of these matters and if applicable, the relevant Product Disclosure Statement before making any decision to invest. Our publications, ratings and products should be viewed as an additional investment resource, not as your sole source of information. Past performance does not necessarily indicate a financial product's future performance. To obtain advice tailored to your situation, contact a professional financial adviser.