



11 April 2011

Quarterly distribution statement

APN Property for Income Fund No. 2 | ARSN 113 296 110

Dear Investor,

We are pleased to enclose the distribution statement for your investment in the APN Property for Income Fund No. 2 for the quarter ended 31 March 2011.

A total distribution of 1.6251 cents per unit (CPU) was paid over the quarter. By annualising the March 2011 monthly distribution of 0.5417 CPU, this reflects an annualised yield of 8.12% after all fees and expenses, based on the 31 March 2011 redemption price of \$0.80008 per unit.

The distribution was deposited into your nominated bank account on 11 April 2011.

If you do not receive the amount indicated in the attached distribution statement please contact APN Investor Services on 1800 996 456. Those investors who chose to have their distributions reinvested will receive their distribution as additional units in the Fund.

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.

If you would like to understand the unit pricing process in greater detail, APN Funds Management's Unit Pricing Policy can be viewed on our website at www.apngroup.com.au.

APN Property for Income Fund No. 2 performance update

The APN Property for Income Fund No. 2 provided a total return of 1.58% for the quarter.

You can view the latest comprehensive monthly Fund commentary by visiting our website at www.apngroup.com.au and clicking on 'Funds' then 'Monthly commentaries'.

Monthly withdrawals reinstated

Monthly withdrawals have been reinstated via a Managed Redemption Offer (MRO) for the APN Property for Income No. 2 enabling those investors who require access to their funds to be able to apply.

Total funds available to satisfy redemption requests is capped at 5% per annum, pro rated on a monthly basis of the Net Asset Value (NAV) of the Fund. If total requests exceed the capped amount, redemptions will be scaled back on a pro-rata basis.

Whilst opportunities to redeem illiquid assets (unlisted property trusts) in the Fund have been difficult to date, the long term outlook for AREITs is encouraging and the prospects for restoring Fund liquidity are steadily improving as the property market strengthens. We continue to actively manage the Fund over the long term so that the value of liquid assets will return to more than 80% of the NAV and normal daily withdrawal procedures apply.

To access the MRO, refer to the Supplementary PDS and Withdrawal Application Form available from our website at www.apngroup.com.au.

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



Howard Brenchley
Executive Chief Investment Officer and Director
APN Funds Management Limited

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Avoid the cumbersome paper trail and help our environment
by electing to receive your statements electronically.

To receive your distribution statements by direct email,
simply email us at: distributionstatements@apngroup.com.au