Level 30, 101 Collins Street Melbourne, Victoria 3000 Australia

Responsible Entity: APN Funds Management Limited ABN 60 080 674 479 AFSL No 237500

T +61 (0) 3 8656 1000 F +61 (0) 3 8656 1010 Investor Services 1800 996 456 Adviser Services 1300 027 636 W www.apngroup.com.au E apnpg@apngroup.com.au

Correspondence to: PO Box 18011 Melbourne Collins Street East Victoria 8003

Taxation Components - Distribution for the month ending 31 May 2010

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

APN | Property Group

Detailed below are the tax components for the distribution for the APN Property for Income Fund No. 2 for the month ended 31 May 2010.

The distribution rate for the APN Property for Income Fund No. 2 is 0.5417 cents per unit.

Fund payment Components	Distribution Cents per Unit
Fund payment amount per unit	0.0000
Dividends franked amount	0.0000
Dividends unfranked amount	0.0000
Interest income	0.0000
Foreign source income	0.1075
Non-TAP CGT	0.0000
Deferred tax amount	0.4342
Total Distribution	0.5417

In accordance with section 12-395 of Schedule 1 of the Taxation Administration Act 1953 (Cth), this distribution includes a 'fund payment' amount of 0.0000 distribution cents per unit in respect of the income year ending 30 June 2010.

An annual tax statement will be forwarded to unitholders in July 2010. The tax components above should not be relied upon as a substitute for the annual tax statement.

Further enquiries

Please contact Investor Services on 1800 996 456 or email APN Funds Management at apnpg@apngroup.com.au