

APN Property Group Limited
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Taxation Components - Distribution for the month ending 31 December 2010

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

Detailed below are the tax components for the distribution for the APN Property for Income Fund No. 2 for the month ended 31 December 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	0.1607
Dividends franked amount	0.0000
Dividends unfranked amount	0.0000
Interest income	0.0154
Foreign source income	0.0198
Non-TAP CGT	0.0000
Deferred tax amount	<u>0.3458</u>
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 0.1607 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