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Taxation Components - Distribution for the month ending 31 January 2019

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

Detailed below are the tax components relevant for non-resident investors and custodians of non-resident investors that are obliged to deduct withholding tax in respect to the distribution for the APN AREIT Fund for the month ended 31 January 2019.

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

| Fund Payment Components | 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 | 0.0000 |
| Non-TAP CGT | 0.0000 |
| Deferred tax amount | <u>0.5417</u> |
| Total | 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 2019.

The above disclosure does not include a breakdown of all our tax components included in the distribution and should not be relied upon as a substitute for the annual tax statement. Unitholders should obtain details of all tax components from their annual tax statement that will be available in July 2019.

Further enquiries

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