APN Property Group Limited ABN 30 109 846 068 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 October 2019 (Non-resident investors)

APN Property for Income Fund No. 2

APN | Property Group

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 Property for Income Fund No.2 for the month ended 31 October 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	0.5417
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 2020.

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 2020.

Further enquiries

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