



10 January 2012

Quarterly distribution statement

APN AREIT Fund | ARSN 134 361 229

Dear Investor

We are pleased to enclose the distribution statement for your investment in the APN AREIT Fund for the quarter ended 31 December 2011.

A total distribution of 2.6082 cents per unit (CPU) was paid over the quarter. By annualising the December 2011 monthly distribution of 0.8694 CPU, this reflects an annualised yield of 9.57% after all fees and expenses, based on the 31 December 2011 redemption price of \$1.0900 per unit.

The distribution was deposited into your nominated bank account on 10 January 2012. If you do not receive the amount indicated in the attached distribution statement please contact 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.

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

APN Online

The easiest way to track your investment is with APN Online where you can securely and conveniently access and manage your APN investments at anytime. With APN Online you can:

- Access your account details
- View your investment value across all investor accounts
- View transaction history and generate your own transaction statements
- View your statements.

To apply for access, simply complete an application form available at www.apngroup.com.au. Your Online access ID will be emailed and your password will be mailed to you.

Thank you for your investment and support. We seek every opportunity to provide you outstanding investment performance and service delivery to help you achieve your investment objectives.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Howard Brenchley', with a long horizontal flourish extending to the right.

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