

APN | Property Group

10 October 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 30 September 2012.

A total distribution of 2.6082 cents per unit (CPU) was paid over the quarter. By annualising the September 2012 monthly distribution of 0.8694 CPU, this reflects an annualised yield of 8.46% after all fees and expenses, based on the 30 September 2012 redemption price of \$1.2337 per unit.

The distribution was deposited into your nominated bank account on 10 October 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.

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'.

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



Howard Brenchley
Executive Director and Chief Investment Officer
APN Property Group

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