

22 July 2019

## Management cost update

### APN Asian REIT Fund- ARSN: 162 658 200

Dear Investor

We are writing to inform you that the APN Asian REIT Fund management cost will revert to 0.98% p.a effective from 1 July 2019. As an investor in the Fund at 30 June 2016, you were entitled to a 50% reduced management cost for a period of three years, whereby the benefits were paid by way of an issue of bonus units, paid on a quarterly basis (rebate units). This offer was a special program, to reward our investors at the time.

### Fund Performance as at 30 June 2019

	1 month	3 months	6 months	1 year	3 years pa	5 years pa	7 years pa	Since inception 'pa
APN Asian REIT Fund Income <sup>ii</sup>	0.46%	1.43%	3.25%	7.29%	6.70%	7.09%	6.81%	6.63%
APN Asian REIT Fund Total return <sup>iii</sup>	4.37%	7.63%	19.12%	28.85%	12.30%	14.57%	16.27%	15.46%

Our strategy of focusing on Asia's leading financial gateway cities of Hong Kong, Singapore and Tokyo, has delivered total returns of over 15% a year since inception for the APN Asian REIT Fund.

With many Australian investors over-exposed to our local economy, we believe the Asian REIT sector is an attractive way for income investors to diversify into what is now recognised as the growth engine of the world. Portfolio Manager, Corrine Ng recently wrote an article offering insights about the Fund's performance and what's driving the sector. We've enclosed the article for your benefit.

We thank you for your ongoing and continued support of the APN Asian REIT Fund. We remain convinced of the growth prospects of the region and remain committed to delivering regular monthly income and some capital growth over the long term, whilst cautiously managing risk.

Yours sincerely



**Pete Morrissey**  
CEO Real Estate Securities  
APN Property Group Limited

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<sup>i</sup> Returns calculated since 19 July 2011 (when the Fund commenced).

<sup>ii</sup> Distributions may include a capital gains component.

<sup>iii</sup> Returns shown are net of fees and expenses and are annualised for periods greater than one year. Assumes distributions are reinvested. Investors' tax rates are not taken into account when calculating returns. Past performance is not an indicator of future performance.