

APN Property Group Limited
ABN 30 109 846 068

Responsible Entity:
APN Funds Management Limited
ABN 60 080 674 479 AFSL No 237500

Level 30, 101 Collins Street
Melbourne, Victoria 3000 Australia

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

17 August 2016

The Manager
Company Announcements Office
National Stock Exchange of Australia Limited
Level 2, 117 Scott Street
Newcastle, NSW 2300

Dear Sir/Madam

APN Regional Property Fund (NSX code: APR)
ARSN: 110 488 821

FY16 Financial Results

APN Funds Management Limited as responsible entity for the APN Regional Property Fund (the **Fund**) is pleased to announce the Fund's full year financial results for the year ended 30 June 2016.

Key Highlights:

- Net Profit was \$7.19 million, up 47.3% versus the prior corresponding period;
- Net tangible assets at 30 June 2016 is \$1.11 per unit, an increase of 18.3% over 30 June 2015;
- The Fund's loan to valuation ratio decreased from 38.2% at 30 June 2015 to 34.5% at 30 June 2016;
- The Fund's weighted average lease term to expiry (WALE) increased by 0.8 years to 3.4 years (by area and income) as at 30 June 2016; and
- The Fund's portfolio was independently valued as at 30 June 2016 as set out in the table below:

Property	Value as at 30 June 2016	Value as at 30 June 2015	Change	Cap rate as 30 June 2016	Cap rate as 30 June 2015
28 Honeysuckle Drive, Newcastle, NSW	\$25,000,000	\$23,000,000	8.70%	8.50%	9.00%
26 Honeysuckle Drive, Newcastle, NSW	\$18,500,000	\$16,250,000	13.85%	9.00%	9.75%
Total / Weighted average	\$43,500,000	\$39,250,000	10.83%	8.71%	9.31%

Outlook:

- FY17 Distribution guidance has been increased 5.5% to 9.5 cents per unit, versus 9.0 cents per unit for FY16.

Yours sincerely



John Freemantle
Company Secretary

About APN Property Group

APN Property Group (ASX code: APD) is a specialist real estate investment manager.

Since 1996, APN has been actively investing in, developing and managing real estate and real estate securities on behalf of institutional and retail investors.

APN's focus is on delivering superior investment performance and outstanding service. Performance is underpinned by a highly disciplined investment approach and a deep understanding of commercial real estate.

apngroup.com.au