

APN Property Group Limited
ABN 30 109 846 068

Responsible Entity:
APN Funds Management Limited
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17 August 2017

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

FY17 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 2017.

Key Highlights:

- Net Profit was \$4.72 million for the year ending 30 June 2017;
- Net tangible assets at 30 June 2017 is \$1.19 per unit, an increase of 7.2% from 30 June 2016;
- The Fund's loan to valuation ratio decreased from 34.5% at 30 June 2016 to 33.1% at 30 June 2017;
- The Fund's weighted average lease term to expiry (WALE) decreased by 0.9 years to 2.5 years (by income) as at 30 June 2017; and
- The Fund's portfolio was independently valued as at 30 June 2017 as set out in the table below:

Property	Value as at 30 June 2017	Value as at 30 June 2016	Change	Cap rate as 30 June 2017	Cap rate as 30 June 2016
28 Honeysuckle Drive, Newcastle, NSW	\$26,200,000	\$25,000,000	4.80%	8.25%	8.50%
26 Honeysuckle Drive, Newcastle, NSW	\$19,100,000	\$18,500,000	3.24%	8.50%	9.00%
Total / Weighted average	\$45,300,000	\$43,500,000	4.14%	8.36%	8.71%

Outlook:

- FY18 Distribution guidance has been maintained at 9.5 cents per unit.

Yours sincerely



Chantal Churchill
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.

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