



16 August 2018

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)

FY18 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 2018.

Key Highlights:

- Net Profit of \$8.22 million;
- Net tangible assets increased 18.2% to \$1.41 per unit;
- Distributions per unit of 9.5 cents were paid, consistent with the prior reporting period;
- The Fund's weighted average lease term to expiry (WALE) was 1.9 years (by income);
- The Fund's loan to valuation ratio decreased from 33.1% to 29.4% as at the reporting date; and
- The Fund's portfolio was independently valued as at 30 June 2018 as follows:

Property	Value as at 30 June 2018	Value as at 30 June 2017	Change	Cap rate as 30 June 2018	Cap rate as 30 June 2017
28 Honeysuckle Drive, Newcastle, NSW	\$29,200,000	\$26,200,000	11.45%	7.50%	8.25%
26 Honeysuckle Drive, Newcastle, NSW	\$21,900,000	\$19,100,000	14.66%	7.50%	8.50%
Total / Weighted average	\$51,100,000	\$45,300,000	12.80%	7.50%	8.36%

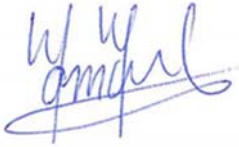
Outlook:

- FY19 Distribution guidance has been maintained at 9.5 cents per unit.

Investor presentation:

- Please refer to the attached APN Regional Property Fund investor presentation for further information on the performance of the Fund for the year ended 30 June 2018.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Tom Forrest', with a stylized flourish underneath.

Tom Forrest
Head of Direct Property
APN Property Group Limited
+613 8656 1000

About APN Regional Property Fund

The APN Regional Property Fund (Fund) is a direct real estate fund listed on the National Stock Exchange (NSX code: APR). The Fund is invested in two A-grade office buildings located in the Newcastle CBD, New South Wales. Major tenants include various Government departments, QBE Management Services, Noble Resources, Fairfax News Media and Sparke Helmore Lawyers.

www.apngroup.com.au