

APN Property Group (“APD”)

Appendix 4E – Financial Report for the year ended 30 June 2020

Note on Stapling Arrangements

The ‘APN Property Group’ stapled group (the “Group” or “APD”) was established on 13 December 2019 by stapling the securities of the following entities:

- APN Property Group Limited and its consolidated entities (“APN” or “Company”); and
- APD Trust (the “Trust” or “APD Trust”)

The Group retained the same ASX ticker code (‘APD’) and continues to trade as APN Property Group.

These consolidated financial statements present the consolidated results of APD for the year ended 30 June 2020 comprising the results of APN for the period 1 July 2019 to 12 December 2019 and APD comprising APN and the Trust from 13 December 2019 to 30 June 2020. Prior period comparative information represents the results of APN for the year ended 01 July 2018 to 30 June 2019.

Results for announcement to the market

	2020 \$'000	2019 \$'000	%
Revenues from ordinary activities	26,492	26,730	(1%)
Profit from ordinary activities after tax attributable to members	4,198	14,523	(71%)
Profit from discontinued operations after tax attributable to members	–	10	(100%)
Net profit for the period attributable to members	4,198	14,533	(71%)
Net tangible assets per security	35.8 cents	40.2 cents	

Dividends and Distributions payments

	2020	2019
APN Property Group Limited		
- Interim (cents per share); 100% franked amount	1.130	1.250
- Final (cents per share); 100% franked amount	0.800	0.675
- Final (cents per share); Unfranked amount	–	0.825
APD Trust		
- Interim (cents per unit)	0.470	–
- Final (cents per unit)	0.750	–
Total (cents per security)	3.150	2.750

On 13 December 2019, a fully franked special dividend of 1.20 cents per share and capital return of 6.30 cents per share were declared by APN Property Group Limited to all shareholders registered on 11 December 2019. Both the special dividend and capital return were compulsorily applied to subscribe for units in APD Trust in accordance with the stapling proposal approved by APN Property Group Limited shareholders on 20 November 2019, and therefore no cash payment was received by shareholders.

Record date for determining entitlement	30 June 2020
Payment date	31 July 2020
Details of any distribution reinvestment plan in operation	Refer announcement on 22 June 2020
Late date for receipt of an election notice for participation in distribution reinvestment plan	1 July 2020

The further information required by the listing rules is included in the accompanying Financial Report.

Refer to the Directors' Report for an explanation of the operational and financial results of the Group.



Chantal Churchill
Company Secretary

20 August 2020