



APN Property Group Limited  
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9 February 2015

The Manager  
Company Announcements Office  
ASX Limited  
Level 4, Exchange Centre  
20 Bridge Street  
Sydney NSW 2000

Dear Sir/Madam

### **Settlement of Coburg Hill Shopping Centre in New Retail Fund**

APN announced today that it has completed the acquisition of the Coburg Hill Shopping Centre for the APN Coburg North Retail Fund (**Fund**).

The convenience based retail property is located in Melbourne's Inner North and is anchored by a 20 year lease to Woolworths. The Fund is forecast to deliver investors with a 7.40% distribution yield in FY2015 increasing to 7.60% in FY2016 which will be at least 90% tax deferred.

'We are very pleased to have secured this property off market for our investors. The brand new shopping centre offers an attractive cash income stream underpinned by a 20 year lease to Woolworths in a key inner Melbourne growth area,' Mr Tim Slattery, Executive Director, commented.

'We are continuing to look for high quality investment opportunities which fit with APN's 'property for income' philosophy in what we believe is a low growth, low yield economic environment.'

APN's latest direct property fund follows the successful completion of the APN 541 St Kilda Road Fund and the launch of the Newmark APN Auburn Property Fund in calendar year 2014.

The Fund is expected to contribute approximately \$100,000 in net revenue in connection with acquisition fees and \$110,000 in recurring base management fees per annum with the potential for additional revenues associated with leasing and other activities over the life of the Fund.

For further information, please contact Tim Slattery, Executive Director on (03) 8656 1000.



**John Freemantle**  
**Company Secretary**  
APN Property Group Limited

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### **About APN Property Group**

APN Property Group Limited (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](http://apngroup.com.au)**