



28 April 2015

## **CLEANSING NOTICE UNDER SECTION 708AA(2)(F) OF THE CORPORATIONS ACT 2001 (CTH)**

This notice is given by APN Property Group Limited (**APN**) under section 708AA(2)(f) of the Corporations Act 2001 (Cth) (**Corporations Act**) as modified by Class Order 08/35 of the Australian Securities and Investments Commission (**ASIC**).

APN today announced an accelerated pro rata non-renounceable entitlement offer of 1 fully paid ordinary share (Share) for every 5 Shares held as at 7.00pm on Friday 1 May 2015 by eligible shareholders (**Entitlement Offer**) to raise approximately \$16.4 million. In addition to the Entitlement Offer, APN will separately conduct a placement (at the same offer price) to institutional and sophisticated investors to raise approximately \$13.6 million (**Placement**).

The Placement and Entitlement Offer is fully underwritten by Macquarie Capital (Australia) Limited (Macquarie) and Petra Capital Pty Ltd (Petra) (Underwriters) in equal proportions.

Further details regarding the Entitlement Offer are set out in the ASX announcement and investor presentation accompanying this notice.

APN confirms that:

- (a) the Shares to be issued pursuant to the Entitlement Offer will be offered for issue without disclosure under Part 6D.2 of the Corporations Act;
- (b) this notice is being given under section 708AA(2)(f) of the Corporations Act as modified by ASIC;
- (c) as a disclosing entity, APN is subject to regular reporting and disclosure obligations;
- (d) as at the date of this notice, APN has complied with:
  - (i) the provisions of Chapter 2M of the Corporations Act as they apply to APN; and
  - (ii) section 674 of the Corporations Act as it applies to APN;
- (e) as at the date of this notice, there is no 'excluded information' of the type referred to in sections 708AA(8) and 708AA(9) of the Corporations Act (as modified by ASIC) that is required to be set out in this notice; and
- (f) the issue of the Shares under the Entitlement Offer is not expected to have any material effect or consequence on the control of APN.

With respect to paragraph (f) above, notwithstanding that entities related to Macquarie currently hold 9.7% of APN's issued shares and the Macquarie Group's aggregate interest could theoretically increase to approximately 20.5% as a result of its role as an underwriter of the Placement and Entitlement Offer, APN expects a significant percentage of shareholders will support the Entitlement Offer and notes that the Underwriters will have an active dispersion strategy and intend to appoint a number of sub-underwriters.

For further information, please contact:

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**ENDS**

**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.

[www.apngroup.com.au](http://www.apngroup.com.au)