



8 May 2015

INFORMATION DISCLOSED IN RESPECT OF ASX LISTING RULES 3.10.5A AND 7.1A3

On 28 April 2015, APN Property Group Limited (ASX Code: APD) (**APN**) announced a \$13.6 million placement to new institutional investors (**Placement**) and a \$16.4 million accelerated non-renounceable entitlement offer (**Entitlement Offer**).

Further to the Appendix 3B lodged by APN on 7 May 2015, the following information is provided in accordance with ASX Listing Rule 3.10.5A and Listing Rule 7.1A3.

1. The dilutive effect of the Placement on existing shareholders is as follows:

	Number of securities issued	Percentage of post Placement issued share capital ¹
Ordinary shares issued under Listing Rule 7.1	33,161,094	12.86%
Ordinary shares issued under Listing Rule 7.1A	3,705,194	1.44%

The percentage of the post-Placement issued capital held (in aggregate) relating to shares issued under the Placement is as follows¹:

Pre-Placement shareholders who did not participate in the Placement	71.5%
Pre-Placement shareholders who did participate in the Placement	17.2%
Participants in the Placement who were not previously shareholders	11.3%

2. The Placement was conducted together with the Entitlement Offer, with shares acquired under the Placement not eligible to participate in the Entitlement Offer. This structure allowed APN to facilitate the introduction of a number of institutional investors to further broaden APN's share register, whilst ensuring that existing investors are able to participate in the capital raising.
3. The Placement and the Entitlement Offer are underwritten by Macquarie Capital (Australia) Limited and Petra Capital Pty Limited (the Underwriters) in equal parts. The Underwriters are entitled to receive (in aggregate) a management fee of 0.70% (plus GST, where applicable) of the gross proceeds of the Placement and the Entitlement Offer and an underwriting fee of 2.80% (plus GST, where applicable) of the gross proceeds of the Placement and the Entitlement Offer.
4. There were no broker fees or other commissions incurred in connection with the Placement.
5. APN confirms that the issue price of \$0.37 is higher than 75% of the 15 trading day VWAP of APN shares, being \$0.3113, as calculated under ASX Listing Rule 7.1A.3. The calculation was prepared by APN using data from IRESS.

For further information, please contact:

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¹ Note: these percentages exclude issues or proposed issues of shares under the Entitlement Offer.

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