



ASX Announcement

APN Property Group Limited
ABN 30 109 846 068

Level 30, 101 Collins Street
Melbourne, Victoria 3000 Australia

Responsible Entity:
APN Funds Management Limited
ABN 60 080 674 479 AFSL No 237500

T +61 (0) 3 8656 1000
F +61 (0) 3 8656 1010
Investor Services 1800 996 456
Adviser Services 1300 027 636
W www.apngroup.com.au
E apnpg@apngroup.com.au

22 July 2010

Company Announcements Office
Australian Stock Exchange Limited
Level 4, Exchange Centre
20 Bridge Street
Sydney NSW 2000

Correspondence to:
PO Box 18011
Melbourne Collins Street East
Victoria 8003

Dear Sir/Madam

Contract Extension for Managing Director and FY10 Earnings Guidance

Contract Extension for Managing Director

APN Property Group Limited (APD) is pleased to advise that it has reached in principle agreement with Group Managing Director, Mr. David Blight, to extend his employment contract for a further two years to December 2013. The agreement is subject to documentation and shareholder approval.


Earnings Guidance for the financial year ended 30 June 2010.

Current forecasts indicate a full year profit after tax, before impairment and fair value adjustments, of between \$1.8 million (1.3 cents per share) and \$2.2 million (1.6 cents per share).

This forecast is based on preliminary results at June and is subject to completion and audit. No indications are presently available on any impairment and fair value adjustments. These are likely to include substantial write downs in the value of APD's exposure to the Poland Retail Fund (PRF). APD has loans owing by PRF of \$2.2 million and an investment in PRF, held indirectly through the Euro Property Fund of \$0.9 million. Adjustments may also be made to the carrying value of intangible assets, including Management Rights in APD's European platform (book value at December 2009 of \$6.7 million) and the European IT system (book value at December 2009 of \$3.9 million).

	First Half Reported \$'000	Second Half Forecast \$'000	Full Year Forecast \$'000
Recurring income (after tax)	1,276	1,171	2,447
Non-recurring items (after tax)	<u>12</u>	<u>(396)</u>	<u>(384)</u>
Underlying profit after tax	<u>1,288</u>	<u>775</u>	<u>2,063</u>
Fair Value Adjustments (after tax)	517	To be determined	To be determined

For further information, please contact David Blight, Group Managing Director or John Freemantle, CFO on (03) 8656 1000.



John Freemantle
Company Secretary

About APN Property Group

APN Property Group is one of Australia's leading boutique real estate investment managers.

Managing a suite of open and closed-end real estate funds that invest in public and private real estate investment trusts and direct real estate, APN has a simple approach – to deliver superior investment performance and outstanding service, executed with common sense and discipline.

Listed on the ASX (Code: APD), APN has \$2.6 billion in funds under management as at 31 March 2010 and more than 60 employees based in Melbourne (Head Office) and London. Collectively, APN manages investments on behalf of more than 10,000 direct clients and well over 100,000 indirect clients through investment platforms.