

ASX ANNOUNCEMENT

APN Property Group Limited
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20 February 2015

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

Dear Sir/Madam

Sale of The Marketplace, Auburn by APN Fund

APN Property Group Limited (APN) today announced that APN Funds Management Limited, the responsible entity of the Newmark APN Auburn Property Fund (APF) has executed a conditional contract of sale and a development agreement for The Marketplace, Auburn (refer enclosed release).

APN expects to realise a profit after tax of approximately \$0.5 million on its 5.4% co-investment stake in APF on completion of the project and is also entitled to a performance fee, based on the project's actual gross profit on completion, currently estimated at approximately \$1.1 – \$1.2 million before tax (~\$0.8 million after tax) in FY2016.

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



John Freemantle
Company Secretary
APN Property Group Limited

ASX and Media Release

20 February 2015

The Marketplace, Auburn

APN Property Group Limited (**APN**) and Newmark Property Group (**Newmark**) today announced that the Newmark APN Auburn Property Fund (the **Fund**) has entered into a conditional Contract of Sale and a Development Agreement for The Marketplace, Auburn, Sydney with an institutional investor.

The Fund retains responsibility for delivery of the redevelopment works which are scheduled for completion around the middle of calendar year 2015. The transaction remains subject to the satisfaction of conditions which are typical for a transaction of this nature and settlement is expected by the end of March 2015.

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For further information please contact:

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Newmark Property Group
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About APN Property Group

APN Property Group Limited (ASX code: APD) is a specialist real estate investment manager with approximately \$2.0 billion of real estate and real estate securities under management.

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

About Newmark

Newmark Property Group is an integrated property group that is actively involved in property funds management and development. With a strong focus on quality real estate and its long-term performance, Newmark has experience in all aspects of property – from the creation of greenfield developments to the ongoing asset management of a completed project.

Newmark delivers real property investment opportunities and solutions to wholesale and retail investors through tailored investment offerings. These offerings feature simple and transparent structures, with total focus on the asset's performance and a strong alignment of interests between the asset, the fund manager and investors alike.

Newmark currently has office and retail assets under management in excess of \$300,000,000.

www.newmarkcapital.com.au