



ASX Announcement

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15 December 2011

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

Dear Sir/Madam

Completion of Sale of AEZ assets in Spain

- APN Funds Management Limited (APN), the responsible entity of the APN European Retail Property Group (AEZ or Group), advises it has completed the sale of AEZ's four Spanish properties:
 - Festival Park, Mallorca;
 - La Vega, Madrid;
 - Pamplona, Navarra; and
 - Cuadernillos, Alcala de Henares

An exchange of contracts for the sale of these assets was advised to the market on 21 October 2011. Settlement was completed on 15 December 2011.

This continues the programme of asset sales required by the debt restructure and asset sale programme agreed with AEZ's principal lender, The Royal Bank of Scotland Plc (RBS), in March 2011.

The Spanish properties have been sold as a portfolio for €69.7 million (A\$94.0 million). This compares with the 30 June 2011 book value, net of selling expenses, of €75.0 million. Proceeds will be applied to the repayment of senior debt attributable to these properties, selling costs, taxes, and to the financing of operating and other expenses.

With the exception of City Gate (Greece) all further sales remain subject to AEZ unit-holder approval at a meeting to be held on 21 December 2011 (refer separate notice of postponement of meeting).

Yours sincerely

John Freemantle
Company Secretary