

NSX Announcement

APN Property Group Limited
ABN 30 109 846 068

Responsible Entity:
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The Manager
Company Announcements Office
National Stock Exchange of Australia Limited
Level 2, 117 Scott Street
Newcastle, NSW 2300

Dear Sir/Madam

APN Regional Property Fund (NSX code: APR) **ARSN: 110 488 821**

FY13 Financial Results

APN Funds Management Limited as responsible entity for the APN Regional Property Fund (the Fund) is pleased to announce the Fund's full year financial results for the 12 months to 30 June 2013.

Key Highlights

- Distributions were up 11.54% to 3.625 cents per unit from 3.25 cents in the prior corresponding period;
- The Fund's loan to valuation ratio has decreased to 57.1% from 59.3% at the start of the period;
- The Fund's weighted average lease term to expiry (WALE) as at 30 June 2013 was 4.23 years (by income);
- The Fund's portfolio was independently valued as at 30 June 2013, outlined below are the valuations for each of the Fund's assets:

Property	Value as at 30 June 2012	Value as at 30 June 2013	Percentage movement	Cap rate as 30 June 2012	Cap rate as 30 June 2013
Sparke Helmore Bldg, Newcastle, NSW	\$18,750,000	\$20,000,000	6.67%	10.00%	10.00%
PricewaterhouseCoopers Centre, Newcastle, NSW	\$15,250,000	\$15,00,000	-1.64%	10.00%	10.50%
Grafton Mall, Grafton, NSW	\$10,500,000	\$9,300,000	-11.43%	9.00%	10.00%
Parkes Shopping Centre, Parkes, NSW	\$10,580,000	\$10,110,000	-4.44%	11.22%	10.50%
Total / Weighted average	\$55,080,000	\$55,080,000	-1.22%	10.04%	10.20%

Fund Update

The Fund had a number of other highlights during the half year to 30 June 2013, including the execution of three new leases, that were previously vacant, across 28 Honeysuckle Drive and Grafton Mall (1,092 sqm). Leases were signed with Golder Associates, Intent Recruitment as well as the National Hearing Centre. These leases increased the occupancy from 93.7% at 31 December 2012 to 95.44% at 30 June 2013.

Yours sincerely



John Freemantle
Company Secretary

About APN Property Group

APN Property Group (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 institutions, superannuation funds, high net worth and individual investors.

As a boutique asset manager, the Group'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.

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