

ASX ANNOUNCEMENT

18 February 2019

Correction to Appendix 4D

APN Convenience Retail REIT refers to the Appendix 4D released to the market today and notes an erroneous reference to “31 Dec 2017” in Net tangible assets per security. The Appendix 4D should have referenced “31 Dec 2018”.

Please refer to the revised Appendix 4D attached.

ENDS

For further information, please contact:

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About APN Convenience Retail REIT

APN Convenience Retail REIT (ASX code: AQR) is a listed Australian real estate investment trust which owns high quality Australian service stations and convenience retail assets. The Fund’s portfolio of 70 properties valued at approximately \$355 million, is predominantly located on Australia’s eastern seaboard and is leased to leading Australian and international convenience retail tenants. The portfolio provides a long lease expiry profile and contracted annual rent increases delivering the Fund a sustainable and strong level of income security. Convenience Retail has a target gearing range of 25 – 40% as part of its conservative approach to capital management.

APN Convenience Retail REIT is governed by an Independent Board of Directors and is managed by APN Property Group, a specialist real estate investment manager established in 1996 with approximately \$2.8 billion in assets under management.

www.apngroup.com.au

APPENDIX 4D

APN Convenience Retail REIT

Half-Year Report

Half-year ended 31 December 2018

Note on Stapling Arrangements

The 'APN Convenience Retail REIT' stapled group ("Group") was established on 27 July 2017 by stapling the securities of the following entities:

- Convenience Retail REIT No.1 (previously APN Property Plus Portfolio) (ARSN 101 227 614);
- Convenience Retail REIT No.2 (previously APN Retail Property Fund) (ARSN 619 527 829); and
- Convenience Retail REIT No.3 (ARSN 619 527 856).

The following information is based on the consolidated financial statements of Convenience Retail REIT No.2 (APN Convenience Retail REIT) for the half-year ended 31 December 2018. Prior period comparative information represents the results of Convenience Retail REIT No.2 for the period 1 July 2017 to 26 July 2017 and the Group from 27 July 2017 to 31 December 2017 or 30 June 2018 as applicable.

Results for announcement to the market

	APN Convenience Retail REIT	
	\$'000	
Revenues from ordinary activities	up 23.07% to 14,893	
Profit from ordinary activities after tax attributable to members	up 376.79% to 14,461	
Net profit for the period attributable to members	up 376.79% to 14,461	
Funds From Operations (FFO) ¹	8,461	
Net tangible assets per security	31 Dec 2018 \$2.95	30 Jun 2018 \$2.87

¹: Funds from Operations (FFO) for the financial half-year has been calculated on the following page.

Funds From Operations (FFO)		
	31 Dec 2018	27 Jul to 31 Dec 2017 ²
	\$'000	\$'000
Statutory net profit / (loss) for the period	14,461	2,603
Adjusted for:		
- Straight line lease revenue recognition	(2,340)	(2,223)
- Net (gain) / loss on change in fair value of:		
Investment properties	(4,452)	1,562
Derivatives	578	50
- IPO transaction costs expensed	-	4,017
- Amortisation of borrowing costs	208	372
- Amortisation of leasing costs and incentives	6	2
FFO	8,461	6,383
Key financial metrics		
Distribution declared (\$'000)	8,247	6,416
Distributions per security (cents per security)	10.45	8.13
FFO payout ratio (%)	97.47%	100.49%

²: FFO for the prior corresponding half-year has been calculated based on the results for the period since the establishment of the stapled entity APN Convenience Retail REIT (i.e. 27 July 2017 to 31 December 2017). For a reconciliation of the pre and post establishment of APN Convenience Retail REIT's statutory result to FFO for the period ended 31 December 2017, please refer to the directors' report accompanying the condensed financial statements.

Other Information

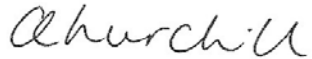
Distributions	Amount per security (cents)	\$'000
Quarter ended 30 Sep 2018 (78,920,051 units on issue)	5.225	4,123
Quarter ended 31 Dec 2018 (78,920,051 units on issue)	5.225	4,124
Total	10.450	8,247
Previous corresponding period ³	8.130	6,416
Record date for determining entitlements to the distribution	31 December 2018	
Details of any distribution reinvestment plan in operation	N/A	
Last date for receipt of an election notice for participation in any distribution reinvestment plan	N/A	

Note: Franked amount per unit is not applicable

³: For better comparability of distributions paid by the stapled entity APN Convenience Retail REIT, the previous corresponding period balances exclude the pre-stapling distributions paid by Convenience Retail REIT No.2 to predecessor fund investors for the period 1 July 2017 to 26 July 2017.

For further details, please refer to the following documents:

- Directors' Report and Condensed Financial Statements (attached)
- Half-year Results Announcement (separate ASX release)
- Investor presentation (separate ASX release)



Chantal Churchill
Company Secretary

18 February 2019