

31 January 2020

APN Convenience Retail REIT (ASX: AQR)

Notice under section 1012DA(5)(e) of the *Corporations Act 2001* (Cth)

This notice is given by APN Funds Management Limited (ACN 080 674 479) (**Issuer**) in its capacity as responsible entity of Convenience Retail REIT No. 1 (ARSN 101 227 614), Convenience Retail REIT No. 2 (ARSN 619 527 829) and Convenience Retail REIT No. 3 (ARSN 619 527 856) (each a **Trust** and together **AQR**).

On 18 December 2019, the Issuer announced that it had appointed Moelis Australia Advisory Pty Ltd (**Moelis**) as underwriter of AQR's distribution reinvestment plan (**DRP**) in respect of the distribution of 5.45 cents per stapled security for the quarter year ending 31 December 2019.

AQR has today issued 1,330,463 stapled securities (**Securities**) to Moelis pursuant to the underwrite.

The Issuer confirms that:

- (a) the Securities were issued without disclosure to investors and without a product disclosure statement for the Securities being prepared;
- (b) this notice is being given under section 1012DA(5)(e) of the Corporations Act;
- (c) as a disclosing entity, the Issuer is subject to regular reporting and disclosure obligations;
- (d) as at the date of this notice, the Issuer has complied with:
 - (i) the provisions of Chapter 2M of the Corporations Act, as they apply to the Issuer and each of the Trusts respectively; and
 - (ii) section 674 of the Corporations Act, as it applies to the Issuer and each of the Trusts respectively; and
- (e) as at the date of this notice, there is no excluded information of the type referred to in sections 1012DA(7) or 1012DA(8) of the Corporations Act that is required to be set out in this notice.

This announcement was authorised to be given to the ASX by Joseph De Rango, Chief Financial Officer.

ENDS

For further information, please contact:

Chris Brockett

Fund Manager

E cbrockett@apngroup.com.au

T +613 8656 1000

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 71 properties valued at approximately \$370 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 \$2.9 billion in assets under management.

www.apngroup.com.au

Convenience Retail REIT No. 1 ARSN 101 227 614
Convenience Retail REIT No. 2 ARSN 619 527 829
Convenience Retail REIT No. 3 ARSN 619 527 856

Responsible Entity:
APN Funds Management Limited
ACN 080 674 479 AFSL No. 237500

Level 30, 101 Collins Street
Melbourne, Victoria 3000, Australia
T +61 (0) 3 8656 1000
F +61 (0) 3 8656 1010
W www.apngroup.com.au