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9 December 2020

Successful completion of institutional placement

APN Convenience Retail REIT (**AQR** or the **Fund**) yesterday successfully completed the fully underwritten institutional placement announced on 8 December 2020 (**Placement**), raising \$30 million through the issue of approximately 8.5 million new stapled securities (**New Securities**) at an issue price of \$3.55 per New Security.

The New Securities will settle on Friday, 11 December 2020, with allotment and normal trading to occur on Monday, 14 December 2020. New Securities issued under the Placement and held on the record date for AQR's distribution for the December 2020 quarter will be entitled to that distribution.

APN Convenience Retail REIT Fund Manager, Chris Brockett, said: "The Placement was strongly supported by our existing investors and we are pleased to welcome additional high quality institutional investors onto the register. We now look forward to completing the acquisition pipeline and continuing to deliver on our strategy of investing in strategically located convenience retail assets with long term leases to quality tenants in order to provide investors with an attractive, defensive and growing income stream."

Security purchase plan

AQR is also undertaking a non-underwritten security purchase plan (**SPP**) to raise up to \$5 million¹. Under the SPP, eligible securityholders² will be invited to subscribe for up to \$30,000 in additional securities, free of brokerage and transaction costs³. The securities offered under the SPP (**SPP Securities**) will be offered at the Placement price of \$3.55 per SPP Security less the amount of AQR's December 2020 quarterly distribution, expected to be 5.475 cents per security.

Where total SPP demand exceeds \$5 million, AQR may (in its absolute discretion) increase the amount to be raised under the SPP to reduce or eliminate the need for scale back. To the extent any scale back is required, it will be undertaken on a pro rata basis (based on participants' security holdings as at the SPP record date)³.

Further information regarding the SPP will be lodged with the ASX and sent to Eligible Securityholders on or around Wednesday, 16 December 2020.

This announcement was authorised to be given to the ASX by the Board of APN Funds Management Limited. All dollar amounts are in Australian dollars unless otherwise indicated.

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¹ The Fund may (in its absolute discretion), in a situation where total demand exceeds \$5 million, decide to increase the amount to be raised under the SPP to reduce or eliminate the need for scale back.

² Eligible securityholders are holders of existing AQR securities as at 7.00pm (Sydney time) on 7 December 2020, with a registered address in Australia and New Zealand and are not in the United States and are not acting for the account or benefit of a person in the United States (**Eligible Securityholders**).

³ Securityholders are restricted from being issued more than \$30,000 worth of securities under an SPP in any consecutive 12-month period. As such, the amount Eligible Securityholders are able to subscribe for under the SPP will be reduced by any amount received under AQR's previous SPP announced on 22 June 2020 and issued on 20 July 2020.

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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 current portfolio of 87 properties valued at approximately \$506 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. APN Convenience Retail REIT 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.

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