



Update Summary

Entity name

APN CONVENIENCE RETAIL REIT

Security on which the Distribution will be paid

AQR - FULLY PAID UNITS STAPLED SECURITIES

Announcement Type

Update to previous announcement

Date of this announcement

Tuesday January 19, 2021

Reason for the Update

To provide DRP price

Refer to below for full details of the announcement



Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

APN CONVENIENCE RETAIL REIT

1.2 Registered Number Type

other

Registration Number

ARSN 101 227 614

ARSN 619 527 829

ARSN 619 527 856

1.3 ASX issuer code

AQR

1.4 The announcement is

Update/amendment to previous announcement

1.4a Reason for update to a previous announcement

To provide DRP price

1.4b Date of previous announcement(s) to this update

Tuesday December 15, 2020

1.5 Date of this announcement

Tuesday January 19, 2021

1.6 ASX +Security Code

AQR

ASX +Security Description

FULLY PAID UNITS STAPLED SECURITIES

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Ordinary

2A.2 The Dividend/distribution:

relates to a period of one quarter



2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

Thursday December 31, 2020

2A.4 +Record Date

Thursday December 31, 2020

2A.5 Ex Date

Wednesday December 30, 2020

2A.6 Payment Date

Friday February 5, 2021

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form

AUD 0.05475000

Estimated or Actual?

Actual

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

No

2A.11 Does the entity have a securities plan for dividends/distributions on this +security?

We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?

Yes

2A.11a(i) DRP Status in respect of this dividend/distribution

Full DRP

2A.12 Does the +entity have tax component information apart from franking?

Yes

**3A.1 Is the ordinary dividend/distribution estimated at this time?** No**3A.1a Ordinary dividend/distribution estimated amount per +security**

AUD

3A.1b Ordinary Dividend/distribution amount per security

AUD 0.05475000

3A.2 Is the ordinary dividend/distribution franked? No**3A.3 Percentage of ordinary dividend/distribution that is franked**

0.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.00000000

3A.5 Percentage amount of dividend which is unfranked

100.0000 %

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.05475000

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

Part 3E - Other - distribution components / tax

3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).<https://apngroup.com.au/fund/apn-convenience-retail-reit/investor-information/tax-cost-base-information/>

3E.2 Please indicate the following information if applicable. (Refer Annual Investment Income Report specification for further information)

Field Name	AIIR Specification Reference	Value	Estimated/Actual
Interest	9.79	0.000062	<input checked="" type="checkbox"/> Estimated
Unfranked dividends not declared to be conduit foreign income	9.80	0.000000	<input checked="" type="checkbox"/> Estimated
Unfranked dividends declared to be conduit foreign income	9.81	0.000000	<input checked="" type="checkbox"/> Estimated
Assessable foreign source income	9.91	0.000000	<input checked="" type="checkbox"/> Estimated
Tax-free amounts	9.96	0.000000	<input checked="" type="checkbox"/> Estimated
Tax-deferred amounts	9.97	0.039058	<input checked="" type="checkbox"/> Estimated



Managed investment trust fund payments	9.105	0.000000	<input checked="" type="checkbox"/> Estimated
Franked distributions from trusts	9.120	0.000000	<input checked="" type="checkbox"/> Estimated
Gross cash distribution	9.121	0.054750	<input checked="" type="checkbox"/> Actual
Interest exempt from withholding	9.122	0.000000	<input checked="" type="checkbox"/> Estimated
Capital Gains discount method Non-Taxable Australian property	9.124	0.000000	<input checked="" type="checkbox"/> Estimated
Capital gains other Non-Taxable Australian property	9.126	0.000000	<input checked="" type="checkbox"/> Estimated
Other income	9.130	0.015630	<input checked="" type="checkbox"/> Estimated
Royalties	9.135	0.000000	<input checked="" type="checkbox"/> Estimated
NCMI		0.000000	<input checked="" type="checkbox"/> Estimated
Excluded from NCMI		0.000000	<input checked="" type="checkbox"/> Estimated

Part 4A - +Dividend reinvestment plan (DRP)

4A.1 What is the default option if +security holders do not indicate whether they want to participate in the DRP? Do not participate in DRP (i.e. cash payment)**4A.2 Last date and time for lodgement of election notices to share registry under DRP**

Monday January 4, 2021 17:00:00

4A.3 DRP discount rate

2.5000 %

4A.4 Period of calculation of reinvestment price**Start Date**

Tuesday January 5, 2021

End Date

Monday January 18, 2021

4A.5 DRP price calculation methodology

Definition of Offer Price per DRP Rules.

4A.6 DRP Price (including any discount):

AUD 3.43890

4A.7 DRP +securities +issue date

Friday February 5, 2021

4A.8 Will DRP +securities be a new issue? Yes**4A.8a Do DRP +securities rank pari passu from +issue date?** Yes**4A.9 Is there a minimum dollar amount or number of +securities required for DRP participation?** No



4A.10 Is there a maximum dollar amount or number of +securities required for DRP participation?

No

4A.11 Are there any other conditions applying to DRP participation?

Yes

4A.11a Conditions for DRP participation

Rule 2 of DRP - Must be eligible Securityholder as defined in the DRP Rules.

4A.12 Link to a copy of the DRP plan rules

<https://apngroup.com.au/fund/apn-convenience-retail-reit/investor-information/drp/>

4A.13 Further information about the DRP

Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

5.2 Additional information for inclusion in the Announcement Summary