

ASX ANNOUNCEMENT

ASX Market Announcements
ASX Limited
Level 4, North Tower, Rialto
525 Collins Street, Melbourne VIC 3000

23 August 2021

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

This notice is given by APN Funds Management Limited (ACN 080 674 479) (**APN FM** or the **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) (the **Trusts** and together **APN Convenience Retail REIT**).

On 17 August 2021, APN Convenience Retail REIT announced an institutional placement (**Placement**) of new stapled securities each comprising one unit in each of the Trusts (together, **New Securities**).

12,500,000 New Securities were issued to certain institutional investors pursuant to the Placement today.

The Issuer advises that:

- a) the New Securities were issued without a product disclosure statement for the New Securities being prepared;
- b) this notice is being given under section 1012DA(5)(e) of the Corporations Act as modified by ASIC;
- 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 APN Convenience Retail REIT; and
 - ii. section 674 of the Corporations Act, as it applies to APN Convenience Retail REIT; and
- e) as at the date of this notice, there is no excluded information of the type referred to in sections 1012DA(7) and 1012DA(8) of the Corporations Act that is required to be set out in this notice.

Yours faithfully



Chantal Churchill
Company Secretary

This announcement was authorised to be given to the ASX by the Board of APN Funds Management Limited.

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 98 properties valued at approximately \$633 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 a majority Independent Board, and managed by Dexu (ASX:DXS), one of Australia's leading fully integrated real estate groups, with over 35 years of expertise in property investment, funds management, asset management and development.

www.apngroup.com.au

ASX Code: AQR
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:
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