



Australian Property Opportunities Fund (Fund)
Notice for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act
1953 (Cth)
Distribution for year ended 30 June 2014

Australian Property Opportunities Fund (**Fund**) advises that the total distribution for the year ended 30 June 2014 was 5.1 cents per unit.

Following are the taxable components for the distribution for the year ended 30 June 2014. The distribution of 2.6 cents per unit announced on 27 June 2014 is expected to be paid to unitholders on 23 September 2014.

The components of the distribution will be reflected in investor's distribution statements for the year ended 30 June 2014.

Components	Cents per unit	%
Australian sourced income		
Interest	2.016237	39.5%
Other	1.119721	22.0%
Capital gains		
Discount capital gain	-	-
Concession amount	-	-
Other	-	-
Foreign sourced income		
Interest	-	-
Other	-	-
Non-assessable income		
Interest	-	-
Other	-	-
Non-assessable amounts		
Tax-deferred income*	1.964042	38.5%
Total distribution	5.100000	100.0%

*Note that the tax-deferred component is not subject to withholding under Subdivision 12-H of the *Taxation Administration Act 1953 (Cth)*.

The Fund considers that it will be a managed investment trust for the purposes of subdivision 12-H of the *Taxation Administration Act 1953 (Cth)* in respect of the year ended 30 June 2014. The following information is provided solely for the purposes of Subdivision 12-H of the *Taxation Administration Act 1953 (Cth)* and should not be used for any other purpose.

For the purposes of section 12-395 of Schedule 1 of the *Taxation Administration Act 1953 (Cth)*, this distribution includes a 'fund payment' amount of 1.119721 cents per unit in respect of the year ending 30 June 2014.

Important Note: Australian resident unitholders should not rely on this notice for the purposes of completion of their income tax returns. Details of the full year components of distributions will be provided in the annual tax statement which will be sent to unitholders in September 2014.

For further information, contact:
Tom Kline
1300 454 801