



Australian Property Opportunities Fund (Fund)
Notice for the purposes of Subdivision 12-H of Schedule 1 of the
Taxation Administration Act 1953 (Cth)
Managed Investment Trust non-resident withholding tax
Distribution for quarter ended 30 September 2016

Australian Property Opportunities Fund (**Fund**) advises that the distribution for the quarter ended 30 September 2016 was 2.49 cents per unit.

Following are the taxable components for the distribution for the quarter ended 30 September 2016. The distribution of 2.49 cents per unit announced on 23 September 2016 was paid to unitholders on 31 October 2016.

These components are provided solely for the purposes of managed investment trust non-resident withholding tax under subdivision 12-H of the Taxation Administration Act 1953 (Cth), and should not be used for any other purpose.

Components	Cents per unit	%
Australian sourced income		
Interest	0.011604	0.47%
Other	1.585023	63.65%
Capital gains		
Discount capital gain	-	-
Concession amount	-	-
Other	-	-
Foreign sourced income		
Interest	-	-
Other	-	-
Non-assessable income		
Interest	-	-
Other	-	-
Non-assessable amounts		
Tax-deferred income*	0.893373	35.88%
Total distribution	2.490000	100.00%

*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 quarter ended 30 September 2016. 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 1.585023 cents per unit in respect of the quarter ending 30 September 2016.

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 is expected to be sent to unitholders in August 2017.

For further information, contact:
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