



MARKET RELEASE

18 November 2010

APN European Retail Property Group

SUSPENSION FROM OFFICIAL QUOTATION

The securities of APN European Retail Property Group (the "Group") will be suspended from quotation immediately, at the request of the Group, pending the release of an announcement by the Group.

Security Code: AEZ

Julia Kagan
Senior Adviser, Listings (Melbourne)



ASX Announcement

18 November 2010

Ms Julia Kagan
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Dear Ms Kagan,

APN European Retail Property Group (AEZ) Request for Suspension from Official Quotation

APN Funds Management Limited (APN), the Responsible Entity of APN European Retail Property Group (AEZ), requests an immediate temporary voluntary suspension of AEZ securities pending an announcement on the outcome of discussions with Royal Bank of Scotland (RBS), the principal lender to the group.

AEZ's working capital finance facility with RBS is due to expire on 19 November 2010. AEZ entities remain in breach of it and a number of other finance facilities. AEZ is in discussions with RBS regarding a potential short term extension of the working capital facility prior to its expiry on 19 November 2010.

For the purposes of Listing Rule 17.2, APN provides the following information:

1. APN expects the suspension to last until an announcement by AEZ updating the market in relation to the status of the RBS working capital facility. APN currently expects that this will be before the market opens on Monday 22 November 2010.
2. APN is not aware of any reason why the suspension should not be granted or of any other information necessary to inform the market about the suspension.

Yours sincerely

John Freemantle
Company Secretary

About the APN European Retail Property Group

APN European Retail Property Group (the Group) is a listed property trust (ASX code: AEZ) which operates under a stapled security structure. The Group is invested in a diversified portfolio of 34 retail properties located in six countries across Europe. The Group is managed by APN Funds Management Limited.