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Aspen Property Trust
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ASX ANNOUNCEMENT

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ASPEN RESPONDS TO MEDIA REPORTS

Aspen Group (ASX:APZ) notes press reports on Saturday 29 January 2011 in the *Australian Financial Review* and the *West Australian* that Angelo Del Borrello, who was dismissed as Managing Director in June 2010 and Entrust Funds Management Limited (Entrust), a Perth based financial planner and fund manager, are working together to seek board and management changes aimed at removing the majority of the existing Board and reinstating Mr Del Borrello as Managing Director.

Entrust has recently become a securityholder in Aspen and, combined with Mr Del Borrello's 3.3% holding, has disclosed a combined interest of 5.03% in Aspen's stapled securities.

In response to the press speculation, Aspen advises as follows:

- The Board of Aspen remains unanimously of the view that it is not in the best interests of Aspen securityholders for Mr Del Borrello to hold the position of Managing Director.
- Aspen has a well led, experienced and cohesive senior executive team which is delivering positive earnings growth, and is well placed to capitalise on a range of opportunities in the improving property sector.
- Aspen advises that it is close to finalising new debt facilities which are expected to underpin Aspen's growth plans for the next three years.

Should Mr Del Borrello and Entrust decide to requisition a meeting of securityholders, the Board will comply with its obligations and provide securityholders with all of the information they need to make a decision about the future composition of the Board. That process will be undertaken, so far as possible, to avoid unduly prejudicing the ongoing commercial activities and interests of Aspen and its securityholders.

Further information will be provided to the market in due course.

Ends

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About Aspen Group

Aspen Group is an ASX listed property investment and funds management group, focused on acquiring quality property assets and creating and managing innovative property funds and syndicates. Formed in 2001, Aspen is a member of the S&P/ASX 300 index with assets under management in excess of A\$1.4 billion.

Aspen's core strength lies within the Group's broad expertise across property acquisition, development and management enabling the Group to provide leading edge property solutions.

Aspen directly owns and manages a well diversified portfolio of commercial property assets Australia-wide. The portfolio is spread across the office, industrial and retail sectors and has grown through acquisitions and portfolio revaluations of existing properties driven by a strong property management focus.

Aspen also has developed an outstanding reputation for creating unique and successful funds management products and related services. These managed funds have provided investment opportunities across a broad spectrum of property sectors including tourist parks, residential land subdivisions, CBD office developments, private hospital developments and retirement and accommodation villages.

Aspen continues to source acquisition opportunities for both balance sheet and syndication purposes in order to achieve further growth in both assets and earnings for security holders.

Website: www.aspengroup.com.au