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MARKET RELEASE

ASX ANNOUNCEMENT

16 December 2015

Aspen Parks Property Fund – investor update

Aspen Group (ASX: APZ) notes the release of an investor update by Aspen Parks Property Fund. A copy of this update is attached.

End



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Continuous Disclosure

Aspen Parks Property Fund

Date: 16 December 2015

Title: Investor update

Operational performance to November 2015

Aspen Parks Property Fund ("APPF") provides the following update on operating performance for the five month period ended November 2015, due to the current takeover offer¹ for APPF.

On a like-for-like basis, unaudited net property income was down 15% for the five month period to November 2015 compared with the same period to November 2014. This largely reflects the continuation of existing trends, most notably the weakness in those properties operating in the resources sector.

Operating performance for the full year remains materially in line with expectations, with unaudited net property income being 5% below budget for the five month period.

Distribution

There is no change in the annualised distribution rate of 4.0 cents per APPF security.

Change of control

As disclosed in the continuous disclosure update on 9 December 2015, Discovery held a relevant interest in APPF of 43.88% as at that date.

As a change of control may occur, APPF has commenced the process of obtaining consents (where applicable) to a change of control by virtue of Discovery's security holding in APPF.

(1) ¹ The unsolicited, off-market takeover offer from Beston Parks Land Co Pty Ltd (ACN 111 783 423) as trustee for the Beston Accommodation Parks Trust (ABN 61 229 965 660), a wholly owned subsidiary of Discovery Parks Holdings Pty Ltd (ACN 127 847 269) ("Discovery").

APPF's debt facility

Under APPF's debt facility APPF's lender has a review event if there is a change of control in APPF without the lender's prior written consent. The lender is required to act reasonably and in good faith in this regard. The lender has not as yet exercised a review event.

APPF's lender also has a review event on APPF's debt facility if the responsible entity of Aspen Parks Property Trust were to change.

A review event entitles the lender to review the ongoing availability of the debt facility, including to alter the terms of the debt facility (including pricing and term) or to require repayment in full.

Lease agreements

APPF holds eight parks (in whole or in part) under leasehold, where APPF leases the land on which the park is located from the owner of the freehold.

At three of these parks representing 8% of APPF's portfolio by carrying value (as at 30 June 2015), the lease agreement requires the lessor's consent to a change of control of APPF, and if consent is not obtained APPF would be in default. In this instance, the lessor may have the ability to, depending on the terms of each individual lease, either renegotiate or terminate the lease agreement. This may include the amount of rent paid and the length of the lease. If a lease is terminated, this would result in APPF losing the management and profits from the leasehold property.

If you have any queries, please contact your financial adviser or Aspen Investor Services on 1800 220 840.

Phil Barker
Head of Funds Management

Appendix

Operating performance, five month period, November 2015 vs November 2014

Property NOI (\$m)	YTD Total		variance
	Nov-14	Nov-15	
<u>Revenue</u>			
Short stay / residential	12.5	12.6	0%
Resources	5.2	3.7	-28%
Total	17.7	16.3	-8%
<u>Costs</u>			
Short stay / residential	6.8	6.7	-1%
Resources	2.5	2.5	-2%
Total	9.3	9.2	-1%
<u>Net income</u>			
Short stay / residential	5.7	5.9	2%
Resources	2.7	1.3	-53%
Total	8.4	7.1	-15%
<u>Margins</u>			
Short stay / residential	46%	47%	1%
Resources	52%	34%	-18%
Total	47%	44%	-4%

Like for like basis