Api Fund

Australian Property and Infrastructure Securities

ARSN 112 307 114

ASX Code: APR

ASX Announcement 18 April 2007

Acquisition Update

The Directors of Ceramic Funds Management Limited ("Ceramic"), the responsible entity of the Api Fund (ASX:APR) ("Api"), today announced that Api has acquired 4,444,444 units in the Australian Education Trust (ASX:AEU) from A.B.C. Learning Centres Limited ("ABC") (ASX:ABS) for a total consideration of $8 million. The price of $1.80 per unit reflects a dividend yield of approximately 8.20% based on forecast distributions for the year to 30 June 2007.

The purchase of AEU units accords with Api's current investment objectives which are to invest primarily in listed property and infrastructure securities which are supported by stable capital bases and strong recurring income. AEU is supported by long term leases to ABC which has a current market capitalisation of $3.0 billion.

The AEU acquisition has been 100% debt funded. Post the acquisition Api's gearing will increase from approximately 41.00% to 49.50%.

In addition to the purchase of these units, ABC has granted Api an option to acquire the balance of its holding in AEU at the same price.

Review of Fund Investment Objectives

To date the fund has focused on investing in ASX listed property and infrastructure securities. Post the purchase of the above AEU units, 80.0% of the securities owned by Api are listed with the remaining 20.0% being invested in unlisted securities. Ceramic as responsible entity for Api is currently reviewing the funds investment objectives with the aim of broadening the funds market and appeal. An option Ceramic is considering is changing Api's investment objectives and mandate to allow the fund to invest in direct property and acquire a higher percentage of unlisted property and infrastructure securities.

Ceramic is aware that any material change in Api's investment mandate and objectives would require unitholder approval, which would be sought prior to any changes being implemented.

NTA 31 March 2007

Based on unaudited accounts Api's NTA as at 31 March 2007 has been calculated at $2.33 per unit.

For further information please contact:

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