

APN | Real Estate Securities

10 October 2022

Quarterly distribution statement

APN AREIT Fund | ARSN 134 361 229

Dear Investor

We are pleased to enclose the distribution statement for your investment in the APN AREIT Fund for the quarter ended 30 September 2022.

A total distribution of 2.0865 cents per unit (CPU) was paid over the quarter. The Fund's running yield was 7.02% p.a. which is calculated by dividing the annualised distribution rate by the ex-buy price (\$1.1896) as at 30 September 2022. Distributions may include a capital gains component. Distributions are not guaranteed, and past performance is not an indication of future performance.

The distribution for September 2022 was deposited into your nominated bank account on 10 October 2022 if you receive your distributions as cash. Those investors who chose to have their distributions reinvested will receive their distribution as additional units in the Fund.

If withholding tax has been deducted from your distribution you are either a non-resident investor or you have not supplied us with a Tax File Number (TFN) or an Australian Business Number (ABN). Please provide us with your TFN or ABN if you wish to avoid future deductions of withholding tax.

You can view the latest fund performance by visiting our website at <http://apngroup.com.au/fund/AREIT/>. You can also find topical articles that we regularly publish on our APN Blog at <http://blog.apngroup.com.au/>.

Thank you for your continued support of the Fund. Our team of investment specialists continues to work hard to deliver relatively high income paid monthly with lower risk than the market to help you achieve your wealth goals.

If you have any queries, please contact your financial adviser or Investor Services on 1800 996 456 or email us at investorservices@dexus.com.

Yours sincerely



Pete Morrissey
Head of Real Estate Securities