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11 April 2022

Distribution Statement

Dexus Nowra Property Fund

Dear Investor

Please find enclosed the distribution statement for your investment in the Dexus Nowra Property Fund ("Fund") for the period ending 31 March 2022.

A monthly distribution of 0.7042 cents per unit was paid for the month ended 31 March 2022 and a total of 2.1126 cents per unit has been paid for the quarter ending 31 March 2022.

The March 2022 monthly distribution was deposited into your nominated bank account on or around 11 April 2022. If you do not receive the amount indicated in the attached distribution statement, please contact Investor Services on 1800 996 456.

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 all the Funds investor communications by visiting our website at <https://www.dexus.com/investor-centre/unlisted-funds-management/dexus-nowra-property-fund>. You can also find topical articles that we regularly publish on our APN Blog at <http://blog.apngroup.com.au/>.

If you have any queries, please contact Investor Services on 1800 996 456 between 8.30am – 5.30pm Melbourne time or email us at investorservices@dexus.com.

Yours sincerely

A handwritten signature in black ink, appearing to read "Tim Slattery", written over a light grey rectangular background.

Tim Slattery
Head of Listed Funds and Private Capital