

Dexus Asset Management Limited
ACN 080 674 479
AFSL No. 237500

Level 30, 101 Collins Street
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Australia

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dexus.com



11 October 2021

Distribution statement

Dexus Regional Property Fund | ARSN 110 488 821

Dear Investor

Please find enclosed the distribution statement for your investment in the Dexus Regional Property Fund ("Fund") for the period ending 30 September 2021.

A monthly distribution of 0.7225 cents per unit was paid for the month ended 30 September 2021 and a total of 2.1675 cents per unit has been paid for the quarter ending 30 September 2021.

The September 2021 monthly distribution was deposited into your nominated bank account on 11 October 2021. 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-regional-property-fund> and can also find topical articles that we regularly publish on our blog at 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 blue ink, appearing to read "Tom Forrest".

Tom Forrest
Dexus Regional Property Fund

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Dear Investor,

Recently we informed you of the acquisition of APN Property Group by Dexus, the manager of APN Regional Property Fund, which became effective on Friday 13 August 2021.

We have now taken further steps to integrate our businesses, with the renaming of APN Regional Property Fund to align with the Dexus brand.

From Tuesday 5 October 2021, APN Regional Property Fund has been renamed 'Dexus Regional Property Fund' or 'DRPF' (the "Fund") (ARSN 110 488 821).

Appointment of Executive Director and renaming of Responsible Entity

On 19 August 2021, Deborah Coakley was appointed an executive director to the Board of APN Funds Management Limited.

Deborah is Executive General Manager, Funds Management at Dexus, managing Dexus's \$25 billion funds management business. Deborah has been a member of the Dexus executive for more than eight years and has experience in property management and investment as well as broad experience from outside the property sector, having previously worked as a partner at Deloitte and as an Australian director of a NASDAQ listed consulting firm.

In line with the renaming of fund, APN Funds Management Limited has also been renamed to Dexus Asset Management Limited (ACN 080 674 479, AFSL no. 237500).

The main driver for the name change is to align the Fund with all the benefits of the merger with Dexus. Dexus is one of Australia's leading fully integrated real estate groups, with over 35 years of expertise in property investment, funds management, asset management and development.

What do you need to do?

You are not required to do anything. The Fund's new name will be reflected on future holding statements and other materials going forward. There are no changes to our banking details, and we will not require you to reverify your personal details.

If you have any queries regarding your investment, contact the Investor Services Team on 1800 996 456 (investor enquiries) or 1300 027 636 (for advisers). Alternatively, email investorservices@dexus.com.

For more information about DRPF, visit our website www.dexus.com/drpf.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Slattery", with a long horizontal flourish extending to the right.

Tim Slattery
Dexus Funds Management