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11 January 2022

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 31 December 2021.

A monthly distribution of 0.6667 cents per unit was paid for the month ended 31 December 2021 and a total of 2.0559 cents per unit has been paid for the quarter ending 31 December 2021.

The December 2021 monthly distribution was deposited into your nominated bank account on 10 January 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 <https://apngroup.com.au/blog/>

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", with a stylized flourish underneath.

Tom Forrest
Dexus Regional Property Fund