



APN REGIONAL PROPERTY FUND QUARTERLY UPDATE

FOR THE PERIOD ENDING 30 JUNE 2021

APN | Property Group

Highlights and summary

- Strong performance for FY21, with a total distribution of 10.20 cents per unit
- The Net Asset Value as at 30 June 2021 is \$1.8683 per unit – largely in line with 31 December 2020 (\$1.8822)
- 30% gearing, well below the 55% debt covenant. Interest coverage ratio, which measures the Funds ability to service the interest expense, was 5.0x (covenant 2.0x)
- The debt facility and fixed interest rate for the Fund was extended through to 2024. This removes refinancing risk and locks in 50% of the Funds interest rate exposure through to the next liquidity event
- 26 Honeysuckle Drive asset management activities:
 - the capex program is almost complete, with new lifts operational and bathroom upgrades completed across a number of levels
 - Landlord works on levels 4 & 5 completed – space handed over to QBE, with fitout works underway (lease commences 1 Nov 2021)
- 28 Honeysuckle Drive asset management activities:
 - The lease with Nine Entertainment on level 3 commenced 1 June 2021
- There are a number of active leads for the vacant areas across both buildings, which accounts for 16% of the portfolio
- As communicated in early July, FY22 is anticipated to be a transition year as the re-leasing campaign for the vacant 2,550 square metres continues. As a result, the distribution rate for FY22 will be 8.67 cents per unit

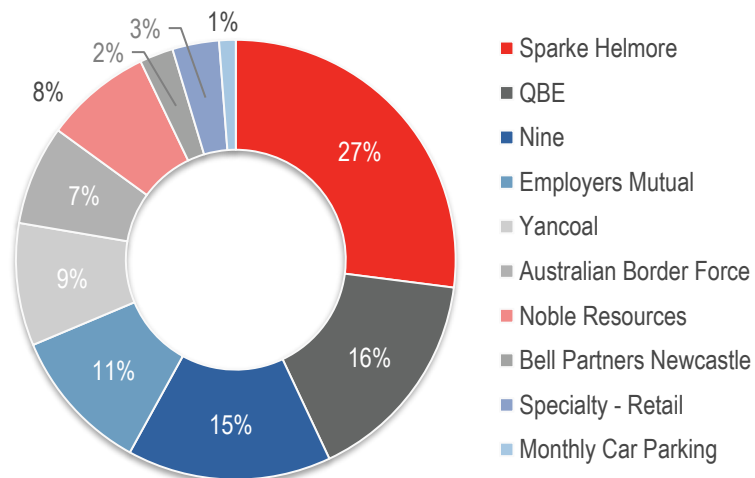
Key metrics – 30 June 2021

Net Asset Value (NAV)	—	\$1.8683 per unit
Property portfolio value	—	\$66.00m (6.00% cap rate)
Loan to Value ratio	↑	30%
Interest Cover Ratio (ICR)	↓	5.0x
Weighted Average Lease Expiry	↑	4.3 years (by income)
Portfolio occupancy	↓	84%
Annual distribution	—	10.20 cents per unit
Distribution payments		Monthly
Fund Maturity		30 June 2024

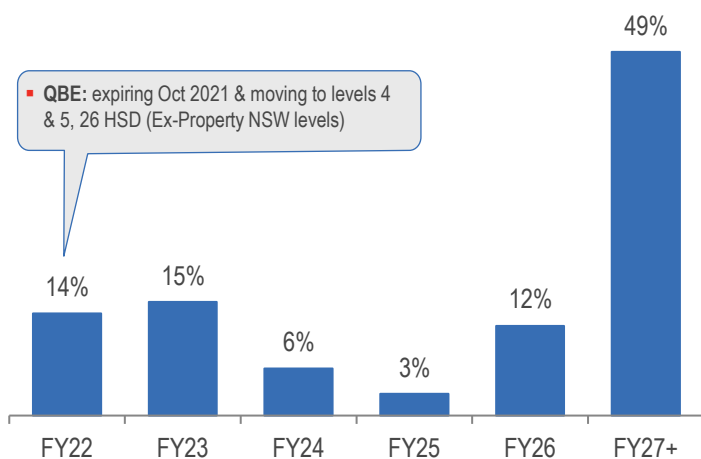


Fund information and history

Tenant diversity (by income)



Expiry Profile (by income)



Historical unit values

Date	NAV per unit
30 June 2021	\$1.8683
31 December 2020	\$1.8822
30 June 2020	\$1.4037
31 December 2019	\$1.4062

Important information / dates

Unit price revaluation Changes to Net Asset Value per unit are advised following the completion of the audited Annual and Half-Yearly financial reports. Please see the 'Key metrics' table within this update for the latest NAV.

Distribution payment Accruing at the end of each month. Payment is made on the 10th day following month's end unless that day is a non-business day in which case the distribution will be paid on the following business day.

Distribution statement Dispatched at the time of payment.

Tax statement Dispatched annually (by end of August).

Investment team members

Tom Forrest – Fund Manager, Direct Property

Alex Abell – Head of Direct Property


Dexus acquisition of APN Property Group

- Dexus acquired APN Property Group on 13 August 2021. As a result, Dexus is now the manager of APN Regional Property Fund
- Investors will benefit from a like-minded investment philosophy, as well as an integrated real estate management platform
- Existing governance arrangements will remain, including the independent Responsible Entity Board of Regional Property Fund
- Dexus has over 35 years of expertise in office, retail and industrial investment and development, with an extensive track record of value creation
- The APN Regional Property Fund will rebrand to Dexus Regional Property Fund, anticipated for October 2021





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Dexus

On Friday 13 August 2021, APN Property Group became part of Dexus. You can read more about the integration of the two businesses on the APN website: <https://apngroup.com.au/blog/welcome-to-dexus/>

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