

NEXUS REAL ESTATE INVESTMENT TRUST (the “REIT”)

Annual General Meeting of unitholders of the REIT (the “Unitholders”) held on June 30, 2021

Report of Voting Results

1. Election of Trustees

Each of the five nominees listed in the management information circular dated May 17, 2021 was elected to serve as a trustee of the REIT until the next annual meeting or until the successor of such trustee is duly elected or appointed, unless such office is earlier vacated in accordance with the REIT’s Declaration of Trust. The voting results were as follows:

Nominee	Number of Votes For	Percentage of Votes For	Number of Votes Withheld	Percentage of Votes Withheld
Floriana Cipollone	11,963,172	97.42%	317,077	2.58%
Bradley Cutsey	12,253,862	99.79%	26,387	0.21%
Kelly C. Hanczyk	12,251,908	99.77%	28,341	0.23%
Nick Lagopoulos	11,872,821	96.68%	407,428	3.32%
Ben Rodney	12,254,362	99.79%	25,887	0.21%

2. Appointment of Auditors

The resolution to re-appoint PricewaterhouseCoopers LLP as auditors of the REIT to hold office until the next annual meeting of Unitholders or until a successor is appointed and to authorize the board of trustees to fix their remuneration was approved. The voting results were as follows:

	Number of Votes For	Percentage of Votes For	Number of Votes Withheld	Percentage of Votes Withheld
Appointment of Auditors	12,152,741	98.81%	146,758	1.19%

3. Employee Unit Purchase Plan

The resolution confirming the adoption of the Employee Unit Purchase Plan was approved. The Employee Unit Purchase Plan is described in detail in the REIT’s management information circular dated May 17, 2021. The voting results were as follows:

	Number of Votes For	Percentage of Votes For	Number of Votes Withheld	Percentage of Votes Withheld
Employee Unit Purchase Plan	11,931,847	97.16%	348,402	2.84%

4. Unit Issuance Resolution

The resolution approving the issuance of 3,303,275 Class B limited partnership units of a subsidiary limited partnership of the REIT as satisfaction of \$28,500,000 of a total purchase price of \$44,070,000 to acquire an industrial property in London, Ontario was approved. The Unit Issuance Resolution is described in detail in the REIT's management information circular dated May 17, 2021. The voting results were as follows:

	Number of Votes For	Percentage of Votes For	Number of Votes Withheld	Percentage of Votes Withheld
Unit Issuance	11,897,194	96.88%	383,055	3.12%