

3 March 2023

Continuous Disclosure Notice – CPF Diversified Property Fund

One Managed Investment Funds Limited (**OMIFL**) as the responsible entity of the CPF Diversified Property Fund ARSN 610 941 654 (**Fund**) advises that late on 2 March 2023 it was served with a Statement of Claim (**SOC**) from the vendor of the 63 Pirie Street property (**Property**). As previously communicated to unitholders the Fund had entered a contract to purchase the Property. Settlement was scheduled to occur in late February 2023, however the Fund was not able to settle the purchase. The vendor is seeking specific performance of the contract or, in the alternative, damages for breach of contract. The vendor has indicated in the SOC that they are willing to consider mediation to settle the claim and discussions with the vendor are ongoing.

The purchase price for the Property was \$58,600,000 and to date the Fund has paid an initial deposit of \$1.1 million and incurred transaction costs of approximately \$0.2 million. In aggregate these amounts represent approximately 4% of the Fund's net asset value.

Accordingly, OMIFL has determined it is not appropriate to process the February 2023 applications and does not currently contemplate offering a withdrawal window in March.

OMIFL is assessing the impacts of this on the Fund and its key stakeholders and will provide a more detailed update once this assessment has been finalised.

Please send enquiries to capital@oneinvestment.com.au

ENDS