

5 October 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 the litigation surrounding the contract dispute with Raptis Properties Pty Ltd (Raptis), the vendor of the 63 Pirie Street, Adelaide property (**Property**), remains ongoing, with the parties continuing attempt to reach a negotiated settlement. 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 at that time. The vendor is seeking Court orders for specific performance of the contract or, in the alternative, damages for breach of contract.

Accordingly, OMIFL has determined that it is not appropriate to offer a withdrawal window in September 2023. In addition, OMIFL is considering whether the September 2023 quarter distribution should be paid. A final decision in relation to the September 2023 distribution will be made in the near future.

OMIFL has released the 30 June 2023 Annual Report which provides further details on the status of the Fund.

OMIFL has today withdrawn the PDS dated 17 June 2022 from use.

OMIFL continues to assess 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