



# CPF Diversified Property Fund

## ASIC RG46 Disclosure

Updated September 2023

### Fund Manager

Capital Property Funds Pty Limited

ACN 162 323 506

### Responsible Entity

One Managed Investment Funds Limited

ACN 117 400 987 | AFS licence no. 297042

CPF Diversified Property Fund (ARSN 610 941 654 APIR Code OMF0020AU)



# ASIC Regulatory Guide 46 Disclosure

## Introduction

The Australian Securities & Investments Commission (ASIC) requires responsible entities of unlisted property schemes in which retail investors invest to provide a disclosure addressing ASIC's six benchmarks and eight disclosure principles as set out in Regulatory Guide 46: Unlisted Property Schemes - Improving disclosure for retail investors (RG46).

The disclosure aims to help retail investors understand the risks, assess the returns and the effect of changing economic conditions on their investment in the unlisted property scheme.

One Managed Investment Funds Limited ACN 117 400 987 is the responsible entity (Responsible Entity) of the CPF Diversified Property Fund (the Fund).

The Responsible Entity has appointed Capital Property Funds Pty Limited ACN 162 323 506 (the Fund Manager or CPF) as the Fund Manager under an investment management agreement delegating the day-to-day investment management of the Fund to the Fund Manager.

The benchmarks and disclosure principals in relation to the Fund are listed in this document, which should be read in conjunction with the Fund's Product Disclosure Statement (PDS) dated 17 June 2022 and the Target Market Determination (TMD) dated 8 July 2022 and the Fund's quarterly updates found in the CPF Diversified Property Fund section of CPF's website, which are available at [www.capitalpropertyfunds.com.au](http://www.capitalpropertyfunds.com.au) and the Responsible Entity's website [www.oneinvestment.com.au](http://www.oneinvestment.com.au).

In accordance with the requirements of RG46, the disclosures contained in this document will be updated for any material changes that the Responsible Entity becomes aware of, and in any event, at least every six months. The Continuous Disclosure Notices will be made available on:

<https://www.oneinvestment.com.au/cpfdiversifiedfund> and

[https://www.capitalpropertyfunds.com.au/CPF\\_diversified\\_property\\_fund](https://www.capitalpropertyfunds.com.au/CPF_diversified_property_fund)

## Fund Objective and Strategy

CPF Diversified Property Fund (formerly 601 Coronation Drive Fund) is an unlisted property fund that acquired an office property at 601 Coronation Drive, Toowong, Brisbane (601 Coronation Drive) on 12 August 2016. On 16 June 2022, investors approved by close to 97% in favour, a restructure proposal involving additional Fund liquidity opportunities and allowing the Fund to acquire other property assets to provide location, property and tenant diversification benefits.

The Fund's objective remains to provide Investors with regular property-based income combined with the potential for longer term capital growth.

The Fund Manager expects the return for the Fund to be derived principally from income.

The Fund aims to grow to be a diversified property fund investing in a range of property-based assets with the aim of generating income returns for Investors and also the potential for longer term capital growth. Key investment strategies include:

- Investing in stabilised properties located in proximity to major capital cities, metropolitan cities and major regional town centres, with returns expected to be primarily rental income combined with longer term capital growth.
- Acquiring well-located properties which may benefit from capital works upgrades in order to create capital growth and improved income for the Fund.
- Fund-through property acquisitions, where the Fund may provide equity or debt funding in order to fund a property development and also to own suitable property assets and/or enjoy development returns.
- Other property asset including property debt investments.

Information on the Fund's property and performance can be found on the Fund Manager's website at:

[https://www.capitalpropertyfunds.com.au/CPF\\_diversified\\_property\\_fund](https://www.capitalpropertyfunds.com.au/CPF_diversified_property_fund)

## Proposed Acquisition of 63 Pirie Street, Adelaide

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, the vendor of 63 Pirie Street, Adelaide (63 Pirie Street), remains ongoing, with the parties continuing attempt to reach a negotiated outcome. 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 before 31 December 2023.

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

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

As previously advised, in order to assist with the acquisition of 63 Pirie Street, the Fund's current office holding of 601 Coronation Drive was marketed for sale.

Selling 601 Coronation Drive was an opportunity to recycle capital from the sale of 601 Coronation Drive into a de-risked, value-add acquisition of 63 Pirie Street.

Knight Frank and Cushman & Wakefield were appointed as exclusive selling agents and undertook a marketing campaign commencing 11 July 2023 with Expressions of Interest closing 15 August 2023. The indicative offers received were opportunistic and well below the Colliers valuation of \$55.25m as at 18 October 2022.

Consequently, the property was withdrawn from the market as the Fund Manager's view is that a sale in the current market at a price well below valuation was not in the best interest of Unitholders.

The Fund Manager and Responsible Entity are continuing to negotiate with the vendor with a view to resolving the litigation in a way which would allow the acquisition of 63 Pirie Street to proceed. Included in the options being developed, the vendor has indicated, that subject to certain conditions being met it may agree to provide the following:

1. A vendor finance facility of up to \$20,000,000 if the Fund raises sufficient new equity (Minimum Equity) and a new debt facility can be secured over 601 Coronation Drive and 63 Pirie Street; and
2. A deferred settlement expected to occur in early 2024.

If this proposal is agreed and the Fund is required to raise the Minimum Equity, then the Responsible Entity will issue a new PDS and TMD. No units will be issued in the Fund if the Responsible Entity does not raise the Minimum Equity amount. The PDS will describe the likely adverse consequences to Investors of this Minimum Equity amount not being raised.

## Disclosure Benchmarks and Principles

Pursuant to RG46, responsible entities of unlisted property schemes are required to apply these disclosure benchmarks and principles in their product disclosure statements and in other disclosures they provide to their investors on an ongoing basis (through websites and other forms of communication with investors).

The following contains an explanation of each ASIC disclosure benchmark and principle and the Fund's disclosure.

The RG46 gearing ratio, interest cover ratio and NTA calculations are based on the Fund's annual accounts as at 30 June 2023, which were prepared by Unity Fund Services Pty Limited and subject to an audit review by ESV Accounting and Business Advisors.

### Disclosure Principle 1: Gearing Ratio

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#### Fund Gearing Ratio: 48.6%

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The Fund's gearing ratio indicates the extent to which the Fund's assets are funded by interest bearing liabilities. It gives an indication of the degree of potential risks the Fund faces that are associated with its borrowings. For example:

- an increase in interest rates could lead to an increase in interest payments for the Fund and a reduction in cash flow available for distribution; or
- a reduction in property values could lead to an increase in the Fund's gearing ratio.

Both examples may potentially breach loan covenants of the Fund's debt facility with the lender and potentially reduce the availability of refinancing (if required).

The Fund's gearing ratio is calculated as follows:

$$\text{Gearing ratio} = \frac{\text{Total interest – bearing liabilities}}{\text{Total assets}}$$

The above calculation is different from the loan-to-value ratio calculation prescribed by the Fund's debt facility for the purposes of debt facility covenant calculations. The Fund does not have any off-balance sheet financing.

### Benchmark 1: Gearing Policy

The Fund maintains and complies with a written policy that governs the level of gearing.

The Fund Manager considers a long-term gearing ratio of between 35% and 55% to be an optimal level of debt. A higher gearing ratio for a property fund means a higher reliance on external liabilities (primarily borrowings) to finance the Fund's assets and the impact of any upward or downward movements in the value of the Fund is magnified.

The following table provides a summary of the Fund's debt facilities as at 30 June 2023:

Facility Limit \$m	Drawn Amount \$m	Undrawn Amount \$m
Tranche 1 - \$25.93	\$25.93	\$0.00
Tranche 2 - \$3.00	\$2.55	\$0.45
Tranche 3 - \$1.00	\$0.00	\$1.00
<b>Total</b>	<b>\$28.48</b>	<b>\$1.45</b>

The Fund's gearing level is 48.6% as at 30 June 2023 which is within the Fund's long-term target of 35-55%. The Fund meets this benchmark because the gearing is less than the Fund's maximum gearing limit of 55%. Tranche 3 has been paused for any drawdown. The Fund may need to exceed this gearing ratio to settle the acquisition of 63 Pirie Street. If this is the case, details will be included in the proposed PDS.

## Disclosure Principle 2: Interest Cover Ratio

### Interest Cover Ratio: 2.31 times

An interest cover ratio provides an indication of the Fund's ability to meet interest payments on debt from earnings and assists with analysing the sustainability and risks associated with the Fund's level of borrowing. If the Fund has a low interest cover ratio, a small reduction in earnings or small increase in interest rates will increase the risk that the Fund will not be able to meet its interest payments.

The interest cover ratio is calculated as follows:

$$\text{Interest cover ratio} = \frac{\text{EBITDA} - \text{unrealised gains} + \text{unrealised losses}}{\text{Interest expense}}$$

Where EBITDA is earnings before interest, tax, depreciation and amortisation.

The above calculation is different from the interest cover ratio calculation prescribed by the Fund's debt facility for the purposes of debt facility covenant calculations.

### Benchmark 2: Interest Cover Policy

The Responsible Entity maintains and complies with a written policy that governs the level of interest cover at an individual credit facility level.

The interest cover ratio for the Fund for the period from 1 July 2022 to 30 June 2023 was 2.31 times.

The interest coverage ratio of 2.31 times indicates that there is \$2.31 of earnings to pay every \$1.00 of interest payment on debt.

The Fund meets this benchmark because it can meet its interest payments at a rate higher than the minimum interest cover ratio of 2.0 times as prescribed by the Fund's interest cover policy and debt facility.

The Fund may need to exceed this ICR to settle the acquisition of 63 Pirie Street. If this is the case more detail will be included in the proposed PDS.

## Benchmark 3: Interest Capitalisation

Interest capitalisation is when the investment scheme is not required to make interest payments until an agreed point in time. This generally applies to developments, where an asset may not generate income during the development period to meet the interest obligations of the debt facility.

Benchmark 3 is satisfied in respect of Tranche 1, as the interest expense of the Fund is not capitalised. The line fee on Tranche 2 and 3 is capitalised until Tranche 2 and 3 are drawn.

## Disclosure Principle 3: Scheme Borrowing

This principle requires disclosure of information on the Fund's borrowing (on or off-balance sheet) and any associated risks.

The Fund Manager finalised a refinancing with the current lender, ING Bank, to refinance the following debt facility including increasing the Aluminium Composite Panel (ACP) remediation facility to \$3,000,000 to fund the ACP remediation works:

- Tranche 1 - with a facility limit of \$25,930,000 has a term of 3 years expiring 30 September 2024 drawn to \$25,930,000 as at 30 June 2023. The interest rate is a floating rate of approximately 6.3% per annum.
- Tranche 2 - with a facility limit of \$3,000,000 has a term of 3 years expiring 30 September 2024 and is drawn to \$2,551,085 as at 30 June 2023. The interest rate is a floating rate of approximately 6.3% per annum on the drawn amount and a line fee of 1.00% per annum on the undrawn amount which is capitalised until drawn increasing to BBSY + 1.95% once drawn.
- Tranche 3 - with a facility limit of \$1,000,000 has a term of 3 years expiring 30 September 2024 and is undrawn as at 30 June 2023. The interest rate is a line fee of 1.00% per annum on the undrawn amount which is capitalised until drawn increasing to BBSY + 1.95% once drawn.

Tranche 2 is to be used for any ACP remediation capital expenditure. Tranche 3 is to be used for other capital expenditure and Fund redemptions but has been paused for any drawdown.

All borrowings are non-recourse to investors, however investors rank behind the lender in the event the Fund was to default on its loans.

The Fund's borrowings will change to settle the acquisition of 63 Pirie Street. More details will be included in the PDS.

The following table provides a summary of the Fund's borrowings as at 30 June 2023.

Facility Limit \$m	Drawn Amount \$m	Undrawn Amount \$m	Expiry Date	Interest Rate p.a.
Tranche 1 - \$25.93	\$25.93	\$0.00	30 September 2024	Approx. 6.3% <sup>1</sup>
Tranche 2 - \$3.00	\$2.55	\$0.45	30 September 2024	Approx. 6.3% <sup>1</sup> + 1.00% (Line Fee) <sup>2</sup>
Tranche 3 - \$1.00	\$0.00	\$1.00	30 September 2024	1.00% (Line Fee) <sup>2,3</sup>
<b>Total</b>	<b>\$28.48</b>	<b>\$1.45</b>		

<sup>1</sup>Floating rate of BBSY Bid rate + 1.95% margin.

<sup>2</sup>1% Line Fee capitalises and increases to BBSY Bid Rate + 1.95% once drawn, undrawn amount is less than the facility amount by the capitalised interest and drawn debt.

<sup>3</sup>Tranche 3 has been paused for any drawdown.

The following table provides a summary of the loan covenants as at 30 June 2023 in relation to 601 Coronation Drive.

Financial Undertaking	Period	Loan Covenant	Actual
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Loan to Value Ratio (LVR)	As at 30 June 2023	55.0%	53.7%
Interest Cover Ratio (ICR)	1 July 2022 to 30 June 2023	Not less than 2.0 times	2.31 times

## Disclosure Principle 4: Portfolio Diversification

This principle requires disclosure of information on the composition of the Fund's property investment portfolio.

While the Fund Manager intends to diversify the asset base of the Fund, as at the date of this Disclosure, the Fund currently holds cash and a single property asset being an office building at 601 Coronation Drive.

The Fund had entered a contract to purchase 63 Pirie Street for \$58.6m. Settlement was scheduled to occur in late February 2023, however the Fund was not able to settle the purchase.

Negotiations with the vendor in relation to a deferred settlement are on-going and the Fund Manager and Responsible Entity are working with the vendor to conclude the transaction in early 2024. It is likely any resolution will require additional equity to be raised required to settle the acquisition of 63 Pirie Street.

The Fund aims to provide for regular distributions and the opportunity for capital growth.



The following provides a summary of the independent desktop market assessment of 601 Coronation Drive as at 27 September 2023:

Valuation	\$53.00m
Valuation Date	27 September 2023
Valuer	Colliers
Capitalisation Rate	7.25%

### Valuation and ACP Remediation Uplift

As part of the proposed acquisition of 63 Pirie Street, Colliers updated the valuation of 601 Coronation Drive, assuming 100% of ACP is remediated, to \$55,250,000 as at 18 October 2022 resulting in a valuation uplift of \$4,000,000. Colliers provided a desktop market assessment of \$53,000,000 as at 17 September 2023 and this assessment has been adopted in the 30 June 2023 annual accounts.

Tenant diversity in 601 Coronation Drive as at 30 June 2023 was as follows:

### The Top 4 Tenants by Income and Lease Expiry

	% of Rental Income from the Property	Lease Expiry
Jumbo Interactive	27.2%	7 June 2025
Indue	19.2%	30 November 2023
Queensland College of Teachers	15.5%	31 October 2023
Home Instead Tenancies	12.9%	12 March 2030 & 29 February 2024

### The Top 4 Tenants by Gross Lettable Area and Lease Expiry

	% by Lettable Area	Lease Expiry
Jumbo Interactive	26.2%	7 June 2025
Indue	17.6%	30 November 2023
Queensland College of Teachers	16.7%	31 October 2023
Home Instead Tenancies	12.5%	12 March 2030 & 29 February 2024

### Occupancy and Weighted Average Lease Expiry

As at 30 June 2023, 601 Coronation Drive's occupancy was 100.0% by area and the weighted average lease expiry (WALE) by income was approximately 3.4 years.

### Benchmark 4: Valuation Policy

The Responsible Entity maintains and complies with a written valuation policy.

A valuation policy helps investors understand how assets will be valued and can help them assess the reliability of valuations.

The Property will be independently valued at least once every three years and valued by the Fund Manager annually in the intervening years and prior to any Liquidity Event. If the Responsible Entity, on advice from the Fund Manager, forms a view that there is a likelihood that there has been a material change in the value of the Property, the Responsible Entity will obtain an independent valuation.

Benchmark 4 is satisfied as the most recent valuation was completed as at 27 September 2023 by Colliers, an independent valuer.

## Disclosure Principle 5: Related Party Transactions

This principle requires the provision of information on the Responsible Entity's approach to related party transactions. The Responsible Entity's policy ensures that any actual or potential conflicts of interest are identified and appropriately dealt with.

The PDS allows the Responsible Entity to enter into transactions with related entities. The Responsible Entity does not need member approval in respect of the related party transactions because they have been entered into on arm's length terms. The risks associated with related party transactions may include the possibility of higher risks of conflicts of interest and less rigorous levels of monitoring.

The Responsible Entity has appointed the following related parties:

- pursuant to a Registry Services Agreement, One Registry Services Pty Limited ACN 141 757 360, a related body corporate was appointed to perform registry services for the Fund. The Fund transitioned the Fund's Registry services to BoardRoom; and
- Unity Fund Services Pty Limited ACN 146 747 122 (Administrator), an associate of One Investment Group, was appointed as the administrator of the Fund pursuant to an administration agreement under which the Administrator provides administration services for the day-to-day operation of the Fund. These services include fund accounting, unit pricing, unit holding and reporting and preparation of statutory accounts.

### Related Party Fees

#### Registry Fees

- Registry fees of \$13,801 plus GST were paid to One Registry Services Pty Limited for the year ended 30 June 2023.

- Registry services were provided to the Fund by One Registry Services Pty Limited, which is a related body corporate of the Responsible Entity, for the year ended 30 June 2023.

#### Custody Fees

- Custody fees of \$17,666 plus GST were incurred for the year ended 30 June 2023 of which \$3,010 plus GST was payable to One Managed Investment Funds Limited at the end of the period.
- Custody services were provided to the Fund by One Managed Investment Funds Limited, for the year ended 30 June 2023.

#### Accounting and Administration Fees

- Accounting and administration fees of \$28,000 plus GST were incurred for the year ended 30 June 2023 of which \$6,000 plus GST was payable to Unity Fund Services Pty Limited at the end of the period.
- Accounting and administration services were provided to the Fund by Unity Fund Services Pty Limited, which is an associate of One Investment Group, for the year ended 30 June 2023.

### Related Party Holdings

Holding of units in the Fund by key management personnel of the Fund Manager and their associated entities as at 30 June 2023 is as follows:

		30 June 2023	
	Unit Class	Units	% of the Class
Andrew Kerr	Ordinary	131,829	0.46%
Joe Christie	Ordinary	37,167	0.13%



The Responsible Entity maintains and complies with a written policy on related party transactions, including the assessment and approval processes for such transactions, and arrangements to manage conflicts of interest.

#### **Benchmark 5: Related Party Transactions**

The Fund complies with its policies and procedures with respect to related party transactions and this benchmark is satisfied.

### **Disclosure Principle 6: Distribution Practices**

This principle requires disclosure of information on the Fund's intended distribution practices. This helps investors assess matters such as the sources of distributions and if the sources of distribution are not from cash from operations (excluding borrowings), the potential sustainability of paying distributions from such sources.

Distributions will be paid from property rental income and interest income. It is intended the Fund will pay distributions quarterly to investors, within four weeks of the end of each calendar quarter except for the quarter ending 30 June each year where distributions are expected to be paid within two months of 30 June. The distribution payment for the quarter ending 30 June 2022 was paid on 31 July 2023. The Responsible Entity has currently suspended distributions while it attempts to resolve the dispute in relation to the acquisition of 63 Pirie Street.

#### **Benchmark 6: Distribution Practices**

The Fund will only pay distributions from cash from operations and reserves (excluding borrowings) and this benchmark is satisfied.

### **Disclosure Principle 7: Withdrawal Arrangements**

#### **(a) Limited withdrawals**

While the Fund is 'liquid' within the meaning of that term under the Corporations Act, the Responsible Entity intends to offer limited withdrawals every six-month period, being the periods ending 30 September and 31 March of each year (Withdrawal Period). On 3 March 2023, the Responsible Entity suspended offering limited withdrawal offers until the dispute in relation to the acquisition of 63 Pirie Street is resolved.

When withdrawals are offered again, the applicable withdrawal price will be calculated on the last Business Day of the relevant Withdrawal Period (Withdrawal Date). However, it is important to note that withdrawals cannot be guaranteed and withdrawals will be limited and are subject to the Fund having available liquid assets. The amount made available in respect of each Withdrawal Date will be subject to available funds (if any) and notified to Investors prior to the relevant Withdrawal Date. This will be advised to Investors by any means as determined by the Responsible Entity, which may include publishing information on the Responsible Entity's website or including information in the Fund's monthly update.

An Investor wishing to withdraw from the Fund either in whole or in part in respect of a Withdrawal Date must lodge a Withdrawal Request Form prior to 5.00pm (AEST/AEDT) on the second last Business Day prior to and not including the relevant Withdrawal Date.

Where a withdrawal request is accepted, it will generally be paid within 4-6 weeks from the end of the relevant Withdrawal Period. However, under the Constitution, the Responsible Entity will have up to 365 days after it accepts a withdrawal request to satisfy the withdrawal request, if needed, or such longer period specified in the Constitution, and a further 21 days to pay the withdrawal price once the Units are redeemed. It is important to note that the Responsible Entity has the discretion to reject withdrawal requests and is not required to satisfy any withdrawal requests.

Withdrawal requests that are accepted are generally satisfied from the Fund's cash or cash-like products (including from Applications received from other Investors or borrowings), or the realisation of the Fund's investments (including in liquid assets such as listed property funds).

Where withdrawal requests received in respect of a Withdrawal Date cannot be fully satisfied due to a lack of available funds, the Responsible Entity will accept requests on a 'first-in' basis in the order of receipt, at the Responsible Entity's determination.

Any withdrawal request submitted during a particular Withdrawal Period which is not accepted by the Responsible Entity, either in whole or in part, will be cancelled.

If your withdrawal request is cancelled, wholly or in part, the Unit Registry will notify you in writing. An Investor will need to submit a new withdrawal request in respect of the next available Withdrawal Period.

If you are an Indirect Investor, you need to provide your withdrawal request directly to the platform operator. The time to process a withdrawal request will depend on the particular platform operator and the terms of the investment platform.

### **(b) Suspension or variation of withdrawals**

The Responsible Entity has discretion to cancel, delay or suspend redemptions in certain circumstances, including but not limited to where:

- the withdrawal request is received between the date the Fund is terminated and the date the Fund is wound up;
- it would not be in the best interests of Investors as a whole for withdrawals to be made;
- due to circumstances beyond the Responsible Entity's control it cannot calculate or pay the withdrawal price; or
- the Responsible Entity is not able to realise assets needed to satisfy the withdrawal requests within the time required.

In addition, the Responsible Entity may determine that other terms and conditions for limited withdrawals, or a different withdrawal mechanism, will apply to withdrawals from time to time. This will be communicated to Investors at the relevant time. The Responsible Entity must at all times ensure Investors are not unfairly treated by any withdrawal mechanism offered.

As previously communicated to unitholders, the Responsible Entity has determined it is not appropriate to offer a withdrawal window in September 2023 while the dispute in relation to the acquisition of 63 Pirie Street is unresolved.

### **(c) When the Fund is not liquid**

Where the Fund is not 'liquid' within the meaning of that term under the Corporations Act, limited withdrawals will not be available and the Responsible Entity will not be permitted to accept any withdrawal requests. Rather, withdrawals from the Fund may only be permitted in response to any withdrawal offer made by the Responsible Entity in accordance with Part 5C.6 of the Corporations Act and the Constitution.

## Disclosure Principle 8: Net Tangible Assets

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### Net Tangible Assets: \$1.00 per unit

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The Fund's net tangible assets (NTA) show the value of the Fund on a per unit basis. This amount can be used as an approximate measure of what an investor could expect to receive per unit held (before selling costs) and the value of tangible or physical assets of the Fund.

The NTA is calculated as follows:

$$\text{NTA} = \frac{\text{Net assets} - \text{intangible assets} + / - \text{other adjustments}}{\text{Number of units on issue}}$$

The NTA per unit as at 30 June 2023 is calculated as follows:

$$\begin{aligned} \text{NTA per unit} &= \frac{\$28,850,029}{28,964,501} \\ &= \$1.00 \text{ per unit} \end{aligned}$$

The NTA as at 30 June 2023 incorporating the transaction costs for the proposed acquisition of 63 Pirie Street and the most recent valuation of 601 Coronation Drive is \$1.00.

This includes the deposit paid on 63 Pirie Street as an asset and excludes the impacts of any potential reduction in the valuation of 63 Pirie Street from the contracted price.

Updates to the information required under the ASIC disclosure principles will be placed on the following websites:

<https://www.oneinvestment.com.au/cpfdiversifiedfund> and

[https://www.capitalpropertyfunds.com.au/CPF\\_diversified\\_property\\_fund](https://www.capitalpropertyfunds.com.au/CPF_diversified_property_fund)

from time to time.

## Contacts

### Contact the Fund Manager for:

- Management of CPF Diversified Property Fund

### Capital Property Funds Pty Limited

Level 6, 64 Clarence Street, Sydney NSW 2000

**Telephone:** (02) 8004 6218

**Email:** [info@capitalpropertyfunds.com.au](mailto:info@capitalpropertyfunds.com.au)

### Contact the Registry for:

- Enquiries regarding your Unitholding
- Distributions
- Changing contact details

### BoardRoom Pty Limited

Level 8, 210 George Street Sydney NSW 2000

**Telephone:** (02) 8023 5492

**Email:** [capitalpropertyfunds@boardroomlimited.com.au](mailto:capitalpropertyfunds@boardroomlimited.com.au)

### Contact the Responsible Entity for all other enquiries.

### One Managed Investment Funds Limited

**Telephone:** (02) 8277 0000

**Email:** [info@oneinvestment.com.au](mailto:info@oneinvestment.com.au)

## Important Information

This report has been prepared by Capital Property Funds ACN 162 323 506 for general information purposes only, without taking into account any potential investors' personal objectives, financial situation or needs. This information consists of forward looking statements which are subject to known and unknown risks, uncertainties and other important factors that could cause the actual results, performance or achievements of the Fund to be materially different from those expressed or implied. Past performance is not a reliable indicator of future performance. Neither this document nor any of its contents may be used for any purpose without the prior consent of Capital Property Funds. All figures stated herein are as at 30 June 2023 and in Australian dollars unless otherwise stated.

One Managed Investment Funds Limited (ACN 117 400 987) (AFSL 297042) is the responsible entity of the Fund (OMIFL). The information contained in this document was not prepared by OMIFL but was prepared by other parties. While OMIFL has no reason to believe that the information is inaccurate, the truth or accuracy of the information contained therein cannot be warranted or guaranteed. Anyone reading this report must obtain and rely upon their own independent advice and inquiries. Investors should consider the Product Disclosure Statement dated 17 June 2022, the TMD dated 8 July 2022 and any continuous disclosure notices (CDNs) issued by OMIFL before making any decision regarding the Fund. The PDS and CDNs contain important information about investing in the Fund and it is important investors obtain and read a copy of the PDS and CDNs before making a decision about whether to continue to hold or dispose of units in the Fund. You should also consult a licensed financial adviser before making an investment decision in relation to the Fund. A copy of the PDS, TMD and CDNs may be obtained from:

<https://www.oneinvestment.com.au/cpfdiversifiedfund> or  
[https://www.capitalpropertyfunds.com.au/CPF\\_diversified\\_property\\_fund](https://www.capitalpropertyfunds.com.au/CPF_diversified_property_fund)