

22 December 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 on 22 December 2023 it filed an application with the Supreme Court of New South Wales seeking judicial advice (**Application**). Judicial advice generally involves a determination by the Court that a trustee would be justified in taking a particular course of action and means a trustee will not be considered to be in breach of trust if the trustee acts in accordance with the Court's advice.

As has been outlined in our previous continuous disclosure notices, the vendor of the 63 Pirie Street property (**Property**) has commenced legal proceedings against OMIFL in its capacity as responsible entity of the Fund in relation to the failure to settle the contract to purchase the Property. OMIFL has also advised investors it has been involved in settlement discussions with the vendor since the commencement of those proceedings.

OMIFL has filed the Application seeking advice from the Court on a range of issues, including the future conduct of the legal proceedings filed by the vendor, and the proposed settlement of those proceedings.

In January 2024 OMIFL the Investor Portal will be updated providing Investors with more details in connection with the documents filed with the Court as part of the Application. Investors will not need to do anything in response to these documents unless they wish to participate in the application.

Please send enquiries to capital@oneinvestment.com.au

ENDS