

11 December 2024

Continuous Disclosure Notice

Diversified Property Fund (DPF) ARSN 610 941 654

One Managed Investment Funds Ltd as responsible entity for the Diversified Property Fund (ARSN 610 941 654) has been advised that Benon Technologies (Jumbo) will not be extending its lease over the one and half floors in 601 Coronation Drive, Toowong. The up-coming expiry of this significant tenancy has been referred to in earlier investor communications.

The Fund has 7 months to find to find replacement tenants and Archerfield Investment Management, the Fund's asset manager, is reviewing a number of opportunities for the vacancies in conjunction with the joint leasing agents, JLL and Tewksbury. The Fund will likely have to provide lease incentives to any new tenant, as is usual commercial practice, and may also incur some make-good costs associated with a portion of the Jumbo tenancy.

These events have been communicated to the Fund's Lender, ING, and we are working with ING to consider the impact on the Fund's financing arrangements.

Please send enquiries to capital@oneinvestment.com.au

ENDS