

4 July 2025

## **Continuous Disclosure Notice**

### **Diversified Property Fund (DPF) ARSN 610 941 654**

One Managed Investment Funds Limited (**OMIFL**) as the responsible entity of the DPF Diversified Property Fund ARSN 610 941 654 (**Fund**) advises Raptis Properties Pty Ltd (Raptis) has served on it a further statement of claim seeking \$9,839,527.51 in liquidated damages and \$8,750,762.08 in Interest Debt from the Fund, or in the alternative, damages for breach of contract plus the interest debt. Raptis has indicated it intends to have these proceedings merged with the existing proceedings and that this new statement of claim will replace the existing statement of claim. Raptis has not provided OMIFL with any supporting evidence in respect of the amounts claimed. While OMIFL continues to assess the impacts of this on the Fund and its key stakeholders, at present, OMIFL confirms its intention to defend the proceedings on the grounds previously advised to investors, which, assuming OMIFL is successful, would mean the Fund has no liability in respect of the amounts claimed under either Raptis' original claim or its latest claim. OMIFL continues to meet the expenses in relation to the litigation from its own resources and will only seek recovery from the Fund with the court's approval. OMIFL confirms it provided Capital Property and Mr Andrew Kerr the revised cross claim on 2 July 2025.

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