

16 December 2025

Continuous Disclosure Notice — Diversified Property Fund (DPF) ARSN 610 941 654

Finalisation of settlement of litigation involving Raptis Properties Pty Ltd

One Managed Investment Funds Ltd, responsible entity for Diversified Property Fund (ARSN 610 941 654), advises the final steps have been completed in relation to the settlement of the proceedings commenced in 2023 in the South Australian Supreme Court by Raptis Properties Pty Ltd (**Raptis**) with the Court approving the parties' application for the discontinuance of the main proceedings and the related cross-claims. As a result, both the principal proceedings and associated cross-claims are now fully resolved.

The Notice of Consent to Discontinuance sealed by the Court is attached.

Raptis and the Fund have instructed the Real Estate Agent holding the original deposit to pay these proceeds to the Fund's operating account and this is expected to be received before 31 December 2025.

For further enquiries, please contact Archerfield@oneinvestment.com.au.

ENDS

Form 126



To be inserted by Court

Case Number:

Date Filed:

FDN:

NOTICE OF AND CONSENT TO DISCONTINUANCE

SUPREME COURT OF SOUTH AUSTRALIA
CIVIL JURISDICTION

Raptis Properties Pty Ltd
Applicant

**One Managed Investment Funds Limited ACN 117 400 987 as trustee for CPF Diversified
Property Fund ARSN 610 941 654**
Respondent

Capital Property Funds Pty Limited ACN 162 323 506
First Third Party

G J Vallely and others (trading as HFW Australia)
Second Third Party

Andrew John Kerr
Third Third Party

Lodging Party	Raptis Properties Pty Ltd	
	Full Name (including Also Known as, capacity (eg Administrator, Liquidator, Trustee) and Litigation Guardian Name (if applicable))	
Name of law firm / solicitor If any	Thomson Geer Law Firm	Michael Barrett Solicitor

Discontinuance

Mark appropriate section below with an 'x'

The following party, the Applicant, Raptis Properties Pty Ltd, wholly discontinues the following proceeding against the Respondent, One Managed Investment Funds Limited as trustee for CPF Diversified Property Fund:

Type of proceeding:

- [X] Claim.
[] Originating Application.
[] Counterclaim.
[] Third Party Claim.
[] Contribution Notice.

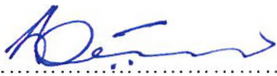
- [] Appeal.
[] Cross Appeal.
[] Notice of Alternative Contention.
[] Other [*specify*].

Consent to Discontinuance

Mark appropriate sections below with an 'x'

The following party, the Respondent, One Managed Investment Funds Limited as trustee for CPF Diversified Property Fund, consents to the discontinuance identified above.

Execution by consenting parties



Signature of Mark Petrucco, solicitor for the Respondent

.....Mark Petrucco.....

Name printed

.....One Managed Investment Funds Limited
ACN 117 400 987 as trustee for CPF Diversified Property
Fund ARSN 610 941 654

Party title

.....11 December 2025.....

Date