

Continuous Disclosure Notice

91 Phillip Street Fund ARSN 604 881 656

Date: 26 June 2018

One Managed Investment Funds Limited (**OMIFL**) issues this Notice in its capacity as responsible entity for the 91 Phillip Street Fund ARSN 604 881 656 (**Fund**).

Expression of Interest Campaign

The Fund Manager has received numerous un-solicited approaches over the past 6 to 9 months to acquire 91 Phillip Street, Parramatta off-market.

While the Manager has explored confidential non-binding in-bound expressions of interest in the Property (including structured transactions that may have allowed the 91 Phillip Street Fund to continue to at least the end of its initial 5 year term) these approaches did not lead to a transaction that was capable of execution.

The Fund Manager has advised that there is considerable investor interest in Parramatta commercial real estate and that there is concern holding the asset to the end of the initial 5 year term may expose Fund unitholders to risk that the market begins to cool leading to a reduced sale expectation.

The Fund Manager has recommended an expression of interest (**EOI**) campaign to achieve an optimal sale outcome as being in the best interest of Fund unitholders.

Therefore, OMIFL has today executed a sales agency agreement with Inc RE and Savills and will provide updates to this Notice as the EOI campaign progresses.

Enquiries

If you have any questions, please contact us on 02 8277 0000 or the Manager, Capital Property Funds Pty Ltd on 02 8004 6092.