

Continuous Disclosure Notice

91 Phillip Street Fund ARSN 604 881 656

Date: 4 October 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

As previously disclosed, the Fund Manager has received numerous un-solicited approaches over the past 6 to 9 months to acquire 91 Phillip Street, Parramatta off-market and had recommended to the responsible entity to commence an expression of interest (**EOI**) campaign as being in the best interest of Fund unitholders.

The EOI campaign has successfully concluded and OMIFL has today executed a sale and purchase contract for \$56,630,000. Settlement is expected to be four weeks from exchange of contracts. Further updates to this Notice will be provided closer to settlement.

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.