



## Significant Event Notice

### Continuous Disclosure Notice

#### **CPF Diversified Property Fund (formerly 601 Coronation Drive Fund) (ARSN 610 941 654)**

Further to the Unitholder Meeting held on 16 June 2022, we confirm that the resolution to restructure the Fund was passed and the restructure will now be implemented. **(Restructure Proposal)**.

The amended Constitution of the Fund has been lodged with ASIC to implement the Restructure Proposal. The PDS for the Fund will be re-issued along with a Target Market Determination **(TMD)**.

One Managed Investment Funds Ltd (ABN 47 117 400 987) **(OMIFL)** as the responsible entity of the Fund, provides the following information relevant to the changes to the Fund arising from the Restructure.

#### **Fund Profile**

As part of the restructure of the Fund, the name of the Fund was changed from 601 Coronation Drive Fund to CPF Diversified Property Fund and the investment strategy of the Fund will change from a single-asset closed-ended fund to an open-ended fund operating under the mandate disclosed in the PDS that accompanied the Notice of Meeting to consider the Restructure Proposal. It will enable the Investment Manager to acquire additional asset classes such as listed and unlisted property funds, property backed mortgages, cash and cash like products which is intended to diversify the asset base and to continue to hold the existing Fund asset, 601 Coronation Drive, Toowong, QLD.

#### **Periodic limited withdrawals**

The restructure may also provide Investors with limited withdrawal opportunities from the Fund for 6 month periods, ending 30 September and 31 March each year. Withdrawal requests will be subject to available funds (if any) and will be notified to investors prior to the two periods mentioned above.

Withdrawal requests will generally be satisfied from the Fund's cash or cash-like products, applications received from other investors, or from the realisation of Fund investment. The price that withdrawals will be calculated will be the end of period Net Asset Value **(NAV)** for March and September, adjusted for any sell spread.



## **Performance Fees**

Previously, a performance fee (if any) would become payable to the Fund Manager on completion of the sale of the property (601 Coronation Drive, Toowong). As a result of the restructure, the performance fee (if any) will be calculated and payable out of the assets of the Fund each 12 month period ending on 30 June.

The rate of performance fee has not change, however the performance fee is now subject to a 'Performance Fee Hurdle' for each 12 month period and will be of 8%. Read the new PDS for more details.

## **Existing and new investors**

The Fund will enable both existing and new investors the ability to make applications for units in the Fund. Units will be issued on a monthly basis and be based on the NAV for the Fund at the end of each month, adjusted for any buy spread.

## **What is not changing**

OMIFL remains the responsible entity of the Fund. Other existing services providers such as the Administrator, Unity Fund Services Pty Ltd, and the Registry, One Registry Services Pty Ltd will also remain as service providers to the Fund.

Capital Property Funds Pty Limited remains the investment manager of the Fund.

We are following ASIC's good practice guidance in satisfying our continuous disclosure obligations using website notices posted to:

[www.oneinvestment.com.au/CPFDiversfiedFund.or](http://www.oneinvestment.com.au/CPFDiversfiedFund.or)  
[www.capitalpropertyfunds.com.au/CPF\\_diversified\\_property\\_fund](http://www.capitalpropertyfunds.com.au/CPF_diversified_property_fund)

Accordingly, given the disclosure of the material information will be made on our website, we will not be required to lodge continuous disclosure notices for this entity with ASIC.