



Date: 3 April 2024

Dear unitholder

CONTINUOUS DISCLOSURE ANNOUNCEMENT

One Managed Investment Funds Limited (OMIFL) as responsible entity of the CPF Diversified Property Fund advises that Avanti Nominees Pty Ltd (Avanti) has applied to be joined as a respondent to the proceedings commenced by Raptis Properties Pty Ltd in South Australia and is seeking leave to file a defence and cross claim in respect of the acquisition of 63 Pirie Street. Avanti is the largest single unitholder in the Fund. OMIFL is considering this application and will provide more information in due course.

OMIFL will continue to provide updates. Please send enquiries to capital@oneinvestment.com.au

ENDS