

4 July 2024

**Continuous Disclosure Notice – CPF Diversified Property Fund**

One Managed Investment Funds Ltd as responsible entity (OMIFL) for the CPF Diversified Property Fund ARSN 610 941 654 (the Fund) provides the following update.

**LIKELY TERMINATION OF CONTRACT**

As disclosed in previous investor updates, the Fund entered into a contract to acquire an office building located at 63 Pirie Street, Adelaide, South Australia (63PS).

As insufficient equity was raised by the contracted settlement date in February 2023, the Fund was unable to complete the purchase of 63PS. Raptis Properties Pty Ltd (Vendor) has served the Fund with a notice of settlement in respect of the property, requiring the purchase to be completed by 3 July 2024 or they will terminate the contract. It now seems likely the contract will formally be terminated by the Vendor on 4 July 2024.

**JUDICIAL ADVICE APPLICATION**

As disclosed in previous investor updates and continuous disclosure notices, OMIFL is seeking judicial advice in respect of, among other things, defending the proceedings commenced by the Vendor regarding the contract for 63PS.

The relevant materials were lodged with the Court on Friday 28 June 2024 and OMIFL will be working with the Fund's registry service provider to distribute those materials to investors. It is likely they will be made available on the investor portal. The materials to be released may include a confidential bundle which investors will only be granted access to if they sign an undertaking to maintain confidentiality of those materials. There will be more information in relation to this when the materials are released.

**DISTRIBUTION**

OMIFL has declared a distribution in respect to the Financial Year ended 30 June 2024 of approximately 1.6c per unit to be paid to investors, expected to be paid in late July 2024 but no later than the end September 2024.