

22 August 2024

Continuous Disclosure Notice

CPF Diversified Property Fund ARSN 610 941 654

One Managed Investment Funds Limited (**OMIFL**) as the responsible entity of the CPF Diversified Property Fund ARSN 610 941 654 (**Fund**) advises that The Fund's loan facility is due 30 September 2024. As part of the refinance of the Fund's loan facility secured against 601 Coronation Drive, Toowong Queensland (601CD) an independent valuation was obtained that valued 601CD at \$46,500,000 down from \$53,000,000 being a 12.26% decrease in value. Accordingly, the Fund is no longer in compliance with the financial covenant under this loan facility that requires it to maintain a loan to value ratio of less than 55%. The Fund continues to negotiate with its lenders in respect of refinancing the loan and resolving this covenant breach.

OMIFL continues to assess the impacts of this on the Fund and its key stakeholders.

Please send enquiries to capital@oneinvestment.com.au

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