



**CLARENCE
PROPERTY**

CLARENCE PROPERTY DIVERSIFIED FUND

INVESTOR UPDATE

DECEMBER 2024



MESSAGE FROM OUR CEO

SIMON KENNEDY - CLARENCE PROPERTY CEO



Dear Unitholder,

Merry Christmas and Happy New Year from Clarence Property!

Summer has well and truly arrived, and Christmas is almost here. Before we take a break over the festive season, we wanted to send you our warmest Christmas wishes and provide you with a short update on Clarence Property and the Fund.

PORTFOLIO NEWS

Image: THE BASE, ROBINA QLD (Approved DA Render)



Clarence Property Diversified Fund (**CPDF**) has continued to perform strongly over the past 12 months. Some recent highlights include:

1. CPDF turned 30 in October 2024 - achieving an incredible milestone of delivering 30 years of uninterrupted monthly distributions to Investors.
2. Our core retail, industrial and office assets continue to perform well. 2024 saw our largest single asset acquisition ever in the \$119 million purchase of 120 Edward Street, Brisbane and when combined with 50 leasing deals transacted over 21,500m² of lettable area, occupancy levels at close to 99% and minimal arrears, the portfolio is well placed for 2025.
3. The development side of the Fund has also been busy in 2024 with 5 childcare centres delivered, HUB Heathwood all but sold out and DAs approved for a tavern in Lennox Head and a 6,500m² office building in Robina. And with works recently commencing on a commercial site in Yamba, expansion works at Epiq Marketplace due to commence early 2025 as well as a DA lodged for a new townhouse project in Lennox Head, there's plenty of activity on the horizon.
4. We've also had DAs approved for our residential subdivisions in North Boambee Valley, Woolgoolga and the final stage of Yamba Quays and with the exception of Bayside Brunswick, which has been delayed through court action, the various projects are progressing well. We anticipate they will all generate attractive returns for the Fund as well as deliver much-needed residential land for homeowners into 2025 and beyond.

CPDF CAPITAL RAISING

Image: EPIQ MARKETPLACE, LENNOX HEAD NSW



With the worst of the interest rate tightening cycle appearing to be behind us and the prospect of some interest rate cuts in the new year, we feel the time is right to reopen the Fund for capital raising.

In addition to the possibility of an improving macro environment for property, we believe there are going to be some reasonable buying opportunities in 2025. While we have over \$50 million in cash and available funds, raising additional capital will give the Fund greater capacity to take advantage of further significant acquisition opportunities when they arise.

Key features of the Fund include:

- 30 years of delivering monthly distributions to Investors;
- Cashflow is underpinned by 327 quality private and public tenants;
- The Fund has \$822 million of assets under management across 50 properties;
- 8.9% of the Fund is owned by Directors, staff and their families, who believe in and are aligned to the performance of the Fund.

The Fund offers a forecast (to June 2025) gross distribution of 6.45% p.a. on an issue price of \$1.10 comprising:

- A forecast cash distribution of 6.1 cents per unit per annum paid monthly; and
- A forecast franking credit of 1.0 cent per unit (or the equivalent to be paid in cash at the discretion of Clarence Property).

If you would like to discuss adding to your existing investment or making a new investment, please call 1300 853 069.

The updated Product Disclosure Statement and Target Market Determination for the Fund are available online at www.clarenceproperty.com.au

INVESTOR INFORMATION

Image: YAMBA QUAYS, YAMBA NSW



As notified to you earlier this year, our historic Annual Reports are no longer available on the Clarence Property website and can now be found in your **InvestorServe** online portal.

Through **InvestorServe**, you can also:

- Update and manage your personal information
- Update and manage your payment preferences
- View your holdings and transactions

- View distribution and taxation statements
- View historic Annual and Half Yearly Reports

In order to register with **InvestorServe**, you will need your Unitholder number and your postcode. Both can be found on the holding statement provided to you when you first invested with us or on your monthly distribution statements.

Once you have this information, visit www.investorserve.com.au and select '**REGISTER NOW**'. Input the details of your Clarence Property holding including your holding type (Unit Trust) and Unitholder Number.

Then follow the instructions to setup your username and password and complete the registration process.

If you have any questions regarding registering for **InvestorServe** access, please contact us on **1300 382 862** and select Option 2.



Thank you again for your support during 2024. We wish you all a safe and enjoyable Christmas and look forward to a prosperous 2025.

Our offices will be closed from 20 December 2024 and will reopen 6 January 2025. As always, please do not hesitate to reach out to our Investor Relations team if you have any questions or require any assistance:

t: 1300 382 862

e: invest@clarenceproperty.com.au

Kind regards,

Simon Kennedy
Chief Executive Officer

Clarence Property Corporation Limited ACN 094 710 942, AFSL 230212, is the responsible entity for Clarence Property Diversified Fund ARSN 095 611 804 and Epiq Lennox Property Trust ARSN 626 201 974. If you are an investor with Clarence Property or you are contemplating an investment, this content has been prepared without taking account of your objectives, financial situation or needs. In deciding whether to acquire or continue to hold an investment you should consider the Product Disclosure Statement (PDS) and Target Market Determination (TMD) at clarenceproperty.com.au. Clarence Property is licensed to provide only general financial product advice about its products. You should seek professional advice on the suitability of this investment. This email, including any attachments, may contain privileged and/or confidential information, and is intended only for the addressee. Please notify the sender immediately if you are not the intended addressee.

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