



KEY HIGHLIGHTS

Half Year Financials + RG46

Image: 120 EDWARD STREET, BRISBANE QLD



Dear Unitholder,

Further to our message earlier this month, and as another busy quarter draws to an end, we're pleased to provide the Half Yearly Report for period ended 31 December 2024, together with the RG46 Fund Update, both available via InvestorServe and links below.

Key highlights across the Fund include:

- \$815 million of assets under management
- 38% gearing
- Occupancy at 98%
- Average lease expiry of 3.6 years
- 31 properties (owned and leased) with rooftop solar systems
- Residential development pipeline of 705 lots, with estimated gross realisation value of \$411 million

And... we'll have more detail on our acquisition, disposal, value add, leasing and development activity from the first few months of the year in our quarterly Investor Update, due out in April.

ACCESSING InvestorServe

Image: YAMBA FAIR, YAMBA NSW



For access to your CPDF financial reports and statements please log on to your InvestorServe online portal at www.investorserve.com.au

InvestorServe also allows you to:

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

If you have not already registered with InvestorServe, we encourage you to do so by following the process below:

1. 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.
2. Once you have this information, visit www.investorserve.com.au and select 'REGISTER NOW'.
3. Input the details of your Clarence Property holding including your holding type (Unit Trust) and Unitholder Number.
4. 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.

CAPITAL RAISING

Clarence Property Diversified Fund

Image: HUB HEATHWOOD, HEATHWOOD QLD



As mentioned in our December Update, the Fund is now open for investment - and with one interest rate cut from the RBA through and with the possibility of more to come, it might be a good time to reach out to our Investor Relations Team.

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

In addition to the above, please keep an eye out for the following updates and events in the coming months:

- ◆ Quarterly Investor Update in April
- ◆ A series of Investor events to be held across Northern NSW and South-East Queensland in the lead up to 30 June

Should you have any questions or concerns, please do not hesitate to contact us.

Kind Regards,

Simon Kennedy
Chief Executive Officer



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