

CLARENCE PROPERTY DIVERSIFIED FUND
INVESTOR UPDATE
AUGUST 2025



**CLARENCE
PROPERTY**



MESSAGE FROM OUR CEO

Image: SIMON KENNEDY - CLARENCE PROPERTY CEO



Dear Unitholder,

With lots already happening in the new financial year, we wanted to take the opportunity to provide you with an update on CPDF's activities and outlook for FY26.

ACQUISITIONS & DISPOSALS

Image: RIVERGATE PLACE, MURARRIE, QLD



FY26 has started well, with the purchase of a neighbourhood shopping centre in Middle Park, 14km from the Brisbane CBD in July. The centre is anchored by Coles and has 41 specialty tenants, and was bought for \$40.4M on a 7.1% yield.

In addition, we have just settled on an industrial asset in Murarrie in the TradeCoast precinct of Brisbane, acquired for \$42M on a 7.4% yield.

On the horizon, we have one block of industrial land at Hub Heathwood left to sell, and we have received off-market approaches for a couple of our other properties which we may contemplate selling later in the year if we feel the terms and conditions are right.

PROPERTY & LEASING ACTIVITY

Image: 9 TREELANDS DRIVE, YAMBA



The Property team has a busy year ahead with several new properties to be integrated into the portfolio including Metro Middle Park, Rivergate Murarrie, 9 Treelands Drive, Yamba - soon to be the new Services Australia premises and an additional 760m² of retail and commercial space at Epiq Marketplace, Lennox Head which is currently under construction.

The Leasing team will also be active, with a pipeline of 90+ lease renewals and new deals to be done. A number of these deals are currently in negotiation. With low vacancy and positive market conditions, we believe there are reasonable prospects for rental growth.

DEVELOPMENTS

Image: SWELL, WOOLGOOLGA NSW

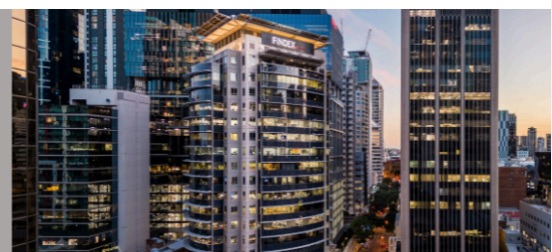


FY26 promises to be an exciting year for our Development team with a heavy schedule of works already commenced or commencing shortly. Highlights include:

- **Yamba Quays** - Civil works are progressing well on Stage 5 - the final 23 Lots of this development, with completion expected later this year. The first release of 8 lots to the market earlier this month is almost sold out with 6 lots already under offer. If you would like to receive updates on the final release at Yamba Quays - please register at YambaQuays.com.au.
- **Swell Woolgoolga** - Civil works have now commenced at Swell (Newmans Road) and the first residential land release is due early September, if you would like to find out more about this exciting development - please register at: www.SwellWoolgoolga.com.au/register.

INVESTOR RELATIONS & CAPITAL RAISING

Image: 120 EDWARD STREET, BRISBANE QLD



As mentioned in previous updates, Clarence Property Diversified Fund (CPDF) is open for new investment. You might see our ads on TV and Facebook. The team has visited the NSW Tablelands already, and will be holding more events across the NSW North Coast and Darling Downs between now and Christmas. We would love to catch up with you there. For further information about our upcoming events please visit our website: www.ClarenceProperty.com.au.

If you can't make it to any of our events in person, the Team are available on 1300 382 862 (select option 1) to talk through any queries you might have.

Key features of the Fund include:

- Over 30 years of delivering monthly distributions to Investors.
- With the acquisition of the Middle Park and Murarrie properties highlighted above, the Fund has \$860 million in gross assets under management.
- Cashflow is underpinned by 300+ quality private and public tenants.
- 9% of the Fund is owned by Directors, staff and their families.

The Fund offers a forecast gross distribution (to June 2026) of 6.45% pa on an issue price of \$1.10 comprising:

- A forecast cash distribution of 6.1 cents per unit pa, paid monthly; and
- A forecast franking credit of 1.0 cent per unit (or equivalent to be paid in cash) prior to 30 June 2026.

TO APPLY ONLINE VISIT [CLARENCEPROPERTY.COM.AU](https://clarenceproperty.com.au)

TAX STATEMENT

Image: MOBIL SERVICE STATION, YAMBA, NSW



Your 2024/2025 Tax Statement will be available in early September 2025. We will be in touch again when they are ready.

Kind Regards,

Simon Kennedy
Chief Executive Officer



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You are receiving this as you are a Unitholder and/or Stakeholder with the Clarence Property Diversified Fund.

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