

CLARENCE PROPERTY DIVERSIFIED FUND
INVESTOR UPDATE
JUNE 2025



MESSAGE FROM OUR CEO

Image: SIMON KENNEDY - CLARENCE PROPERTY CEO



Dear Unitholder,

With the end of the financial year fast approaching we wanted to give you a quick update on some important news for unitholders, some guidance that might help with your tax planning for 30 June and a little information on activity within the Fund.

SPECIAL DISTRIBUTION

Image: 120 EDWARD STREET, BRISBANE QLD



Firstly, we are pleased to announce the issue of a special distribution of 0.6 cents per unit in June 2025. This special distribution is in addition to unitholders' current monthly distribution and will be paid separately around 12 June 2025 - or, if applicable, will be reinvested in accordance with your current instructions under our DRP.

In addition to cash distributions, we are forecasting franking credits for the year of 1.0 cent per unit, which will be noted on your Annual Tax Statement. You can expect to receive your tax statement by mid-September 2025.

Your monthly distributions, together with the special distribution and forecast franking credits, should bring your annualised gross distribution for the year to 7.7 cents per unit (equivalent to 7.00% yield if you acquired units at the current issue price of \$1.10 each).

TAX INFORMATION

Image: 201 LEICHHARDT STREET, SPRING HILL QLD



We anticipate the Fund will make a capital gain this year. This capital gain forms part of the taxable make-up of the distributions you receive.

It is expected that between 1.65 and 1.85 cents per unit of your cash distribution will be in the form of a net capital gain (i.e. after deducting the 50% CGT discount).

Full details will be included in your Annual Tax Statement. You should seek independent professional advice regarding any impact on your own circumstances.

ACQUISITIONS & DISPOSALS

Image: METRO MIDDLE PARK, BRISBANE QLD



As mentioned in our previous Investor Update, we have been exploring a couple of new acquisition opportunities and are excited to advise that we've recently entered into contracts for the purchase of a retail shopping centre in Middle Park, Brisbane and an industrial property in Brisbane's tightly held TradeCoast precinct.

The retail property is a well located neighbourhood shopping centre, 14km from the Brisbane CBD, anchored by a Coles supermarket and supported by various specialty shops. It is due to settle in July 2025.

The industrial acquisition is strategically located 8km east of Brisbane, in the tightly-held Port of Brisbane precinct. It is underpinned by a long-standing international tenant, and is due to settle in August 2025.

PROPERTY & LEASING ACTIVITY

Image (Render): EPIQ PAD SITE, LENNOX HEAD NSW



Property management and leasing continue to perform well, with over 98% occupancy and low rental arrears throughout the portfolio.

We recently commenced work on a new 760m² retail/commercial expansion on the pad site at Epiq Marketplace Lennox Head, where we are targeting a pre-Christmas completion. With strong leasing enquiry from existing and new tenants, we're excited to see this project take shape.

Works at the new Services Australia building (Centrelink) at 9 Treelands Drive in Yamba are progressing well and practical completion is expected in August, ahead of time and on budget.

DEVELOPMENTS UPDATE

Image: EPIQ LENNOX, LENNOX HEAD NSW



The development side of the Fund continues to make good progress in Northern NSW:

- Works have now commenced at Stage 5 Yamba Quays, Yamba and as the last premium canal front land in NSW, we're seeing strong enquiry for blocks.
- Multiple applications to commence work at Woolgoolga and Coffs Harbour have been lodged with Coffs Council and all going well we'll commence civil works at these sites prior to Christmas.
- The Epiq Terraces, Lennox Head townhouse development application received approval at the recent Ballina Council meeting, with the Development Approval due to be issued in June and works expected to commence soon thereafter.
- The hearing relating to our development at Bayside Brunswick Heads has completed in the Federal Court, and we are hopeful of receiving a positive judgement in July/August.

We remain committed to providing long term housing solutions in Northern NSW.

INVESTOR OPEN DAY YAMBA QUAYS

Image: YAMBA QUAYS, YAMBA NSW



As advised in our email earlier this week, you are invited to our exclusive Investor Open Day to be held at our Yamba Quays residential development.

If you haven't received your invite, you can register below or if you'd like more information, please call 1300 382 862 (then select option 1).

Event: Clarence Property Diversified Fund - Investor Open Day
When: Tuesday 24 June 2025 | 10.00am - 12:30pm
Where: Yamba Quays - Della Place, Yamba NSW
RSVP: Please register by Monday 16 June 2025 for catering purposes

**To RSVP call us on 1300 382 862 and choose option 2,
or email us at invest@clarenceproperty.com.au**

Clarence Property Diversified Fund is open for investment, and our Investor Relations team would be happy to speak with you about increasing your holdings or talking to anyone you would like to introduce to us. Call us on 1300 382 862 (then select option 1) or come visit us at our Yamba event.

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.

Copyright © 2025 Clarence Property. All rights reserved.

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

Our mailing address is:
P.O. Box 5062 Robina Town Centre QLD 4230