



SWELL WOOLGOOLGA, NSW

MESSAGE FROM OUR CEO

Image: SIMON KENNEDY - CLARENCE PROPERTY CEO



Dear Unitholder,

With the year-end rapidly approaching, we wanted to give you an update on some of CPDF's activities over the past quarter and a guide to what's to come for the remainder of the year and beyond.

ACQUISITIONS & DISPOSALS

Image: HUB HEATHWOOD, BRISBANE QLD



The past few months have seen multiple off-market offers received for a number of our properties, one of which resulted in the disposal of a childcare centre in Lota in Brisbane at a very competitive cap rate of 5%.

In addition, the final block of industrial land at Hub Heathwood is under offer and we have two other commercial properties where disposal discussions are well progressed. We expect to be able to provide additional information on these transactions prior to the end of the year.

The recent disposal activity caps off what was a positive quarter with the previously mentioned retail acquisition of Middle Park, Brisbane in July and the industrial purchase at Rivergate, Murarrie in the Port of Brisbane in August.

PROPERTY & LEASING ACTIVITY

Image: 9 TREELANDS DRIVE, YAMBA



The Property and Leasing teams had a busy quarter finalising 26 new or renewing lease deals and handing over the newly constructed property at 9 Treelands Drive, Yamba to Services Australia (Centrelink).

Great progress was also made on the additional 760m² of retail and commercial space that is currently under construction at Epiq Marketplace, Lennox Head, with completion due early in the new year (possibly sooner).

Notwithstanding some global economic headwinds, the portfolio continues to perform well. With occupancy at 99%, low arrears, tenant demand and limited supply continuing to underpin rental growth, the prospects remain positive.

DEVELOPMENTS

Image: YAMBA QUAYS, YAMBA NSW



The last few months have seen exciting progress with a number of our development projects, notably:

- o **Epiq, Lennox Head** - Marketing and construction are expected to commence next month on the first stage of Epiq Terraces, a block of six townhouses, providing a fresh new live/work offering at Epiq - register your interest at www.epiqlennox.com.au/live-work-terraces
- o **Yamba Quays, Yamba - Stage 5** - The initial release of 9 Lots was well received, with all Lots under offer and pricing for the remaining 14 Lots expected to be available in November - register your interest at www.yambaquays.com.au
- o **Swell Woolgoolga** - Marketing and civil works are progressing well at Swell, with 65% of the 31 lots in Stage 1 already under offer - register your interest at www.swellwoolgoolga.com.au/register

In addition to the above, we're proceeding with our review of the construction of a new 6,500m² office building adjoining The Rocket at Robina on the Gold Coast. We are also exploring a Build-to-Rent project in Brunswick Heads and continue to wait for a judgement on our residential development at Bayside, Brunswick Heads. We hope to be able to update you on each of these projects prior to year-end.

INVESTOR RELATIONS & CAPITAL RAISING

Image: THE ROCKET, ROBINA QLD



As previously advised, Clarence Property Diversified Fund (CPDF) is open for new investment. With multiple investor events planned in Northern NSW and South East Queensland between now and year end, we encourage you to mention us to your family and friends.

If you are interested in attending an event or increasing your holding – please contact our Investor Relations team on 1300 382 862 (select option 1). investorrelations@clarenceonline.com.au

Key features of the Fund include:

- Over 30 years of delivering monthly distributions to Investors
- The Fund has \$860M+ of property assets under management
- Cashflow is underpinned by 300+ quality private and public tenants
- Approximately 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 2026) gross distribution of 6.45% pa on an issue price of \$1.10 comprising:

- Forecast cash distribution of 6.1 cents per unit p.a. paid monthly; and
- Forecast franking credits of 1.0 cent per unit (or equivalent to be paid in cash).

****Important Note**** – In this time of cybersecurity awareness, if you receive an email requesting payment of any type, please ensure you call our Investor Relations team on 1300 382 862 before transferring any money.

VISIT LINK BELOW TO COMPLETE CPDF ONLINE APPLICATION
www.boardroomlimited.com.au/clarenceonlineapps/start

WHOLESALE INVESTMENT PRODUCTS



From time-to-time, Clarence Property is presented with property investment opportunities that are suited to a “wholesale” investment product (CPDF is a retail product). These types of products would typically be considered higher risk (and potentially higher return) than CPDF and as a result are not suitable for all of our existing retail investors.

If you are interested in exploring wholesale investment products we may bring to the market in the future and you meet ASIC’s wholesale eligibility criteria found here;

- www.asic.gov.au/regulatory-resources/financial-services/financial-product-disclosure/certificates-issued-by-a-qualified-accountant/

Please register your interest at www.clarenceproperty.com.au/wholesale-investment-products.

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 mail out as you are a Unitholder and/or Stakeholder with the Clarence Property Diversified Fund (CPDF)

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

