



CLARENCE PROPERTY DIVERSIFIED FUND

ANNUAL REPORT & RG46 FUND UPDATE

SEPTEMBER 2024/2025

Dear Unitholder,

We are pleased to provide you with the year-ended **30 June 2025 Annual Report** and the **August 2025 RG46 Fund Update** for Clarence Property Diversified Fund.

TAX STATEMENTS

Your 2024/2025 Tax Statements are available online through our Registry Provider, BoardRoom. BoardRoom provides our online investor portal, InvestorServe.

It's important that you register for access to your investment through the online portal, InvestorServe, as soon as possible.

With a view to enhancing security, Annual Reports are provided to investors exclusively via the InvestorServe online portal. Through InvestorServe you can:

- Update and manage your contact information
- Update and manage payment preferences
- View Holdings and Transactions
- View Fund Updates and Reports
- View Distribution and Taxation Statements

Should you have any questions regarding setting up your InvestorServe, please contact us on 1300 382 862 and choose Option 2.

As has been the case in prior years, for the financial year ended 30 June 2025, distributions made to you by Clarence Property Diversified Fund contained Franking Credits. In some instances, Franking Credits are automatically refunded to you by the Australian Taxation Office (ATO). In other instances you may need to provide your Tax Agent with your Annual Tax Statement, or you may need to file an Application for Refund of Franking Credits with the ATO (particularly if you no longer file an income tax return).

For more information regarding a potential refund of Franking Credits, please consult your taxation or financial advisor, or visit the ATO's website:
www.ato.gov.au/forms-and-instructions/refund-of-franking-credits-application-2025-instructions

If you'd like to stay up to date about our major initiatives, please consider following us on [Facebook](#), [Instagram](#) and [LinkedIn](#) where we'll share important announcements. Alternatively, you can also visit our website at www.clarenceproperty.com.au for the latest information.

Please do not hesitate to reach out to our Investor Relations team if you have any questions or require any assistance:

e: invest@clarenceproperty.com.au

t: 1300 382 862

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

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