



SWELL WOOLGOOLGA, NSW

MARCH 2026

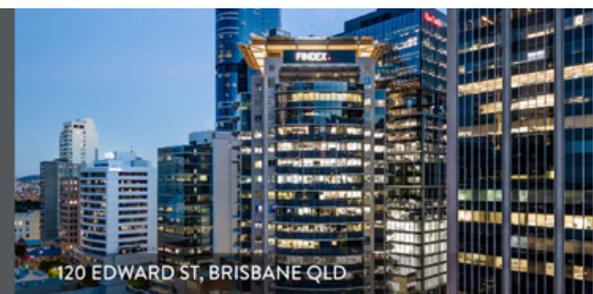
CLARENCE PROPERTY DIVERSIFIED FUND INVESTOR UPDATE

Dear Unitholder,

As part of our ongoing commitment to keeping you informed, we're pleased to advise that the Board recently approved the Financial Statements for the half-year ended 31 December 2025 and the RG46 Fund Update, both of which are now available via InvestorServe.

KEY HIGHLIGHTS

Half Year Financials + RG46



Key highlights across the Fund portfolio as at 31 December 2025 include:

- Over \$870 million of assets under management
- 40% gearing
- Occupancy at 97%
- Average lease expiry of 3.4 years
- 35 properties (owned and leased) with rooftop solar systems
- Total development pipeline of 757 lots

We'll have more detail on the activity within the portfolio and development progress in our next quarterly Investor Update in April.

ACCESSING InvestorServe



To access the 31 December 2025 Financial Statements and RG46 Fund Update, you must log onto the InvestorServe online portal: www.investorserve.com.au

Through InvestorServe, you can also:

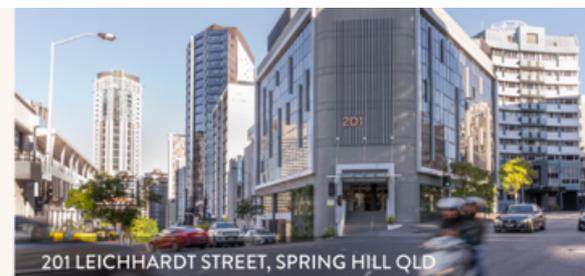
- Update and manage personal information
- Update and manage your payment preferences
- View your holdings and transactions
- View distribution and taxation statements

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

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



Clarence Property Diversified Fund is open for new investment – if you would like to discuss adding to your existing investment or making a new investment, please call 1300 853 069 or register at <https://boardroomlimited.com.au/clarenceonlineapps/start>

The updated Product Disclosure Statement and Target Market Determination for CPDF are available online at www.clarenceproperty.com.au

WHOLESALE PROPERTY FUND

Clarence Property Aged Care Fund



As mentioned in our December Investor Update, we are launching a new wholesale property fund called the Clarence Property Aged Care Fund.

The new fund has a different risk profile to the Clarence Property Diversified Fund and is suitable for wholesale investors only.

If you are interested in exploring this opportunity and believe you meet ASIC's wholesale investor criteria, please register your interest by visiting

<https://clarenceproperty.com.au/cpacf/>

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 between now and June 2026.

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

Kind Regards,

Simon Kennedy
Chief Executive Officer

Clarence Property Corporation Limited (AFSL 230212) is the responsible entity and issuer of the PDS for the Clarence Property Diversified Fund (ARSN 095 611 804) and the Epiq Lennox Property Trust (ARSN 626 201 974) (CPDF), and the trustee of the Clarence Property Aged Care Fund (CPACF). Clarence Property Aged Care HT Pty Ltd (ACN 693 625 062) is a Corporate Authorised Representative (No. 1319626) of Bentleys (QLD) Advisory Pty Ltd (AFSL 274444), and is authorised to promote CPACF to wholesale clients only. This information has been prepared without taking into account your objectives, financial situation or needs. Before making any investment decision, you should consider the relevant disclosure document (Product Disclosure Statement (PDS) and Target Market Determination (TMD) for CPDF or Information Memorandum for CPACF) available at clarenceproperty.com.au, and obtain independent financial, legal, tax and investment advice.

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You are receiving this mail out as you are a Unitholder and/or Stakeholder with the Clarence Property Aged Care Fund (CPACF).

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