



ASANA, NORTH BOAMBEE VALLEY NSW

JUNE 2026

CLARENCE PROPERTY DIVERSIFIED FUND
INVESTOR UPDATE

Dear Unitholder,

As the 2026 financial year draws to a close, we wanted to give you some guidance that may assist with your tax planning and provide a brief update on other activity within the Fund.

TAX INFORMATION



CPDF is anticipated to make a capital gain this year. This capital gain will form part of the taxable component of the distributions issued to you.

Currently, it is expected that between 0.3 and 0.4 cents per unit of your cash distribution will be in the form of a net capital gain, after deducting the 50% CGT discount.

Full details will be included in your Annual Tax Statement. We recommend you seek independent professional advice regarding your personal circumstances.

FEDERAL BUDGET



As many of you would be aware, Federal Treasurer Jim Chalmers handed down the 2026/27 budget last month. The budget announcements include proposed changes to capital gains tax, negative gearing and taxation of discretionary trusts (which could also extend to testamentary trusts).

While the ultimate effect of the proposed changes remains uncertain, it appears there is an intent to shift investment activity away from tax driven returns, which may see a greater focus on more reliable income generating investments within a diversified portfolio. We see this as a potential positive for CPDF and commercial property more broadly.

Once the final legislation finds its way into law, we recommend you consider talking to your tax adviser and/or financial planner to ensure you understand what effect the changes will have on your personal circumstances.

AQUISITIONS AND DISPOSALS



The Fund is currently exploring several disposal opportunities, including entering into an unconditional contract on one of our childcare centres at a tight cap rate of 5.46%.

We should be in a better position to discuss these further in the new financial year.

PROPERTY & LEASING



Active leasing and proactive property management continue to drive high portfolio occupancy at 95% and low arrears at <1% of annual rent.

DEVELOPMENTS



Swell, Woolgoolga – Excitement is building as we approach completion of Stage 1 civil works. Notwithstanding wet weather slowing progress, we anticipate completion of the works in August 2026. With only 8 Lots in Stage 1 still available we encourage you to register your interest here: <https://swellwoolgoolga.com.au/now-selling/#enquire>

Asana, North Boambee Valley – With 259 Lots to be delivered over the next five years, Asana is an exciting project we're looking forward to breaking ground in the new financial year. Register your interest via the link on our website: <https://clarencroperty.com.au/property-developers/asana-north-boambee-valley/>

The Base, Robina – Works have commenced and the piling rig is onsite working on the footings for our new 6,500m² office building adjoining The Rocket at Robina on the Gold Coast. Completion is expected in Q1 2028.

INVESTOR RELATIONS & CAPITAL RAISING



CPDF is open for new investment – please register here: <https://boardroomlimited.com.au/clarenceonlineapps/start>

Key features of the Fund include:

- Over 30 years of delivering monthly distributions to Investors. The Fund has \$876M+ of gross assets under management.
- Cashflow is underpinned by 300+ quality private and public tenants. Over 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.
- The PDS and TMD are available online at www.clarenceproperty.com.au

WHOLESALE INVESTMENT ACTIVITY



We are pleased to advise that the Clarence Property Aged Care Fund closed fully subscribed and settlement of the \$90.2 million Bolton Clarke Portfolio occurred on 8 May 2026.

While not suitable for all CPDF investors, if you believe you meet ASIC's wholesale investor criteria, you can register to stay informed about future wholesale opportunities – register your details here: <https://clarenceproperty.com.au/cpacf/>

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).
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