CLARENCE PROPERTY

Invest. Live. Lease.

120 EDWARD STREET, BRISBANE QLD

SEPTEMBER 2026

CLARENCE PROPERTY DIVERSIFIED FUND

INVESTOR UPDATE

Dear Unitholder,

As part of our ongoing commitment to keeping you informed, we wanted to give you a quick update on recent activity within the fund.

ANNUAL REPORT, RG46 & TAX STATEMENTS

We are pleased to advise that the Board has recently approved the Financial Statements for the year ended 30 June 2026 and the RG46 Fund Update.

Key highlights across the Fund portfolio as at 30 June 2026 include:

- Total gross distribution for the year was **7.7c/unit, yielding 7.0%** on a unit price of $1.10
- Adjusted NTA/unit increased 2c/unit over the **past 12 months to $1.10/unit**
- Over **$897 million** of assets under management
- **39%** gearing
- Occupancy at **96%**
- Average lease expiry of **3.2 years by income**

- **34 properties** (owned and leased) with rooftop solar systems
- Total residential development pipeline of **652 lots**

In addition to the above, you should have received your **CPDF 2025/2026 Tax Statements** via email alternatively you can access them via InvestorServe.

*Note that the Financial Statements and the RG46 Fund Update are also available via the online investor portal - to access visit **https://www.investorserve.com.au/**

New to InvestorServe?
If you haven't yet registered, simply follow the steps below:

Step 1: Locate your Unitholder Number and postcode (available on your holding statement or distribution statement).
Step 2: Visit **https://www.investorserve.com.au/** and select Register Now.
Step 3: Enter your holding details and create your login credentials.
Step 4: Follow the prompts to complete registration.

If you require assistance, please contact our Investor Relations team on **1300 382 862** and select **Option 2**.

ACQUISITIONS & DISPOSALS

As noted in our July Investor Update we have been exploring a number of strategic disposals and can now advise that we have entered into unconditional contracts to sell two of our industrial properties, both at a premium to book value. Further to this, there is strong off-market interest in another industrial property which we will provide updates on as the transaction progresses.

In addition to the above we are running an on-market sales campaign for a childcare centre in Delahey, Victoria. The campaign has been well received and closes this week. We are expecting a number of offers and will ideally be in a position to settle this property prior to Christmas.

Acquisition opportunities that meet our income-driven criteria remain difficult to find, however we are extremely active in this area and are cautiously optimistic about a number of prospects that may be available to us over the next 6-12 months.

PROPERTY & LEASING

Proactive property management and leasing continue to drive strong portfolio performance, with occupancy remaining high at 96% and arrears less than 0.5% of annual rent.

Notwithstanding a strong portfolio position we are seeing the occasional tenant come under pressure which reinforces the benefit of diversification. With more than 300 tenants, CPDF's broad exposure to multiple asset classes across the resilient South East Queensland and Northern NSW markets, sees us well positioned to maintain high occupancy levels throughout the year ahead.

DEVELOPMENTS

Bayside Brunswick Heads - We are pleased to advise that we have received the Federal Court judgment on the Bayside Brunswick Heads project and that the judge has found in our favour on all matters. The activists have indicated an intention to appeal, which means activity at the site remains limited, however the favourable judgment is an important step and we will work with our legal team to address the appeal in due course.

Swell Woolgoolga - Construction continues to progress steadily, with road works scheduled over the coming fortnight and practical completion of Stage 1 on track for early November.

Following the strong market response to Release 1, preparations are now underway for the highly anticipated Release 2, which will be launched at the Swell Open Day on Sunday 27 September.

The Open Day will give investors, purchasers and visitors the opportunity to inspect available homesites, view progress, and meet with Clarence Property's Development and Investor Relations teams. A range of local builders and property professionals will also be showcasing home and land packages, alongside family-friendly activities throughout the day.

To learn more about Stage 2, the Open Day, or to register your interest, visit https://swellwoolgoolga.com.au/register-openday_competition/

Asana, North Boambee Valley – 259 Lots to be delivered over the next five years, with works due to commence later this year. Register your interest for this future opportunity here: **https://zfrmz.com.au/vjoocSB6ciwfUIZJnQ3u**

INVESTOR RELATIONS & CAPITAL RAISING

The **Clarence Property Diversified Fund** remains open for new investment. If you are considering adding to your investment, or know someone who may be seeking an income-focused investment, we would welcome the opportunity to introduce them to the Fund. Please call our Head of Investor Relations - Brad Dicinoski on 0411 858 156, 1300 853 069 or register here: **https://boardroomlimited.com.au/clarenceonlineapps/start/1C0B0BE43C4E42B38E3077654769B1E2**

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

Kind Regards,

Simon Kennedy
Chief Executive Officer