

One Managed Investment Funds Limited
as responsible entity for Fat Prophets Global Property Fund
ARSN 619 970 786 ASX: FPP

1 April 2025

ASX ANNOUNCEMENT: CLARIFICATION OF CAPITAL RETURN

One Managed Investment Funds Limited (ACN 117 400 987) (**Responsible Entity**), in its capacity as responsible entity for Fat Prophets Global Property Fund (ARSN 619 970 786) (**FPP**), provides the following market update.

Capital Return Update and Income Distribution

In addition to today's earlier announcement regarding the Capital Return, the Responsible Entity would like to clarify that the return capital of approximately \$17,455,252.00, or \$0.7775 per Unit was correct and represents a Return of Capital only. There will be a further announcement regarding a further Income Distribution of approximately \$3,694,668.00, or \$0.1646 per Unit. The Aggregate Total Distribution will be approximately \$21,149,920.00, or \$0.9421 per Unit which is subject to finalisation.

The Capital Return will be distributed by way of an equal return of capital to Unitholders pro rata to the number of Units which they hold as at the Record Date. The Record Date is subject to change and will be confirmed by the Responsible Entity.

The Responsible Entity will return capital of approximately \$17,455,252.00, or \$0.7775 per Unit. Any changes to the final distribution amount will be announced to the market.

Payments of the Capital Return will be made by way of direct credit. Unitholders should ensure they have provided the Unit registry with their current bank account details to ensure they receive payments. Unitholders can do so at: au.investorcentre.mpms.mufg.com.

The Responsible Entity will carry out the Capital Return once units in FPP are suspended from trading.

FPP will be removed from the Official List the day after the payments for the Capital Return are made to Unitholders.

A final distribution payment will be announced and paid in due course.

Indicative Timetable

Below is an indicative timetable for the Capital Return:

Event	Date
Effective Date for Capital Return	Wednesday, 2 April 2025
Last day for trading in "cum return of capital" units	Thursday, 3 April 2025
FPP units suspended from trading	Close of trading, Thursday, 3 April 2025
Record date for determining entitlements to participate in Capital Return	Tuesday, 8 April 2025
Payment Date for Capital Return	Tuesday, 15 April 2025
Delisting from ASX	Wednesday, 16 April 2025

Please note the dates above are indicative only and subject to change by the Responsible Entity or ASX. The Responsible Entity will inform Unitholders of any changes to the Indicative Timetable via the ASX announcements platform.

Authorised for release by One Managed Investment Funds Limited (ACN 117 400 987; AFSL 297042), the responsible entity of the Fat Prophets Global Property Fund.

For additional information on FPP, please refer to: www.fpproperty.com.au.

For any enquiries please contact the Responsible Entity on 02 8277 0000.