

Cromwell Property Group

Cromwell Corporation Limited ABN 44 001 056 980
 Cromwell Diversified Property Trust ARSN 102 982 598
 (the responsible entity of which is Cromwell Property Securities Limited
 ABN 11 079 147 809, AFSL 238 052)

Periodic Statement – 30 June 2019

This statement contains information required by section 1017D of the *Corporations Act 2001* (Cth). This is not a statement of returns for tax purposes. Following the end of each financial year, we send you a separate tax statement to enable you to complete your income tax return. Details of the taxable amounts are provided in your annual taxation statement. You should seek independent professional tax advice upon taxation matters.

Further information in relation to your investment, including information on statements, contribution levels and other investment strategies, is available on request. If you have any questions or require further information in relation to your Cromwell Property Group investment, please contact your financial planner, visit www.linkmarketservices.com.au or telephone Cromwell's Investor Services Team on +61 1300 268 078 (8.30am to 5.00pm Sydney time, Monday to Friday).

Details of fees and charges

The approximate amounts below have been deducted from your investment and covers amounts that have reduced the return on your investment.

	For the 12 months ended 30 June 2019	For the 12 months ended 30 June 2018
Stapled Securities on issue	2,236,642,691	1,985,324,674
Direct Costs	Nil	Nil
Indirect Costs*	\$2,134,084.00	\$2,020,965.00
Indirect Costs* per Stapled Security	0.100 cents	0.107 cents
Indirect Costs* per 10,000 Stapled Securities	\$10.01	\$10.72

* Indirect Costs represent the corporate management and administrative expenses of Cromwell Property Group, but are not charged directly to you as a fee.

Stapled Security Performance

Below is a summary of Cromwell Property Group's security price performance over the prior 12 months based on the price of Cromwell Property Group Stapled Securities as at the close of trading on the ASX on the relevant day.

Date	Closing price on the ASX	Security price gain/loss over prior 12 months
31 July 2018	\$1.110	20.7%
31 August 2018	\$1.105	16.3%
30 September 2018	\$1.070	12.0%
31 October 2018	\$1.030	3.0%
30 November 2018	\$0.990	-4.8%
31 December 2018	\$0.990	-2.0%
31 January 2019	\$1.060	7.1%
28 February 2019	\$1.105	10.5%
31 March 2019	\$1.095	2.8%
30 April 2019	\$1.125	3.7%
31 May 2019	\$1.155	6.5%
30 June 2019	\$1.155	3.1%

The following table shows the historical distributions for Cromwell Property Group Stapled Securities over the past five financial years to FY2019.

	FY2019	FY2018	FY2017	FY2016	FY2015
Operating earnings per security	8.2 cents	8.4 cents	8.7 cents	9.4 cents	8.3 cents
Change over previous year	(2%)	(3%)	(8%)	13%	(2%)
Distribution per security	7.3 cents	8.3 cents	8.3 cents	8.2 cents	7.9 cents
Change over previous year	(13%)	-%	2%	4%	4%

Resolving complaints

If you have a complaint concerning your investment please call Cromwell's Investor Services Team on +61 1300 268 078 8.30am to 5.00pm Sydney time, Monday to Friday). If you are dissatisfied with the response, you may raise the matter directly with the Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001 (Tel 1800 931 678). ASIC also has a free call info line on 1300 300 630.

Please address any correspondence and enquiries to the address detailed on the header of this statement (top right hand corner).