



External Auditor – Selection, Appointment and Rotation

CROMWELL PROPERTY GROUP

Cromwell Corporation Limited ACN 001 056 980

Cromwell Property Securities Limited ACN 079 147 809

Cromwell Property Group comprises:

Cromwell Corporation Limited (ACN 001 056 980) and

Cromwell Diversified Property Trust (ARSN 102 982 598)

the responsible entity of which is Cromwell Property Securities Limited (ACN 079 147 809, AFSL 238052).

External Auditor – Selection, Appointment and Rotation

1. External audit

The Audit, Risk & ESG Committee is responsible for:

- a) approving and recommending to the Board for acceptance, the terms of engagement with the external auditor at the beginning of each year;
- b) regularly reviewing with the external auditor:
 - i) the scope of the external audit;
 - ii) identified risk areas; and
 - iii) any other agreed procedures;
- c) approving and recommending to the Board for adoption, policies and procedures for appointing or removing an external auditor, including criteria for:
 - i) technical and professional competency;
 - ii) adequacy of resources; and
 - iii) experience, integrity, objectivity and independence;
- d) recommending to the Board for approval, the appointment or removal of an external auditor based on those policies and procedures referred to in paragraph c);
- e) reviewing and assessing on a regular basis the compliance of the external auditor with criteria referred to in paragraph c);
- f) recommending to the Board the remuneration of the external auditor;
- g) regularly reviewing the quality, effectiveness and independence of the external auditor taking into account:
 - i) the length of appointment;
 - ii) the last dates lead engagement partners were rotated;
 - iii) an analysis and disclosure of fees paid to external auditors, including the materiality of fees paid for non-audit services and the nature of those services; and
 - iv) any relationships with Cromwell Property Group or any other body or organisation that may impair or appear to impair the external auditor's independence;
- h) satisfying itself that the external auditor can do an effective, comprehensive and complete audit for the external auditor's set fee;
- i) recommending to the Board for approval the types of non-audit services that the external auditor may provide without impairing or appearing to impair the external auditor's independence;
- j) meeting periodically with the external auditors and inviting them to attend Committee meetings to:
 - i) review their plans for carrying out internal control reviews;

- ii) consider any comments made in the external auditor's management letter, particularly, any comments about material weaknesses in internal controls and management's response to those matters; and
- iii) make recommendations to the Board;
- k) asking the external auditor if there have been any significant disagreements with management and, if there have been, whether or not they have been resolved;
- l) monitoring and reporting to the Board on management's response to the external auditor's findings and recommendations;
- m) reviewing all representation letters signed by management and ensuring information provided is complete and appropriate; and
- n) receiving and reviewing the reports of the external auditor.

2. Rotation of external auditor

In accordance with the *Corporations Act 2001* (Cth) and professional standards, Cromwell Property Group requires the audit partners and review partners of its external auditor to rotate every five years.

A previous audit partner should not be involved in the audit for at least five years subsequent.

The external auditor must manage its audit team members to ensure adequate rotation of staff.

3. Approved, adopted, reviewed

This policy statement has been approved and adopted by the Board of Cromwell Property Group.

The Board reviews this policy statement annually. The policy statement was last reviewed in February 2025.