

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 2022

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, Monday to Friday).

Fees and costs summary

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

| | For the 12 months ended 30 June 2022 | For the 12 months ended 30 June 2021 |
|---|--------------------------------------|--------------------------------------|
| Stapled Securities on issue | 2,618,866,699 | 2,617,470,675 |
| Direct Costs | Nil | Nil |
| Indirect Costs* | \$2,866,031.36 | \$2,495,338.07 |
| Indirect Costs* per Stapled Security | 0.1095 cents | 0.095 cents |
| Indirect Costs* per 10,000 Stapled Securities | \$10.95 | \$9.54 |

* 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 2021 | \$0.875 | -1.1% |
| 31 August 2021 | \$0.920 | 2.2% |
| 30 September 2021 | \$0.800 | -5.9% |
| 31 October 2021 | \$0.810 | -7.4% |
| 30 November 2021 | \$0.860 | 0.6% |
| 31 December 2021 | \$0.870 | -% |
| 31 January 2022 | \$0.840 | 3.7% |
| 28 February 2022 | \$0.885 | 12.0% |
| 31 March 2022 | \$0.830 | 0.6% |
| 30 April 2022 | \$0.855 | -2.3% |
| 31 May 2022 | \$0.790 | -12.7% |
| 30 June 2022 | \$0.755 | -13.7% |

The following table shows the historical distributions for Cromwell Property Group Stapled Securities over the past five financial years to FY2022.

| | FY2022 | FY2021 | FY2020 | FY2019 | FY2018 |
|---------------------------------|-----------|-----------|-----------|-----------|-----------|
| Operating earnings per security | 7.7 cents | 7.4 cents | 8.5 cents | 8.2 cents | 8.4 cents |
| Change over previous year | 5% | (14%) | 4% | (2%) | (3%) |
| Distribution per security | 6.5 cents | 7.0 cents | 7.5 cents | 7.3 cents | 8.3 cents |
| Change over previous year | (7%) | (7%) | 3% | (13%) | -% |

Resolving complaints

Please refer to information contained on Cromwell's Complaints Handling Policy at www.cromwellpropertygroup.com located under 'Contact' from the website tool bar.

If you have a complaint concerning your investment, the product itself, staff or the handling of a complaint please call our **Cromwell Investor Services Team on +61 1300 268 078 8:30am to 5:00pm Monday to Friday (AEST)**. The internal dispute resolution (IDR) requirements will be followed. In the event that you are still dissatisfied with our response, you may refer your complaint directly to the external resolution scheme, Australian Financial Complaints Authority (AFCA). This independent financial complaint ombudsman is free to consumers. AFCA's contact details are:

Website: www.afca.org.au

Email: info@afca.org.au

Telephone: 1800 931 678 (free call)

Write to: Australian Financial Complaints Authority Limited, GPO BOX 3, Melbourne VIC 3001, Australia

ASIC also has a free call information 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).