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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 2025

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 2025	For the 12 months ended 30 June 2024
Stapled Securities on issue	2,618,866,699	2,618,866,699
Direct Costs	Nil	Nil
Indirect Costs*	$1,840,769.43	$2,192,156.01
Indirect Costs* per Stapled Security	0.0703 cents	0.0837 cents
Indirect Costs* per 10,000 Stapled Securities	$7.03	$8.37

* 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 2024	$ 0.380	-30.9%
31 August 2024	$ 0.380	-21.6%
30 September 2024	$ 0.420	13.5%
31 October 2024	$ 0.380	18.8%
30 November 2024	$ 0.350	-20.5%
31 December 2024	$ 0.360	-14.3%
31 January 2025	$ 0.370	-10.8%
28 February 2025	$ 0.370	-7.5%
31 March 2025	$ 0.360	-17.2%
30 April 2025	$ 0.360	-11.1%
31 May 2025	$ 0.340	-23.6%
30 June 2025	$ 0.330	-15.4%

The following table shows the historical distributions for Cromwell Property Group Stapled Securities over the past five financial years to FY2025.

	FY2025	FY2024	FY2023	FY2022	FY2021
Operating earnings per security	4.2 cents	5.2 cents	6.1 cents	7.7 cents	7.4 cents
Change over previous year	(19%)	(15%)	(21%)	5%	(14%)
Distribution per security	3.0 cents	3.1 cents	5.5 cents	6.5 cents	7.0 cents
Change over previous year	(3%)	(44%)	(15%)	(7%)	(7%)

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 produt 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).