

CLOSED TO INVESTMENT

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Investment Report to 31 December 2018

CROMWELL IPSWICH CITY HEART TRUST

The unlisted Trust's asset is the \$123 million¹ Ipswich City Heart Building in Ipswich, Queensland. The Trust was the first Cromwell trust to be certified as a Responsible Investment by the Responsible Investment Association of Australasia.

Key Statistics

as at 31 December 2018

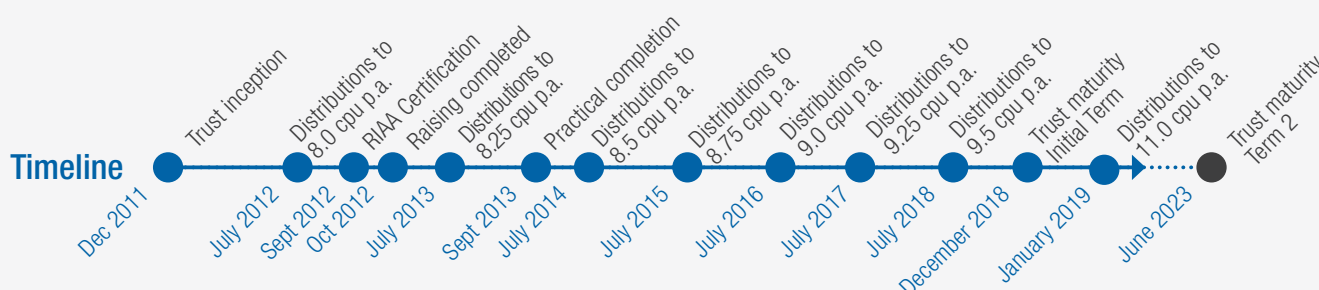
Status	CLOSED
NAV Price	\$1.43
Distribution Yield	6.65% p.a.
WALE	9.2 years ²

Performance

	1 year	3 years	5 years	Inception (Dec-11)
Trust Performance After fees & costs	14.0%	14.6%	15.9%	13.7%
Benchmark PCA/IPD Unlisted Retail Property Fund Core Index	12.5%	17.8%	20.5%	17.7%
Excess Returns After fees & costs	1.5%	(3.2%)	(4.6%)	(4.0%)

Trust Update

- The Trust's performance for the quarter ending 31 December 2018 was 1.7%
- 116 square metres of the lower ground floor retail space has been leased to Ashley Institute of Training on a two-year lease that commenced 24 December 2018, taking overall property occupancy to over 99%
- Distributions for the Trust have been increased by 1.5 cents per unit (cpu) from January 2019. The increase takes the distribution to 11.0% per annum, based on the unit issue price of \$1.00 and 7.7% based on the Trust's current unit price and was underpinned by the finalisation of a new interest rate swap for the Trust's bank loan
- The Trust's unit price is currently \$1.43



1. Based on valuation as at 30 June 2018.
2. Calculated by gross income.

Cromwell Funds Management Limited ABN 63 114 782 777 AFSL 333214 (CFM) has prepared this report and is the responsible entity of, and the issuer of units in, the Cromwell Ipswich City Heart Trust ARSN 154 498 923 (Trust). In making an investment decision in relation to the Trust, it is important that you read the product disclosure statement dated 16 December 2011 (PDS). The PDS is issued by CFM and is available from www.cromwell.com.au/ich or by calling Cromwell's Investor Services Team on 1300 268 078. The Trust is not open for investment. This report has been prepared without taking into account your objectives, financial situation or needs. Before making an investment decision, you should consider the PDS and assess, with or without your financial or tax adviser, whether the Trust fits your objectives, financial situation or needs. CFM and its related bodies corporate, and their associates, do not receive any remuneration or benefits for the general advice given in this report. If you acquire units in the Trust, CFM and certain related parties may receive fees from the Trust and these fees are disclosed in the PDS.

Please note: Any investment, including an investment in the Trust, is subject to risk. If a risk eventuates, it may result in reduced distributions and/or a loss of some or all of the capital value of your investment. See the PDS for examples of key risks. Past performance is not a reliable indicator of future performance. Forward-looking statements in this report are provided as a general guide only. Capital growth, distributions and tax consequences cannot be guaranteed. Forward-looking statements and the performance of the Trust are subject to the risks and assumptions set out in the PDS.