

INVESTMENT PERFORMANCE²

As at 31 July 2019

Funds	Distribution Yield ¹	Underlying Investments	Liquidity	1 Year	2 Year	3 Year	Since Inception	Inception Date	Fund Status
Cromwell Direct Property Fund ARSN 165 011 905	5.8%	Direct Property	Limited Monthly	6.4%	7.3%	8.9%	10.1%	August 2013	Open
Cromwell Australian Property Fund ARSN 153 092 516	4.7%	A-REITs & Direct Property	Daily	10.0%	9.8%	7.5%	10.8%	October 2013	Open
Cromwell Phoenix Property Securities Fund ARSN 129 580 267	4.7%	Listed Property Securities	Daily	15.6%	14.6%	7.3%	9.9%	April 2008	Open
Cromwell Phoenix Opportunities Fund³ ARSN 602 776 536	n/a	Australian Small Cap Equities	Monthly	10.8%	13.3%	16.5%	19.2%	December 2011	Closed to New Investment
Cromwell Ipswich City Heart Trust ARSN 154 498 923	7.8%	Direct Property	Jun-23	9.1%	14.6%	14.9%	13.5%	December 2011	Closed to Investment
Cromwell Property Trust 12 ARSN 166 216 995	6.7%	Direct Property	Oct-20	9.4%	9.8%	12.2%	13.7%	October 2013	Closed to Investment
Cromwell Riverpark Trust ARSN 135 002 336	5.8%	Direct Property	Jul-21	9.4%	10.9%	17.0%	15.7%	June 2009	Closed to Investment

Contact Us

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1. Based on unit prices as at 31 July 2019.

2. Total returns of Cromwell-managed funds since inception and over one to three year periods are net of fees and costs. Past performance is not a reliable indicator of future performance.

3. Total returns are inclusive of the value of franking credits.

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