

CLOSED TO INVESTMENT

CROMWELL PROPERTY TRUST 12

Investment Report to 31 December 2025



Please visit the Fund webpage for the latest performance figures: www.cromwell.com.au/c12

This Trust replicates many features of Cromwell's other unlisted property trusts, including the seven-year investment period, innovative construction funding structure and long lease term. Now in its second term, the Trust is underpinned by a single asset located at 19 George Street, Dandenong.

KEY STATISTICS

as at 31 December 2025

Status	CLOSED
Unit Price	\$0.5821
Distribution Yield	11.17% p.a.
WALE	4.9 years¹

PERFORMANCE

	1 Year	3 Years	5 Years	7 Years	Inception (Oct-13)
Trust Performance After fees & costs	(15.3%)	(15.1%)	(1.8%)	2.4%	7.3%
Benchmark PCA / MSCI Australia Unlisted Retail Quarterly Property Fund Index (Unfrozen)	1.5%	(6.6%)	2.0%	4.8%	11.1%
Excess Returns After fees and costs	(16.8%)	(8.5%)	(3.8%)	(2.4%)	(3.8%)

Past performance is not a reliable indicator of future performance.

FUND UPDATE

We would like to direct you to our recent edition of Insight (#53) for an understanding of what is happening in the commercial real estate market.

- The asset remains 99.3% occupied, with a weighted average lease expiry of 4.6 years as at 31 December 2025.
- The Trust's unit price is \$0.58 as at 31 December 2025.
- Since inception, the Trust has delivered an annualised return of 7.3% per annum.
- Unitholders have voted to approve the Term Extension Proposal for the Trust, as put forward in the Notice of Meeting and Explanatory Memorandum, dated 15 September 2025. The successful 'For' vote extends the Trust Term to 31 December 2027. Cromwell Funds Management will continue to monitor the market with a view to launching a further formal sale campaign during the Further Term, at the earliest time that it considers market conditions are favourable.
- C12 distributions remained at 6.50cpu p.a. for July, August, September and October. The November-25 distribution (paid in December) was the first at the lowered rate of 6.00cpu p.a. This was due to an extension of the fund's interest rate hedging.
- A new external valuation has been obtained for 19 George Street, Dandenong, as at 31 December 2025, which held at \$81.0 million. There was no change to the Property's value as at 31 May 2025.



1. As at 31 December 2025. Calculated by gross income. See the Product Disclosure Statement dated 29 October 2013 (PDS).

See www.cromwell.com.au/c12 for further information.

Cromwell Funds Management Limited ABN 63 114 782 777 AFSL 333 214 (CFM) has prepared this notice and is the responsible entity of, and the issuer of units in, the Cromwell Property Trust 12 ARSN 166 216 995 (Trust). In making an investment decision in relation to the Trust, it is important that you read the product disclosure statement dated 29 October 2013 (PDS). The PDS is issued by CFM and is available from www.cromwell.com.au/c12 or by calling Cromwell Investor Services on 1300 276 693. The Trust is not open for investment. This notice 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 notice. 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 notice 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.