CLOSED TO INVESTMENT

CROMWELL PROPERTY TRUST 12

Investment Report to 30 June 2026

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.

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

KEY STATISTICS

as at 30 June 2026

Status	**CLOSED**
Unit Price	**$0.5393**
Distribution Yield	**11.13% p.a.**
WALE	**4.1 years**[1]

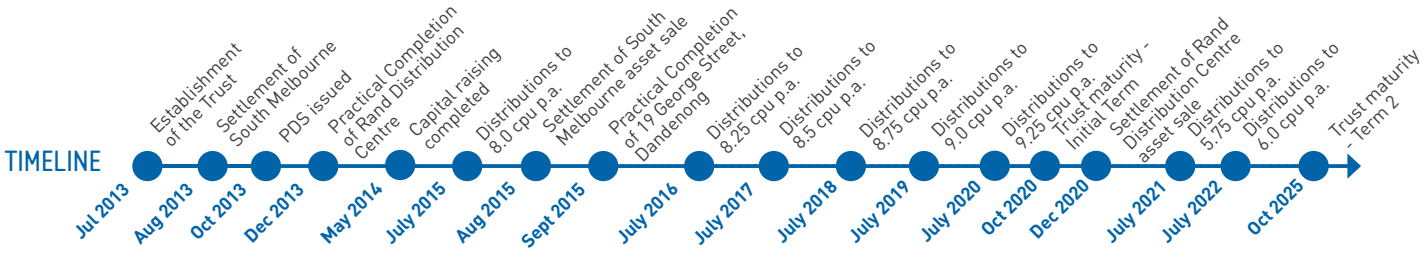
PERFORMANCE

	1 Year	3 Years	5 Years	7 Years	Inception (Oct-13)
Trust Performance After fees & costs	3.4%	(11.5%)	(3.4%)	1.5%	6.9%
Benchmark PCA / MSCI Australia Unlisted Retail Quarterly Property Fund Index (Unfrozen)	9.0%	(3.1%)	0.3%	4.3%	11.0%
Excess Returns After fees and costs	(5.6%)	(8.4%)	(3.7%)	(2.8%)	(4.1%)

Past performance is not a reliable indicator of future performance.

FUND UPDATE

- For an overview of what is happening in the commercial real estate market visit our **latest quarterly report**.
- The asset remains 99.3% occupied, with a weighted average lease expiry of 4.1 years as at 30 June 2026.
- The Trust's unit price is $0.54 as at 30 June 2026.
- Since inception, the Trust has delivered an annualised return of 6.9% per annum.
- C12 distributions remained at 6.00cpu p.a. since November 2025.
- A new external valuation has been obtained for 19 George Street, Dandenong VIC, as at 30 June 2026. The updated valuation is $78.0 million, reflecting a 3.7% decrease from the previous valuation dated 31 December 2025.



1. As at 30 June 2026. Calculated by gross income. See the Product Disclosure Statement dated 29 October 2013 (PDS).

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

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