INSIGHT
MAGAZINE

HOW IS WELLBEING CHANGING THE WORKPLACE?

PAGE 9

CROMWELL PROPERTY GROUP

CONTENTS

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Cromwell Property Group (ASX:CMW) (Cromwell) is a real estate investor and fund manager with operations on three continents and a global investor base. The Group is included in the S&P/ASX 200. As at 30 June 2021, Cromwell had a market capitalisation of $2.3 billion, a direct property investment portfolio valued at $3.9 billion and total assets under management of $11.9 million across Australia, New Zealand and Europe.

Insight Magazine is published by Cromwell for our retail securityholders, investors, financial planners and other stakeholders. It is distributed quarterly and features our view of industry trends, news and educational matters. We also share our achievements in property markets and report on the progress of our investment funds.

CEO UPDATE

Michael Wilde
Acting Chief Executive Officer

Cromwell Property Group

Dear Investor,

On 26 August 2021, Cromwell reported its FY21 financial results. Statutory profit was $308.2 million, equivalent to 11.78 cents per security. This represents a 73% increase on the prior year, due in part to a $97.5 million increase in the fair value gain of investment properties.

Operating profit was $192.2 million, equivalent to 7.35 cents per security. This represents a reduction of 13% compared to the prior period which benefitted from a $32 million fee from the sale of Northpoint Tower. Operating profit, excluding this fee, increased by $3.0 million (1.4%). Distributions for the year were 7.00 cents per security.

Full details of the results are available in the Securityholder Centre section of Cromwell Property Group's website: www.cromwellpropertygroup.com.

FY21 was a tough and challenging year with a lot of change. We have all had to navigate COVID-19 lockdowns, social distancing restrictions and the implications of agile working, and the situation is obviously still ongoing. I believe Cromwell has come through in relatively good shape. This is a testament to the quality of our people who have supported their colleagues through a pandemic while remaining focused on their roles and objectives.

I would like to thank everyone at Cromwell for their dedication and hard work. It has truly been a great team effort and I have very much appreciated the support I have received since stepping into this role.

We welcome a new incoming CEO in Jonathan Callaghan on 5 October 2021. We have maximised the cashflows within our property investment portfolio, established a global pipeline of future development opportunities and launched new initiatives to grow our funds management businesses. As we head deeper into FY22 I think we can be cautiously optimistic with regards to what lies ahead.

In Insight 35, we consider recent changes to superannuation rules, detail the impact of wellbeing on the workplace as well as discuss the importance of ESG disclosure for investors. We join the PERE UK roundtable for their insights on the local market, look at the increasing popularity of wooden buildings as a real estate opportunity and 'In conversation' features Justyna Filipczak, Cromwell's Head of Central and Eastern Europe.

I hope you enjoy this edition of Insight.

Yours sincerely,

Michael Wilde
Acting Chief Executive Officer
Cromwell Property Group

CROMWELL APPOINTS NEW CEO

In July 2021, Cromwell appointed Jonathan Callaghan, a property and funds management veteran, as its new Chief Executive Officer (CEO).

Jonathan will commence his new role with the company on Tuesday 5 October 2021 following a distinguished and successful 14-year career at Investa Property Group, including as its CEO. Under his leadership, Investa managed one of Australia's best performing wholesale office funds and Investa was awarded the AFR BOSS Best Places to Work in its sector. He was recently a Director of the Property Council of Australia and is a founding member of the Property Male Champions of Change.

Cromwell Chair Dr Gary Weiss AM said, "Jonathan's track record in creating value for investors at Investa was industry leading. His strong property funds management experience, coupled with his proven ability to source and deploy capital, will be critical to Cromwell's strategy of accelerating growth in its funds management businesses."

CROMWELL AND DASOS CAPITAL TO ESTABLISH A WOODEN BUILDING PROPERTY FUND

In July 2021, Cromwell partnered with sustainable real asset manager Dasos Capital to establish a pan-European, wooden building property fund.

The fund will harness increasing institutional investor appetite for opportunities that meet responsible investment and environmental, social and governance (ESG) criteria and align with the European Union's Sustainable Finance Disclosure Regulation (SFDR), which integrates sustainability risk considerations into investment decision-making processes.

The open-ended fund will target an initial first close of €100 million committed equity by the end of calendar year 2021, with the objective of growing the portfolio value further over the longer term.

Pertti Vanhanen, Cromwell's Managing Director, Europe, said, "We intend to establish a truly sustainable pan-European fund that's the first of its kind as a unique offering to investors."

HQ NORTH BUILDING GETS A FACELIFT

August 2021 saw the successful completion of the lobby extension and refurbishment at Cromwell's HQ North building in Fortitude Valley in Brisbane. The $1.5 million works were completed over 20 weeks with no operational disruptions during business hours.

The 110 sqm expansion of the lobby is further enhanced by a stunning fitout including bespoke joinery, solid oak furniture, acoustically-designed space, new concierge desk, a 60 sqm greenwall with over 2,000 live plants, full internal and external retiling and a new entrance awning. The outcome makes the building one of the most desirable destinations for tenant-customers in Fortitude Valley.

400 GEORGE STREET OPENS ITS NEW END-OF-TRIP

After extensive works, the construction of the new 400 George Street end-of-trip facility was opened to tenant-customers in early August 2021. Despite the challenges faced with COVID-19 site closures and global shipping delays due to the Suez Canal incident, the result has proven a great success with warm timbers, dense greenery, and a hotel like lounge space offering a space for workers to disconnect from the daily grind.

The locker room experience balances functional requirements with a space that is people-focused. A bespoke vanity with suspended mirrors, built in leather seating nooks and loose ottomans scattered throughout create a sense of luxury within the space.

CROMWELL DIRECT PROPERTY FUND SELLS BUNNINGS ASSET

Cromwell Funds Management Limited, on behalf of unitholders in the Cromwell Direct Property Fund, sold Bunnings Munno Para West for $48.8 million to Charter Hall in August 2021.

Head of Retail Funds Management, Hamish Wehl, said the sale of the Bunnings asset represents a great outcome for unitholders in the Fund, "Initially acquired by Cromwell for $27.5 million in 2015, the sale price of $48.8 million represents a material premium on 30 September 2020 valuation of $36.5 million.

"We will redeploy the capital from this sale into other opportunities which align with the Fund's key objective, which is to provide investors with a monthly tax-advantaged income stream, combined with the potential for capital growth through investing in a diversified portfolio of quality assets," he concluded.

CEREIT'S RESULTS AND FIRST ACQUISITION IN THE UK

The Manager of CEREIT announced CEREIT's financial results for the six months to 30 June 2021 (1H 2021). Gross revenue and net property income (NPI) rose 5.7% and 11.4% year-on-year to €99 million and €64.287 million, respectively.

The uplift was largely due to higher revenue from newly-acquired assets in Italy, the Czech Republic and Slovakia and the absence of doubtful debt provisions in the half. NPI was up 4.9%, supported by rent reversionary rate of +5.9%, which accelerated to +10.0% in 2Q 2021, up from -1.3% in 1Q 2021.

In early August 2021, CEREIT also acquired its first UK acquisition of a freehold logistics property in Warrington, North West England. The property is fully let for a 10-year lease to a national third-party logistics tenant-customer. The asset was acquired for £10 million (AU$16 million) with an attractive 5.6% net operating income. It is CEREIT's first UK asset and will help to accelerate its pivot to logistics.

THE CHANGES YOU NEED TO KNOW ABOUT IN FY22

With the new financial year having started, now is the perfect time to review the numerous changes recently made to superannuation and to understand their impacts.

Here is an outline of some key changes.

KEY CHANGES

Superannuation Guarantee (SG) rises to 10%

On 1 July 2021, the SG rate increased from 9.5% to 10%. This extra 0.5% contribution to superannuation may impact take-home pay of full-time, part-time and casual employees depending on whether it is covered by their employer or taken from their base salary.

The SG is legislated to continue to increase to 12% by 2025. If applicable, it is important to factor these increases into salary negotiations, superannuation contributions and budgeting processes.

Changes to superannuation rates and thresholds

On 1 July 2021, increases to the thresholds for a number of existing superannuation measures came into effect.

These include increases to the amount that can be voluntarily contributed to superannuation, either through salary sacrifice or by making an after-tax contribution.

The key changes are:

- Concessional (before tax) contributions cap to increase from $25,000 to $27,500
- Non-concessional (after tax) contributions cap to increase from $100,000 to $110,000
- General transfer balance cap (the limit on how much superannuation can be transferred into a tax-free superannuation pension account) to increase from $1.6 million to $1.7 million

A new way of calculating transfer balance caps was introduced on 1 July 2021, using indexation. Indexation means there will not be a single cap that applies to all individuals. Instead, every individual will have their own personal transfer balance cap of between $1.6 and $1.7 million, depending on their circumstances.

Extension of the 'bring-forward' age up to 67

For eligible individuals who make contributions above the annual non-concessional contributions cap, the bring-forward arrangement allows them to access future year caps and make extra non-concessional contributions without having to pay extra tax.

Previously, the bring-forward measures allowed those people under the age of 65 to make non-concessional contributions at any time in any financial year of up to three times the annual non-concessional contributions cap in that financial year.

The bring-forward rule has now been amended and extended to individuals under the age of 67 and became effective from 1 July 2020.

This means individuals may be able to make up to three years' worth of non-concessional contributions in a single year, which for 2021/22 could be up to $330,000.

For more details, please refer to **Australian Taxation Office - www.ato.gov.au**.

Extension in minimum drawdown rates

The temporary reduction in superannuation minimum drawdown rates has been extended to 30 June 2022, giving retirees the option to manage income payments differently during times of uncertainty.

You can find these rate reductions in the table below.

Increase in the number of SMSF members

On 1 July 2021, the maximum number of allowable members within an SMSF increased from four people to six people.

SMSFs are often used by families to jointly manage their superannuation savings and investment strategies, so this increase provides greater flexibility and choice between generations.

Low and Middle-Income Tax Offset extension

The Low and Middle-Income Tax Offset has been extended for an additional 12 months, to 30 June 2022. Individuals with a taxable income between $37,001 and $126,000 may be eligible for an offset amount of up to $1,080.

The amount of offset received depends on individual circumstances, such as taxable income and how much tax has been paid.

Within the 2021/22 Budget, announced on Tuesday 11 May 2021, there were a number of changes designed to simplify other superannuation rules in the coming years and increase flexibility for older Australians wanting to save for their retirement.

Table 1. Drawdown rate reductions

Age at 1 July 2021	**Temporary minimum drawdown rates** (until 30 June 2022)	**Default minimum drawdown rates** (from 1 July 2022)
Preservation age to 64	2.0%	4.0%
65 to 74	2.5%	5.0%
75 to 79	3.0%	6.0%
80 to 84	3.5%	7.0%
85 to 89	4.5%	9.0%
90 to 94	5.5%	11.0%
95 and over	7.0%	14.0%

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To read more about the changes announced in the 2021/22 Budget across superannuation, taxation and aged care, please read our summary: **www.cromwellpropertygroup.com/research-and-insight/investing/your-guide-to-the-202122-federal-budget**.

HOW IS WELLBEING CHANGING THE WORKPLACE?

Alex Dunn
Senior Research Analyst

Cromwell Property Group

In recent years, workplace wellbeing has been a subject of increasing focus. A pre COVID-19 study conducted by Deloitte in the UK found that one in six people experience mental health issues in the workplace at any given time. The COVID-19 pandemic has heightened this impact, meaning employee wellbeing has become even more of a top priority for most organisations.

This focus has been supported by an increasing body of empirical research. Results from a meta-analysis of 339 independent research studies undertaken by the University of Oxford's Saïd Business School, which include observations on the wellbeing of over 1.8 million employees globally, shows a strong correlation between employee wellbeing, productivity and business performance.

Wellbeing is no longer a 'nice-to-have' but an important tool in maximising the productivity and performance of the most important asset to any business, its people.

Employee expectations

The drive for sound employee wellbeing is not solely led by organisations either, with employees placing high importance on their own physical and mental health, as well as a work-life balance.

According to research by Deloitte, which surveyed 23,000 Millennial and Generation Z respondents across 45 countries, 'work-life balance' (25%) and 'physical and mental health' (16%) were identified as the most important work aspects beyond revenue and profit.

The younger workforce placing greater importance on their wellbeing has led to the rising trend of flexible working and the expectation of a stimulating and fulfilling work environment. Employees are demanding more from their employers and the office itself has become an important tool to meet these demands.

Employer strategy to attract and retain talent

According to Cushman & Wakefield, 77% of CEOs globally believe that attracting and keeping younger employees is one of the biggest challenges for their organisation. Anywhere from 50% to 200% of a lost employee's salary is spent on recruiting and onboarding a replacement, not to mention the resulting productivity downtime and intangible cost of integrating a new recruit into a company's culture.

As part of their talent 'attraction and retention' strategies, many organisations have implemented wellbeing programmes that revolve around the office space in which employees operate. Modern fitouts that include ample daylight, greenery and purified air have become the norm, with other amenity options including breakout, collaboration and recreational spaces increasingly expected.

Property managers and developers are responding to this requirement from their 'customers' through a range of measures including active street frontages to encourage walking or cycling, sophisticated architectural detail and use of sustainable and wooden building materials, well-located green spaces and effective landscaping to improve productivity, engagement and ultimately, wellbeing.

End-of-trip facilities that include bicycle storage, showers and other similar amenities are now considered an essential requirement by health-conscious employees looking to cycle to work or exercise during office hours.

The office remains a significant tool for employers to attract and retain talent, but it will inevitably continue to evolve as businesses respond to changing employee requirements.

400 George Street, End of Trip facilities

WELL Building Standards

Greater priority on mental and physical health and work-life balance

Investors drive change through building standards

For investors, the drivers may be slightly different, but the end result is the same. A happier customer, in this case the tenant, provides tangible financial benefits.

Simply put, if you want to attract and retain premier tenants to your building and better manage your occupancy, cashflow and obsolescence risk, a space that meets their increasing wellbeing expectations is essential.

One way to validate the wellbeing credentials of your asset is through the WELL Building Standard, a performance-based system for 'measuring, certifying, and monitoring features of the building environment that impact human health and wellbeing through air, water, nourishment, light, fitness, comfort and mind.'

WELL Building Standards are becoming increasingly sought after by investors equipped with the knowledge that demonstrating the wellbeing credentials of their asset through a recognised standard can only maximise the long-term value of their investment.

As employees continue to place a greater emphasis on their physical and mental health, investors, developers, landlords and employers are all responding with initiatives which include a wide variety of office design, fitout and amenity improvements which meet their requirements.

ENGINEERED TIMBER AND THE DRIVE FOR MORE SUSTAINABLE BUILDINGS

Climate change continues to shape the values, choices and investment decisions of the real estate industry. Asset owners and tenants, in particular, are acknowledging that they will be judged on the performance of the buildings they own and occupy, while simultaneously, investors are increasingly pushing to see that their investment is being used in more sustainable ways.

Real estate positioned to reduce carbon emissions

According to a report by IEA[1], real estate accounts for approximately 36% of global energy consumption and 40% of total direct and indirect CO_2 emissions. Left unchanged, the global trend towards urbanisation and the ever-increasing demand for new building stock will see these numbers continue to rise.

Unsurprisingly, the United Nations Environment Programme (UNEP) estimates that the real estate sector has the greatest opportunity to reduce greenhouse gas emissions compared to other industries, with potential energy savings estimated to be as much as 50% or more by 2050.

Government policies regulating the energy performance of new buildings are a powerful way of reducing emissions and are being introduced by an increasing number of countries. Leading cities are also introducing city-level regulation at a fast rate. Paris has a net zero carbon goal for 2050 and Amsterdam plans on being

Investors are increasingly pushing to see that their investment is being used in more sustainable ways

1 International Energy Agency, Energy Efficiency: Buildings. www.iea.org/topics/energyefficiency/buildings

fully electric by the same time. The European Union has also established the 'Green Deal' in order to make the Eurozone climate neutral by 2050.

Regulatory and tax changes are increasingly favouring sustainable investments and disadvantaging assets that cannot demonstrate compliance. It is notable that a survey carried out by Macquarie Infrastructure and Real Assets in 2020 found that 91% of global institutional investors expected to increase their level of investment into 'sustainable' real assets over the next five years.

Engineered timber buildings are becoming increasingly popular

In many countries, construction is a way to accelerate the economic recovery from the pandemic but it's also a major source of carbon emissions. One way to bridge this issue is to increase the construction of more sustainable buildings.

Engineered timber buildings tick this box, and a combination of technological innovation, greater sustainability and reduced costs has seen the number of such developments increase globally.

Construction using concrete and steel is highly carbon-intensive, compared to trees which capture and store carbon dioxide as they grow, making timber a far greater climate-friendly building material. Timber construction also uses materials derived solely from managed fast growth plantations meaning construction is sustainable and does not rely on harvesting old-growth forests.

The rapid development in the market has been made possible by the technological breakthroughs of new engineered wood products, such as Glue-laminated Timber (Glulam), Cross-laminated Timber (CLT), and Laminated Veneer Lumber (LVL).

These engineered timber products are all versatile and support innovative flexible design and architecture approaches. It is this flexibility, combined with their increasing popularity and reduced construction time that has made engineered timber competitive with more traditional concrete and steel structures.

New engineered wood products

Glulam	**Glue-laminated Timber**	Glulam comprises several wood laminates bonded together with adhesive. It is designed for load-bearing structures and other structural material in multi-storey buildings. Glulam offers great strength and stiffness in relation to its weight, and glulam beams can freely span large distances up to 30 metres.
CLT	**Cross-laminated Timer**	CLT panels consist of layered lumber boards stacked crosswise at 90-degree angles and glued into place. CLT resists high-racking and compressive forces, so it can be especially cost-effective for multi-storey and long-span applications.
LVL	**Laminated Veneer Lumber**	LVL is another advanced engineered wood construction material, suitable for similar end-uses as CLT. It is one of the strongest timber-based construction materials relative to its weight, and can hence provide a solution when strength, dimensional stability and high load-bearing capacity are essential.

In Europe, the market for engineered timber construction has been growing by roughly 8% (€5 billion) a year and is expected to accelerate to €10 billion a year by 2030. These figures concern primarily multi-storey buildings, however, and with the inclusion and addition of wooden frame buildings and/or detached houses, the size of the investible market increases significantly.

The engineered timber market in Europe is concentrated, with the top five markets comprising more than 80% of activity. Germany is the market leader, accounting for 22% of construction, followed by France and UK, both with 16%, the Nordics (Finland, Norway, Sweden) collectively account for another 16% and then Austria with 12%.

Engineered timber market breakdown

Germany - 22%
France - 16%
Finland, Norway, Sweden - 16%
UK - 16%
Austria - 12%
Other - 18%

Conclusion

The ongoing development of timber-based construction creates an attractive and expanding investment opportunity. Whilst these developments broadly maintain all the well-established features of a real asset in terms of return and risk, they also provide additional sustainability benefits.

Engineered timber buildings are also often perceived as superior by the people living or working in them. There are several studies which reference the health benefits of timber looking at both measured and perceived indoor environment quality. There is also evidence of human health and wellbeing benefits based on wood's biophilic properties, according to Dasos Capital.

These benefits will help drive greater tenant retention and income resilience, as buildings increasingly need to reflect the ethos of the brands that operate within them. Perhaps more importantly to remain 'investable', the buildings must be able to demonstrate their sustainability credentials in order to maintain their value over the lifecycle of the building.

Evidence of human health and wellbeing benefits based on wood's biophilic properties

CAPITAL WATCH INTERVIEW WITH PERTTI VANHANEN

CAPITAL WATCH

Cromwell sets sights on multiple capital projects in Europe under new leader

Cromwell's new Europe CEO Pertti Vanhanen explains what's brewing for the regional business of the Australian property group

BY ROBIN MARRIOTT

Pertti Vanhanen, the new European head of Cromwell Property Group, is sitting in the boardroom of the company's London offices near Oxford Street.

It is the 12th of May and the former co-head of global real estate at Aberdeen Standard Investments has recently moved back to London from his native Finland after a period of gardening leave and an enforced delay due to Covid travel restrictions.

Itching to deliver on his new business plan for the group, he says the first question asked of him by investors and contacts is: 'So, how does Cromwell compare to your former firm?'

Vanhanen took up the role of running the European business for Cromwell in January this year and only physically moved back to the UK capital weeks ago.

In his first interview with the property press, PropertyEU finds he is keen to answer that burning question, as well as set out his five strategic objectives to build upon Cromwell's €3.7 bn of AUM in Europe and improve profitability.

When explaining how the company differs from his former employer, the veteran of Aberdeen Standard Investments talks about how Cromwell is 100% focused on real estate and is small enough and focused enough to be nimble.

'It is fun to be in an organisation where people are talking about real estate only, because when you are with a large organisation it is not the same, and we are nimble, flexible and able to do things that maybe don't make as much sense for larger companies,' says Vanhanen.

He adds: 'It is so exciting because we have many countries with different strategies. The market will see a lot of things happening that are already brewing.'

PERTTI VANHANEN

'To use my knowledge, experience and contacts to help this organisation grow is really the feeling. You can really have an influence and move the needle'

These are important times not least because June marks the beginning of the company's new financial year – and Vanhanen is energised.

FIVE STRATEGIC OBJECTIVES

Cromwell Property Group Europe's 2025 Strategy into Action plan is hot off the press, he tells PropertyEU.

The five strategic objectives are to build up the investment management business, raise brand awareness, launch new products including winning more separate account mandates, leverage the already advanced IT systems, and to become more efficient.

The board of Brisbane-headquartered Cromwell approved Vanhanen's plan in March. Following that, Vanhanen and the leadership team have been busy disseminating the plan to the 200-plus staff and country heads in 12 European countries.

'We are now putting the detail into the plan for each and every country or region,' he says. Cromwell operates in the UK, Benelux, France, Germany, Italy, the Nordics, and the CEE region. Providing a glimpse into how things might develop, Vanhanen says one country team has identified hospitality assets that could lead to a country-specific hotel fund or to the creation of a vehicle in that country for a single equity source. There are plenty of things cooking, he asserts, which he cannot yet divulge. But it seems likely there will be a mix of European asset-specific and country-specific products.

At press time, the company was working on its first new European product – a core-plus logistics fund into which Cromwell will contribute up to €40 mln co-investment capital from the balance sheet – an example of the firm 'putting its money where its mouth is'.

The co-investment is roughly 20% of the fund equity target of €200 mln and the fund itself is seeded with around €55 mln of Italian assets. To help convince investors of its track record in logistics, Cromwell can point to experience going back to Teesland in the UK in the 1980s and more recently nearly €1 bn of acquisitions in Europe for the Singapore-listed Cromwell REIT (CEREIT). It also has experts on board such as Andrew Stacey, with more than 30 years of experience, who joined in 2019 having most recently served as director general of GIC's P3 Logistic Parks.

NEW PRODUCT LAUNCHES

In addition to this, other new product launches are going ahead in another development

54 | NO. 4 - JUNE 2021 | PROPERTYEU MAGAZINE

Cromwell's Managing Director Europe, Pertti Vanhanen, was recently interviewed by PropertyEU's Editor-in-Chief, Robin Marriott, about Cromwell's upcoming European initiatives along with his five strategic objectives to grow Cromwell's €3.7 / AU$6 billion of assets under management in the region.

The full interview can be read via scanning the QR code below.

www.cromwellpropertygroup.com/CAPITAL

CROMWELL
PROPERTY GROUP

CROMWELL PROPERTY GROUP FY21 RESULTS

Cromwell released its FY21 results to the Australian Securities Exchange on 26 August 2021.

Statutory profit for the year was $308.2 million, a 73.5% increase on the prior year. This was due in part to a $97.5 million increase in the fair value of the 31 investment properties held on balance sheet in Australia, Italy and Poland. The value of Cromwell's assets has held up strongly.

Operating profit was $192.2 million, a reduction of 13.1% compared to the prior year which benefitted from a $32 million fee from the sale of Northpoint Tower. Operating profit, excluding this fee, increased by $3.0 million (1.4%).

Total assets under management increased to $11.9 billion from $11.5 billion with $7.6 billion of this amount being external funds managed for wholesale and retail investors and capital partners.

Cromwell has not been completely not immune from the impact of COVID-19 and transactional income and performance fees in its fund management businesses were down on the year. Distributions to securityholders were 7.00 cents per security, 0.50 cents per security lower than the year before.

Notwithstanding the implications of the current COVID-19 situation globally and in Australia, and expectations of continued subdued market conditions, Cromwell remains focused on maximising the value of its property investments and the opportunities in its fund management and development businesses.

Cromwell has declined to provide earnings guidance for the year but expects to continue to pay distributions at the current quarterly rate of 1.625 cents per security until further notice. With a security price of $0.905 cents at the close of business on 25 August 2021 this represents an annualised distribution yield of 7.18%.

Distributions to continue to be paid at current quarterly rate of 1.625 cents per security until further notice.

FULL RESULTS ANNOUNCEMENT

Full details of the results are available in the Securityholder Centre section of Cromwell Property Group's website: www.cromwellpropertygroup.com.

FY21 RESULTS SNAPSHOT

STATUTORY PROFIT UP 73% TO $308.2 MILLION

Driven by increases in value of the property investment portfolio

$308.2m

Statutory profit

Equivalent to 11.78 cents per security

(FY20 $177.6m)

$1.02

Net Tangible Assets

Gearing unchanged at 42%

(FY20 42%)

$192.2m

Operating profit

Equivalent to 7.35 cents per security

(FY20 $221.2m[1])

29 projects

Development pipeline

6 planning stage and 4 underway

Across 10 countries

7.00 cents

FY21 Distributions

Payout ratio of 95.1%

(FY20 7.50 cents)

1 Underlying operating profit showed growth of 1.4% after adjusting for the gain on the sale of Northpoint in FY20

PROPERTYEU – LOGISTICS WATCH

GEOGRAPHICAL FOCUS Strategy

CROMWELL EXPANDS IN EUROPE WITH EXPERT TEAMS

The runaway popularity of the logistics sector requires a systematic approach to acquiring and managing assets, according to Cromwell's country heads in France, Italy and the Nordics

Cromwell Property Group, a real estate investor and manager with operations on three continents and a global investor base, knows a thing or two about property trends. The firm's European management is supported by a multi-country team of investment, asset management and finance professionals, who have been charting the rise and rise of logistics and industrial real estate over the past decade as part of their commercial real estate strategy.

Today, logistics and industrial assets account for around a quarter of the portfolio of Cromwell's funds under management in Europe, although there are interesting geographical differences. While the asset class dominates the firm's French and German portfolios, it represents an increasingly important part of Cromwell's Italian and Nordic business as well. Logistics Watch talks to Andrew Stacey, head of France, Pontus Flemme-Gardsell, head of Nordics, and Italy head Lorenzo Caroleo to find out more about territorial trends.

'In France, investors are using the opportunity to sell off their poorer performing assets knowing that the market will pay premium values at the moment,' observes Stacey. 'Many first-time entrants to the market are potentially over estimating their underwriting in terms of rental growth and yield compression. A technically deficient asset, i.e. poor energy performance, low fire rating, will require substantial capital expenditure in order to attract future tenants at higher rental values than at present.'

'Prime logistics assets are now trading at record levels'

Pontus Flemme-Gardsell, head of Nordics

Caroleo agrees that investor frenzy is adding pressure to the sector. 'Italy is very similar to other countries in the sense that there is a lot of capital chasing any available opportunity. However, Italy remains cheap on a relative basis compared to other European countries, fundamentals remain strong, existing stock is dated, e-commerce penetration is low: the gap to bridge will remain so for the next 12 months at least.

'In terms of new trends, we see capital moving outside most established locations and the lack of product has pushed many Core or Core+ investors into forward funding or forward purchase strategies. This is coupled with the logistics product becoming more institutional: in the past sellers were mostly private individuals, while now a first cycle is coming to a completion and product put on the market is sold by institutional players.'

For Flemme-Gardsell, market sentiment requires a creative approach. 'The demand and interest in the logistics segment remains extremely high from investors across the whole risk/return spectrum.

'As a result, prime logistics assets are trading at record levels and the trend is spreading to second tier locations. Since not all capital can compete for prime logistics, but still wants to take advantage of macro trends, creativity increases in the design of logistics products. Everything from simple relabelling of portfolios to products built around a narrow selection of locations and/or tenants.'

Adds Stacey: 'We are also seeing pressure on developers trying to launch new schemes in greenfield areas. Planning has become even more difficult and complicated with a huge emphasis on the environmental impact a warehouse scheme will have on the flora and fauna. This impacts the amount of new stock coming to the market further increasing pricing due to the shortage of supply of Grade A investment product.'

TERRITORIAL DIFFERENCES

Key, pan-European logistics corridors play an important role in the evolution of territorial hotspots in each region. 'Northern Italy has remained the flavour of the month for very long time, from west to east,' confirms Caroleo. 'The strong activity in good locations in Central Italy is not a surprise, however recently we have also seen institutional capital investing into logistics sector in South Italy or in locations that are far from being considered either "institutional" or "established".

WWW.PROPERTYEU.INFO | ISSUE 1 - 2021 | 31

Logistics and industrial assets currently account for around a quarter of Cromwell's assets in Europe. While the asset class dominates the Cromwell's French and German portfolios, it also represents an increasingly important part of Cromwell's Italian and Nordic business.

Logistics Watch talks to Andrew Stacey, Head of France, Pontus Flemme-Gardsell, Head of Nordics, and Lorenzo Caroleo, Head of Italy to find out more about how the runaway popularity of the logistics sector requires a systematic approach to acquiring and managing assets.

Read the interview by scanning the QR code.

www.cromwellpropertygroup.com/PEU21

PERE: 2021 UK ROUNDTABLE

Cromwell's Head of UK, Matthew Bird, recently participated in the PERE: UK Roundtable 2021. Matthew discussed the appeal of the UK market and particularly London to capital investors.

The discussion focused on the deep occupational demand for logistics and light industrial assets, along with the importance of tenant needs as the country emerges from COVID-19.

The full roundtable discussion can be read by scanning the QR code.

www.cromwellpropertygroup.com/PERE2021

IN CONVERSATION WITH... JUSTYNA FILIPCZAK

In June 2021, Cromwell promoted Justyna Filipczak to Head of Central and Eastern Europe (CEE). As Cromwell's largest region in Europe, CEE has more than 40 real estate and finance professionals managing over €1.1 billion / A$1.75 billion of office, retail, logistics and light industrial assets in Poland, Czech Republic and Slovakia.

In her previous role as Head of Finance and Operations Justyna led Cromwell's response to COVID-19 in the region. This involved overseeing negotiations and lease renewals for more than 500 tenant-customers in the region, as well as the acquisition of 12 logistics and light industrial properties in the Czech Republic and Slovakia on behalf of Cromwell European REIT (CEREIT).

Tell us about your career to-date?

After university, I joined General Electrical (GE) on a graduate recruitment programme in Poland. This was a fast-track finance programme combining intensive study with four, six-month work assignments which involved working in the UK and Ireland. This was my first experience working abroad and an invaluable introduction to working in cross-functional, multi-national teams.

In 2007, I joined GE Real Estate, based in Prague. That was the start of the Global Financial Crisis, which obviously had huge implications for the real estate sector but also provided an amazing learning experience.

The GE investment management platform was acquired by Valad Europe, which in turn was subsequently purchased by Cromwell in 2015. Since then, I've spent most my time working on the financing side of acquisitions, disposals and re-financings, as well as a wide range of operational efficiency and improvement initiatives.

I left Cromwell in 2018, returning in 2019. My time away gave me an outsider's perspective on the strengths of the organisation, as well as invaluable lessons from my previous employer. I began to miss the Cromwell culture and values, so I returned as Head of Finance and Operations and now, I've recently been given the privilege and honour of leading our CEE platform.

Tell us a little about the Cromwell's CEE platform.

Currently, we are present in Poland, Czech Republic and Slovakia, but historically have also been active in Hungary and Romania. We have over €1.1 billion / A$1.75 billion of assets under management, 31 assets spread across five mandates with a gross leasable area of over 788,000 sqm and 571 tenant-customers. The portfolio is spread across four different sectors being: retail (49%), offices (33%), logistics and light industrial (18%).

Our team consists of more than 40 real estate professionals based in Warsaw and Prague, who also manage assets in Slovakia. We cover the full spectrum of real estate services including fund and portfolio management, development, asset management including leasing and finance, reporting, accounting and tax, and financing and debt.

What has happened in Poland over the last 18 months or so?

When the pandemic began, the Polish parliament quickly passed the COVID-19 Act with the intention of protecting the economy through job securing initiatives. While this was well-intentioned, it was executed quickly and created much confusion. Four separate lockdowns created additional challenges for commercial life across Poland. At times there were only grocery shops and pharmacies open.

Due to little warning before each lockdown, we found ourselves scrambling to understand the legal implications for Cromwell, our tenants and their customers. Many of our tenants suffered financially and we've spent considerable time on negotiations addressing their concerns and requirements.

What challenges has the COVID-19 pandemic provided?

As a working mother, my family's wellness and health is paramount. During the initial stages of the pandemic, I spent considerable time understanding how to protect my family, and also Cromwell's employees, from getting sick.

Looking back, I'm sure there were some bad moments for everyone as we all struggled to cope with personal and work pressures.

My biggest takeaway though has been our flexibility and adaptability with which we all responded to the crisis. It makes me feel very proud to be leading this team.

What do you believe are the main challenges of managing a workforce in this environment?

COVID-19 impacts individuals in different ways, so it's important to find the right balance between the business and employees. Those with underlying health issues may be more reluctant to commute and place themselves at risk of infection. Employees with domestic responsibilities such as parents home-schooling their children during lockdowns may be unable to work at the office. Younger employees may want to come into the office to maintain contact with colleagues.

In my opinion, keeping lines of communication open is very important. The paradox of being contactable 24/7 is that the personal element is often neglected. There's connection, but not necessarily communication. More now than ever, there is a need for teams to reconnect at a personal level.

A lot has been written about the future of the office. What's your view?

I expect the pandemic will have a long-lasting impact on the workplace. Whilst the office sector was already evolving to meet changing demands, COVID-19 will accelerate this process. There will be an increase in flexible working patterns as people seek a better work-life balance, and this will drive development and adoption of new technologies, particularly those which improve collaboration between people, regardless of location.

Despite this, the demand for office space will remain. Offices will increasingly be used to attract and retain the best talent, as well as an embodiment of the company brand and culture. The location and quality of the building will remain important, and there will be an increased focus on employee wellbeing within the working environment. The office will survive!

My biggest takeaway though has been our flexibility and adaptability with which we all responded to the crisis

Where do you think the opportunities will be in CEE as we emerge from the shadow of COVID-19?

The industrial, logistics and office sectors remain the preferred property type for CEE-based investors overall. Core and core-opportunities are still the main focus indicating a degree of caution in the market and a preference for income stability and security.

Warsaw is the most preferred destination given the substantial number of multi-national companies operating in the city but it has seen a lot of new office stock hit the market recently. Of the other cities in the region Bucharest has begun to register some interest also. Overall, Poland still offers a slightly higher return when compared to western European countries and this will continue to attract international capital into the market.

What role / importance do you think ESG plays in investor decisions?

The growing awareness of the social and environmental impact of real estate means investors are increasingly focused on ESG disclosures, in line with government regulations and regimes. As new rules come about, there are legal requirements to adopt sustainability measures and achieve targets.

Assets that are sustainability accredited attract more investor interest because they meet these increasingly stringent regulations. For investors, this means less risk and more chance of attracting better corporate tenants with secure cashflows and better financing terms.

Cromwell has been long recognised for ESG and continuously improving its sustainability performance. Our aim is to provide continued financial security for our investors, while being ethical members of the communities in which we operate.

Why should an investor consider investing with Cromwell in CEE?

There are four reasons why I believe they should.

1. We have a comprehensive range of services which means we can tailor our offering to meet individual investor needs.
2. We have 'boots on the ground' and understand the local markets - this local insight mitigates risk and increases value for investors, particularly those not local to the region.
3. While we are a sizeable business, we are also small enough to be flexible in adapting to change, to take on opportunities that are in the best interests of our investors and improve the value of the properties we manage.
4. Finally, we have been active within CEE for many years and our thoughtful approach to investing has resulted in a proven track record in effective fund and asset management.

We view each and every one of our investors as our partners. For us, nurturing the relationship with our investors is important and we want them to feel comfortable and secure investing with us.

What do you do to relax outside work? Pastimes / hobbies etc

One of my favourite pastimes is interior design. I enjoy arranging spaces and will often consult on renovation projects for friends and family. Otherwise, like most time-poor professionals, I try to grab every spare moment I can to spend time with my family outdoors, on walks, short hikes, or cycling.

CROMWELL PHOENIX PROPERTY SECURITIES FUND

ARSN 129 580 267 | APIR Code CRM0008AU | **PRODUCT FLYER** | **AUGUST 2021**

Past performance is not indicative of future performance.

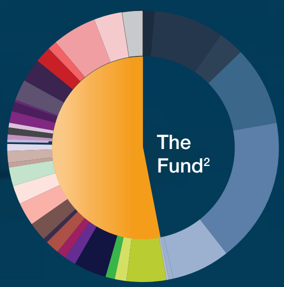
What makes this Fund different?

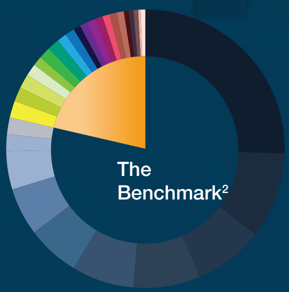
The Fund follows a truly active 'benchmark unaware' strategy that means it is not forced to own stocks just because they are part of the Benchmark Index.

As can be seen from the chart above, the increased flexibility of this 'benchmark unaware' strategy has improved Phoenix's ability to out-perform the Benchmark Index over the long term[1].

Performance[1] (Annualised as at 31 August 2021)

	1 Year	3 Years	5 Years	10 Years	Inception (April 08)
Fund Performance After fees & costs	41.3%	8.7%	7.1%	14.9%	9.3%
Benchmark S&P/ASX 300 A-REIT Accumulation Index	31.8%	9.4%	7.1%	13.2%	5.6%
Excess Returns After fees & costs	9.5%	(0.7%)	0.0%	1.7%	3.7%





Diversity and the power of small stocks

The Benchmark[2]

If you were to invest in the Benchmark Index on 31 August 2021, approximately 78.9% of your investment would be in 10 stocks. 'Benchmark unaware', Phoenix is able to diversify the Fund's exposure and gain a bigger slice of the smaller stocks (compare the orange sections in both graphs adjacent).

The Fund

Phoenix believes that smaller stocks are typically under-researched and therefore more likely to be attractively priced. So despite many of these stocks possessing compelling investment fundamentals, they are overlooked by many managers due to their size.

CROMWELL FUNDS MANAGEMENT

1. After fees and costs. Performance data for periods longer than one year have been annualised. Past performance is not a reliable indicator of future performance.
2. As at 31 August 2021. Positions in the Fund and the Benchmark Index are subject to change.

Cromwell Funds Management Limited | **Level 19, 200 Mary Street, GPO Box 1093, Brisbane QLD 4001** | Phone **1300 268 078** | Email **invest@cromwell.com.au**

THE GROWTH OF ESG REPORTING

Amber Tattersall
Sustainability Manager

Cromwell Property Group

Environmental, social and governance (ESG) reporting is increasingly used by investors and other stakeholders to track organisation's ESG activities and keep it accountable for its actions.

Terminology such as sustainability, corporate social responsibility or triple bottom line has been varyingly used for decades to describe nonfinancial performance and disclosure. The term ESG itself was first mentioned in the United Nation's Principles for Responsible Investment and ESG criteria in 2005, and has now become synonymous with the ability to demonstrate good corporate citizenship.

An EY 2020 Institutional Investor Survey[1] confirmed that investors are also increasingly applying a more disciplined and rigorous approach to evaluating a company's nonfinancial performance, with 72% of investors surveyed indicating they conduct a structured, methodical evaluation, up from 32% in 2018.

Sustainability Reports are a key source of ESG performance information relied on by investors and stakeholders to make informed decisions about an organisation's sustainability impacts. Investor and stakeholder expectations around ESG disclosure are increasing and reporting standards are rising to respond to that expectation.

These days, a company's risk profile is raised in the eyes of investors if it fails to consider ESG risks adequately and disclose its approach to them. Among other things, this makes it difficult for a company to access capital and can over time, render it 'un-investable', particularly for investors who may have ESG or green mandates.

1 assets.ey.com/content/dam/ey-sites/ey-com/en_gl/topics/assurance/assurance-pdfs/ey-global-institutional-investor-survey-2020.pdf

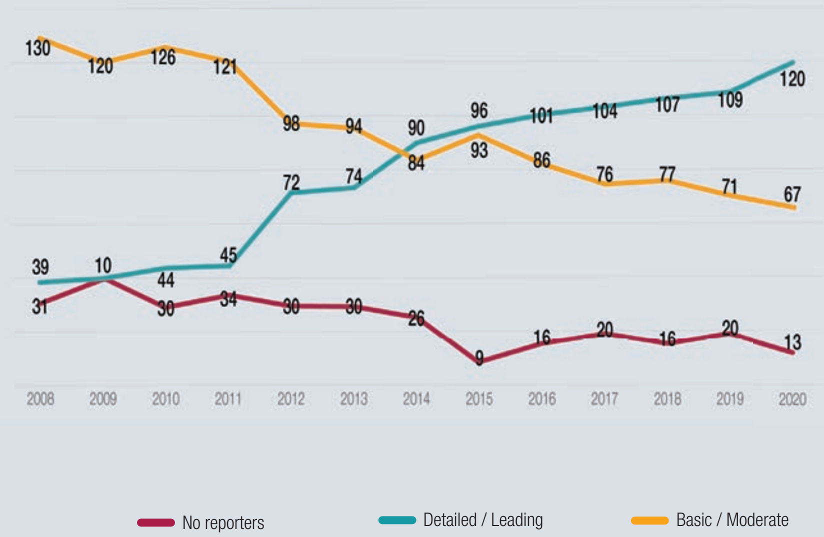
Cromwell is recognised as a 'Leader' in ESG reporting by Australian Council of Superannuation Investors (ACSI)

Each year, ACSI identifies companies that have consistently outperformed others in their ESG reporting.

ACSI's ESG Reporting Trends in the ASX200[2] highlighted that the number of 'Detailed' and 'Leading' reporters have tripled since 2008.

ACSI has again assessed Cromwell at a 'Leading'[3] rating. 'Leaders' have reported at a 'Leading' level for the last four or more consecutive years.

ASX200 LONG-TERM ESG REPORTING TRENDS



Principles of ESG reporting

Cromwell has been disclosing ESG performance in annual Sustainability Reports since 2009 and to achieve leading ESG disclosure, Cromwell reports in accordance with the Global Reporting Initiative (GRI) Standards.

The GRI Standards are the most widely adopted framework for sustainability reporting, covering topics ranging from anti-corruption measures to water, biodiversity, health and safety, tax transparency and emissions.

GRI's Reporting Principles are fundamental to achieving high quality sustainability reporting.

These principles are:

PRINCIPLES FOR DEFINING REPORT CONTENT	PRINCIPLES FOR DEFINING REPORT QUALITY
Stakeholder inclusiveness	Accuracy
Sustainability context	Balance
Materiality	Clarity
Completeness	Comparability
	Reliability
	Timeliness

Goodbye greenwashing – ESG Reports focus on balance

A key principle for good reporting is balance. Balance refers to reporting both favourable and unfavourable results and topics, articulating risks and opportunities, and presenting information in a format that allows stakeholders to see year-on-year performance trends. It also includes presenting any information that could influence the decisions of stakeholders.

Balance is cited as a core principle of disclosure across multiple ESG reporting frameworks, yet it is one of the more difficult principles to get right. There is a tendency to avoid disclosing failure to meet targets, or to redefine targets that prove difficult to achieve.

EY's assessment of ESG Reporting Maturity[4] identified that the larger a company's market capitalisation, the more balanced its disclosures, but that a lack of balance is still affecting the maturity of ESG reporting in Australia.

Voluntary reporting becomes mandatory

Meanwhile, frameworks continue to be established to provide investors with consistency and comparability in ESG reporting. The Financial Stability Board established the Task Force on Climate-related Financial Disclosures (TCFD) to develop recommendations for more effective climate-related disclosures.

2 ESG Reporting Trends in the ASX200 - May 17 2021: acsi.org.au/research-reports/esg-reporting-trends-in-the-asx200-2
3 ESG Reporting Trends in the ASX200 - May 17 2021, page 13: acsi.org.au/research-reports/esg-reporting-trends-in-the-asx200-2
4 www.ey.com/en_au/climate-change-sustainability-services/why-esg-reporting-in-australia-needs-to-get-out-of-the-comfort-zone

The recommendations are structured around four thematic areas:

1. Governance;
2. Strategy;
3. Risk management and metrics; and
4. Targets.

Disclosure of climate-related risks and opportunities under the TCFD framework promotes transparency and allows investors and other stakeholders to make more informed investment decisions. As understanding the financial implications associated with climate change grows, markets are already channelling investment into organisations considered more sustainable.

In 2020, New Zealand became the first country to implement mandatory TCFD reporting for publicly listed companies and large insurers, banks and investment managers, with the UK also adopting a 'comply or explain' approach for premium listed companies in the same year. It is anticipated that other governments will do the same.

Similarly, the European Commission's Sustainable Finance Disclosure Regulation (SFDR) came into effect on 10 March 2021. The legislation applies to asset managers and financial advisers, and requires them to provide:

- Disclosure on sustainability risk integration including assessment of how performance of financial products may be affected by those risks;
- Information on how sustainability risks are integrated in investment decision-making processes; and
- Assessment of potential adverse impacts on the environment and society.

The impact of SFDR will be to make the sustainability profile of funds more comparable and better understood by investors. This will inevitably lead to more 'sustainable' funds attracting more capital investment.

Integrity of corporate reporting

The ASX Corporate Governance Council's (CGC) Coporate Governance Principles and Recommendations 4th Edition took effect for the FY21 reporting period and acknowledges that investors are not just relying on financial reports to inform investment decisions.

Principle 4: 'Safeguarding the integrity of corporate reports' covers sustainability reports and where a report is not subject to audit, the organisation should satisfy itself that the report is materially accurate, balanced and provides investors with appropriate information to make informed investment decisions.

Without disclosure of the process to verify the integrity of any report, Boards will be required to explain why the recommendation has not been adopted.

The Cromwell Board is committed to Cromwell meeting securityholders' and stakeholders' expectations of good corporate governance. Each year, Cromwell publishes its Corporate Governance Statement, which reports on how Cromwell complied with the ASX Corporate Governance Council's Corporate Governance Principles and Recommendations. Cromwell's Corporate Governance Statement for the 2020 financial year is available on Cromwell's website at: www.cromwellpropertygroup.com/securityholder-centre/corporate-governance **and the Corporate Governance Statement for the 2021 financial year will be released in September 2021. A combination of assurance over material ESG disclosures and testing against the GRI framework provides investors with confidence that disclosures are reliable, accurate and complete and meet the reasonable expectations for disclosure.**

To read more on Cromwell's performance visit www.cromwellpropertygroup.com/sustainability.

PRESERVING WEALTH FOR FUTURE GENERATIONS

Over the next decade the world will experience the greatest ever wealth transfer between generations as baby boomers, the richest generation in history, push into the later stages of life.

According to the Federal Reserve, baby boomers in the United States alone hold US$67.56 trillion in wealth - that's more than ten times the amount held by the comparative number of millennials (US$6.5 trillion).

In Australia, it is estimated that AU$3.5 trillion in wealth will be transferred from the baby boomers to their millennial children and their grandchildren over the next two decades, that's an average of $320,000 per person.

This raises a range of issues. Here are a few things to consider when preparing for the safe transfer of wealth to the next generation.

Build solid foundations

Starting at almost any age, parents can set their children or grandchildren up for financial success. The most important building block is in helping individuals develop financial literacy which will equip them with the skills and knowledge to understand and manage money at any age, as well as successfully deal with any future inheritance they may receive.

This might involve teaching younger generations lessons on the value of money, such as having them earn pocket money for chores, save for things they want or as they get older get a part-time job. It could also include understanding budgeting, compounding interest or maybe even how to invest.

It's never too late to build your financial knowledge and expertise but irrespective seeking professional advice from a financial adviser for the responsibilities that come with an inheritance, particularly a sizable one, remains important.

Make a plan

While it can be difficult to think about, it is important to put in place a documented plan for the transfer of wealth after you have passed. This is especially critical for people who have more complicated wealth, tax or personal circumstances, such as owning a business, having large investment portfolios, overseas investments or even just having a blended family.

A will documents who your beneficiaries will be and what they will receive. An estate plan considers additional issues such as tax implications, what happens to life insurance payouts, and how your superannuation is passed on.

Preparing a legal will with an estate plan to back it up (with proper legal advice and possibly financial advice) ensures your assets go to the people you intend, in the way you intend. It can also ease the burden on your loved ones of administering your affairs after you have passed away, it may protect them from unnecessary costs and also any potential legal wrangling if your wishes are challenged.

It's never too late to build your financial knowledge and expertise

Matters of trust

Transferring assets directly to beneficiaries may be the simplest option of transferring wealth, but some people find it useful to establish a trust in their will.

A testamentary trust provides control over who manages inherited money. This can be particularly useful if the recipient is someone who is unable to manage the inheritance themselves such as a young child or a person with a disability.

A testamentary trust can also ensure the inheritance stays with the intended recipient if that person becomes bankrupt, gets divorced, or has a negligence claim made against them in their professional practice. There is usually also a range of tax considerations with trusts which means getting professional advice is important.

Super benefits

Superannuation needs special consideration in any wealth transfer plan.

Superannuation, including self-managed superannuation, does not automatically form part of an estate. Typically, the trustees of a super fund decide who should receive the money in a fund when the beneficiaries pass on.

An individual can direct their super fund to pass any such funds to specific individuals by making a binding death benefit nomination (BDBN). There are several kinds of BDBNs. Some need to be renewed while others are non-lapsing. Some allow the heirs to receive a lump sum payout, while others will pay their beneficiaries an income stream known as a reversionary pension. Each option has tax implications, and some may only be available in certain situations, so obtaining advice is imperative.

For those who have a self-managed superannuation fund (SMSF), the process for passing assets on to other members of the fund may be more streamlined but this does depend on how the SMSF has been set up. In June 2021, new rules came into play allowing SMSFs to have up to six members (previously the limit was four). This gives more families the flexibility to include more people in their fund which can help facilitate the transfer of wealth between the SMSF members.

Review and improve

It's worth reviewing your will and estate plan every few years, or as your family or personal situation evolves. If you welcome a new grandchild to the family for example, you might want to consider updating your estate plan to include that child as a beneficiary. Maintaining an up-to-date plan for how your wealth will be passed on allows you to provide in the best way possible for the people and causes you care about most.

Superannuation needs special consideration in any wealth transfer plan

Disclaimer

Cromwell is not authorised or registered to provide tax, legal or accounting advice. This article has been prepared for information purposes only, should not be relied upon and is not intended to be used as a substitute for obtaining independent professional advice. We recommend you seek advice from a qualified and registered (where applicable) professional adviser, legal practitioner or relevant government or statutory authorities before making any investment or estate related decisions.

DIRECT PROPERTY UPDATE

Hamish Wehl
Head of Retail Funds Management

Cromwell Property Group

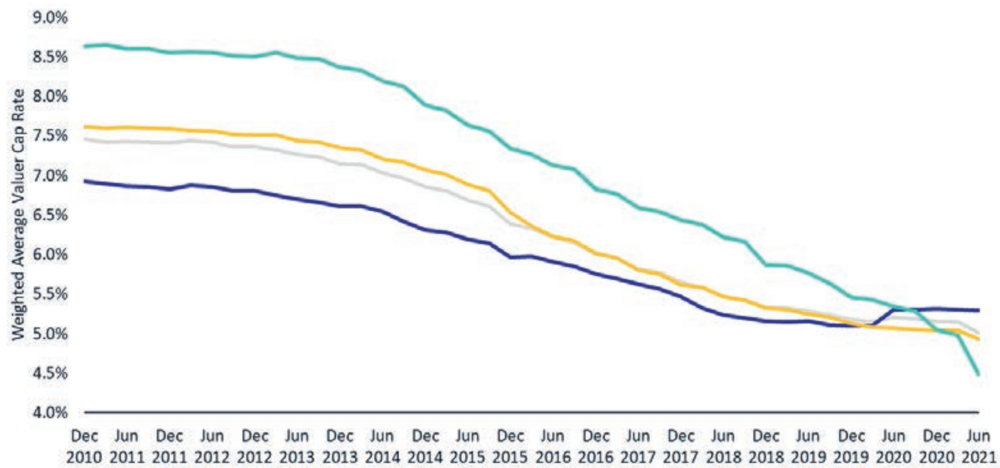
Our March 2021 quarter Direct Property Market Update reflected on optimism coming off the back of office occupancy trending upwards and a return to "normalcy". Only a few months later and at the time of writing, the country's south-eastern states' capitals (and multiple regions) are back in lockdown, with escalating cases pointing to a Christmas at home for most of Australia.

While retrospective review of the sector can provide some insight, the constantly evolving landscape and ongoing impact of COVID-19 on all areas of business, including property owners and tenants, makes it difficult to predict outcomes. Due to COVID-19 restrictions, the workforce is experiencing hybrid working arrangements and many organisations are now beginning to review their office space requirements for the long-term. Any adaptations to the office space will need to take into account workers' preferences for flexibility and requirement for a larger footprint per worker to cater to social distancing and hygiene practices.

Despite the changing landscape for office property, we continue to see the physical office as a hub for collaboration, personal development, mentorship and the fostering of company culture.

Across all sectors, the release of the June quarter PCA/MSCI Australia Annual Property Index illustrated income from direct commercial property remains consistent, with 5.0% per annum for the 12 months to 30 June 2021, and over the longer term, a ten-year annualised income

INDUSTRIAL CAP RATES TIGHTER THAN ALL OTHER SECTORS



Source: MCI Global Intel

return of 6.2% per annum annualised, both at substantial premiums to the current 10 year bond rate at around 1.2% and the cash rate closer to zero.

Further, we still see the office sector as delivering superior risk adjusted returns relative to the current popular industrial sector where the online retail / e-commerce focus has resulted in substantial price escalation and a subsequent narrower risk premium. Historically, the industrial sector has been the highest yielding sector when compared to office and retail. Capitalisation rate compression now has the sector on a tighter yield for the first time in history.

Recent Cromwell Funds Management transactions demonstrated the continued appetite for quality commercial property with the recent contract on the Cromwell Ipswich City Heart Trust's Icon Building in Ipswich, Queensland contracted for sale at a 13% premium to book value and the Cromwell Direct Property Fund's Bunnings asset at Munno Para, South Australia sold at a 33.7% premium to book value.

The Cromwell Direct Property Fund will look to redeploy the proceeds of the sale into other opportunities as they become available. Read more about the Cromwell Direct Property Fund on page 36.

The rollout of COVID-19 vaccinations should provide further optimism across the wider sector, and we continue to view the sector with a positive but cautious outlook.

Despite the changing landscape for office property, we continue to see the physical office as a hub

Ipswich City Heart Building (ICON Ipswich)

LISTED MARKET UPDATE

Stuart Cartledge
Managing Director

Phoenix Portfolios

The S&P/ASX 300 A-REIT Accumulation Index powered higher over the quarter, adding 10.7%. Property stocks outperformed broader Australian equities, despite the S&P/ASX 300 Accumulation Index also delivering a solid 8.5% gain.

Property fund managers were the key outperformers over the quarter, with elevated corporate activity in the sector supporting returns. Leading the way, APN Property Group (APD) finished the quarter 69.2% higher after Dexus (DXS) announced a proposed acquisition of APD at a significant premium to its prior share price. Elsewhere, Centuria Capital Group (CNI) completed its takeover of Primewest (previously PWG). The deal was well received, with CNI rallying 14.3%. Large capitalisation fund managers were also outperformers, given strong growth in funds under management without the need to undertake large corporate transactions. Charter Hall Group (CHC) powered ahead adding 22.0% whilst Goodman Group (GMG) picked up 17.7%.

Despite a mix of COVID-19 related restrictions in place around Australia, office property owners were broadly outperformers, as strong demand for direct exposure to Australian offices supported prices and thereby book values of properties. Mirvac Group (MGR) rose 18.8%, whilst Centuria Office REIT (COF) and Dexus (DXS) gained 18.4% and 11.8% respectively. Growthpoint Properties Australia (GOZ) lifted sharply in the June quarter, adding 20.2% after reporting like-for-like valuation gains of 7.7%.

Retail property owners were the major underperformers over the quarter, with the future rental levels and capital expenditure still very much uncertain. Large capitalisation mall owners were weakest, with Vicinity Centres (VCX) and Scentre Group (SCG) giving up 2.7% and 2.8% respectively. Valuations for neighbourhood shopping centres remained resilient over the period,

with Shopping Centres Australasia's (SCP) like-for-like valuations up 9.5%. Similarly, Charter Hall Retail REIT (CQR) reported revaluations at 30 June 2021 were 4.1% higher than previous values. Despite this positive news, SCP added 3.1% and CQR lifted 2.3%, both underperforming the broader property index.

Despite ongoing strong residential housing prices, residential property developers underperformed property markets in the June quarter. Stockland (SGP) still managed to rise 9.0% as its projects are likely to be key beneficiaries of recent housing strength. Perth-based developers Peet Limited (PPC) and Finbar Group (FRI) lagged. PPC added 4.3%, whilst FRI gained a lesser 1.8%. Bucking the trend, Divine Limited (DVN) received a takeover bid from its major shareholder CIMIC Group Limited (CIM) and rose 74.1% as a result.

Market Outlook

Since the onset of COVID-19, the listed property sector has been amongst the most volatile core asset classes both domestically and globally. The 35.1% fall of the S&P/ASX 300 Property Accumulation Index in March 2020 was followed by a swift recovery, with the sector closing the June 2021 quarter just under 5% off its pre-COVID highs.

Such extreme volatility can partly be explained by the uncertain impacts of the crisis, where a once very forecastable sector had suffered from the withdrawal of earnings guidance, expected cuts to contracted rents in support of tenants and a renewed focus on balance sheets and the cost and availability of debt. In many cases, a strong recovery is now priced into securities, however this varies significantly across the sector.

In times of stress, one's true character is often revealed. In recent times this has been true across the companies under Phoenix's coverage. Some chose to protect the interests of themselves and other insiders, whilst others clearly demonstrated their shareholder and broader stakeholder focus, even if it increased the risk to themselves. This period has reinforced Phoenix's strong emphasis on governance and alignment of interests.

Phoenix does remain cognisant of the structural changes occurring in the retail sector with the growing penetration of online sales and the greater importance of experiential offering inside malls. Recent events will likely accelerate these changes. Furthermore, in the short term, discretionary retail sales are likely to be driven by government stimulus and may be highly varied across retailers and dependent upon social distancing restrictions. These issues are well understood and the trajectory to a new "normal" is only now beginning to reveal itself. These factors explain why retail stocks have been the most volatile of all property sub-sectors.

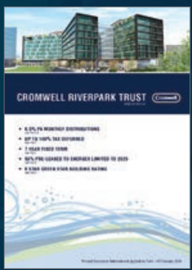
As COVID-19 passes, and earnings become more forecastable again, the market will be able to refocus on a resilient sector which is currently supported by low bond yields. Actual outcomes, along with buoyant sentiment through August's reporting season have confirmed this.

Phoenix has for some time discussed the risk of inflation, given the enormous fiscal stimulus and extreme monetary policy setting that we now live with. In very recent times, commentators and bond markets have begun to acknowledge the presence of such a risk.

Cromwell Direct Property Fund (OPEN)

Cromwell Phoenix Property Securities Fund (OPEN)

The closed property trusts below are only accessible via investment in the Cromwell Direct Property Fund



Cromwell Riverpark Trust

Cromwell Ipswich City Heart Trust

Cromwell Property Trust 12

Cromwell Phoenix Opportunities Fund (CLOSED)

QUARTERLY FUND REPORTS

Investment Reports to 30 June 2021

OPEN FOR INVESTMENT

CLOSED TO INVESTMENT

Any investment, including an investment in Cromwell-managed Funds, 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 disclosure document issued for the Fund for examples of key risks. Capital growth, distributions and tax consequences cannot be guaranteed.

Cromwell Funds Management Limited ABN 63 114 782 777 AFSL 333214 (CFM) has prepared these reports and is the responsible entity of, and the issuer of units in, the funds and trusts referred to in these reports (the Funds). In making an investment decision in relation to a Fund, it is important that you read the disclosure document for that Fund. The report for each Fund refers to the disclosure document (product disclosure statement and any supplementary product disclosure statement) issued for that Fund. The disclosure document for each Fund is issued by CFM and is available from www.cromwell.com.au or by calling Cromwell's Investor Services Team on 1300 268 078. Not all of the Funds are open for investment. Applications for units in open Funds can only be made on application forms accompanying the disclosure document for the Fund.

These reports have been prepared without taking into account your objectives, financial situation or needs. Before making an investment decision, you should consider the report and the disclosure document for the particular Fund and assess, with or without your financial or tax adviser, whether the Fund fits your objectives, financial situation or needs. Past performance is not a reliable indicator of future performance. Forward-looking statements (provided here as a general guide only) and the performance of a Fund are subject to the risks and assumptions set out in its disclosure document. CFM and its related bodies corporate, and their associates, do not receive any remuneration or benefits for the general advice given in these reports. If you acquire units in a Fund, CFM and certain related parties may receive fees from the Fund and these fees are disclosed in the disclosure document for that Fund. Performance data for Cromwell-managed Funds are calculated based on unit prices for each Fund, which may differ from underlying net asset values. Performance data for periods longer than one year have been annualised. Distribution rates and yields are based on the 30 June 2021 unit price and are subject to change. The proportion of distributions that are tax deferred will depend on a number of factors (for example, building amortisation and depreciation of plant and equipment) and may vary from year to year. Deferred tax may be payable, in whole or in part, on the sale, transfer or redemption of units in the Fund.

OPEN FOR INVESTMENT

CROMWELL DIRECT PROPERTY FUND

www.cromwell.com.au/dpf

The Fund investment portfolio provides exposure to unlisted, direct property throughout Australia. The Fund aims to provide a monthly tax-advantaged income stream and future capital growth potential.

Investment Report to 30 June 2021

KEY STATISTICS
as at 30 June 2021

Status	OPEN[1]
Unit Price	$1.2531[2]
Distribution Yield	5.8% p.a.[3]
WALE	5.7 years[4]

PERFORMANCE

	1 Year	3 Years	5 Years	Inception (Aug-13)
Fund Performance After fees & costs	8.2%	6.1%	7.7%	9.1%
Benchmark PCA/IPD Unlisted Retail Property Fund Core Index	17.3%	14.1%	16.3%	18.5%
Excess Returns After fees & costs	(9.1%)	(8.0%)	(8.6%)	(9.4%)

Past performance is not a reliable indicator of future performance.

FUND UPDATE

- An external valuation of the Altitude Corporate Centre located at 163 – 175 O'Riordan Street, Mascot, NSW at 30 June 2021 has provided a 2.6% increase in the value of the asset to $117 million up from the valuation of $114 million as at 30 June 2020.
- An internal valuation of 11 Farrer Place, Queanbeyan, ACT at 30 June 2021 has provided a 2.7% increase in the value of the asset to $38 million up from the valuation of $37 million as at 31 December 2020.
- Distributions continue to be paid at 7.25 cents per unit per annum.
- The Fund's look through gearing at 30 June 2021 was 37.9%, with direct gearing at 33.9%.
- The Fund's performance to 30 June 2021 was 9.1% per annum annualised since inception with 12-month performance of 8.2%.

In addition to the footnotes below, please read the important disclaimer at the beginning of the Quarterly Reports section on page 35.

1. Withdrawals are limited, cannot be guaranteed and are subject to the assumptions and risks set out in the Product Disclosure Statement dated 17 November 2020 (PDS).
2. Unit prices are calculated daily. See the PDS for further information and www.cromwell.com.au/dpf for latest pricing.
3. Paying 7.25 cents per unit p.a. Yield based on unit price of $1.2531 as at 30 June 2021.
4. Figures as at 30 June 2021. Calculated on a 'look-through' gross passing income basis.

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

OPEN FOR INVESTMENT

www.cromwell.com.au/psf

CROMWELL PHOENIX PROPERTY SECURITIES FUND

The Fund is one of the top performing property securities funds in Australia, with underlying investments chosen by Phoenix Portfolios using a 'best ideas' approach.

Investment Report to 30 June 2021

KEY STATISTICS

as at 30 June 2021

Status	OPEN[1]
Unit Price	$1.2993[2]
Distribution Yield	N/A

PERFORMANCE

	1 Year	3 years	5 years	10 years	Inception (Apr-08)
Fund Performance After fees & costs	35.9%	6.7%	6.3%	13.8%	8.8%
Benchmark S&P/ASX 300 A-REIT Accumulation Index	33.9%	8.2%	6.2%	12.0%	5.1%
Excess Returns After fees & costs	2.0%	(1.5%)	0.1%	1.8%	3.7%

Past performance is not a reliable indicator of future performance.

TOP TEN STOCK HOLDINGS[3]

APN PROPERTY GROUP LIMITED
CENTURIA CAPITAL LIMITED
CHARTER HALL GROUP LIMITED
DEXUS
GENERAL PROPERTY TRUST
GROWTHPOINT PROPERTIES AUSTRALIA
LENDLEASE GROUP
MIRVAC GROUP
SUNLAND GROUP LIMITED
VICINITY CENTRES

FUND UPDATE

- Since inception, in April 2008, the Fund has delivered an annualised return, net of fees, of 8.8% compared to 5.1% return from the S&P/ASX 300 A-REIT Accumulation Index.
- The property sector powered higher over the quarter with the S&P/ASX 300 A-REIT Accumulation Index adding 10.7%.
- The property sector outperformed the broader market with the S&P/ASX 300 Accumulation Index also delivering a solid 8.5% gain.
- Positive contributions to the Fund's relative performance over the quarter came from an overweight position in the outperforming APN Property Group and Charter Hall Group along with an underweight position in the underperforming Scentre Group.
- Detracting from the Fund's relative performance over the quarter was an underweight position in Goodman Group combined with overweight positions in Lendlease Group and Sydney Airport, each of which performed poorly.

In addition to the footnotes below, please read the important disclaimer at the beginning of the Quarterly Reports section on page 35.

Phoenix Portfolios Pty Ltd ABN 80 117 850 254 AFSL 300302 (Phoenix) is the investment manager of the Fund. None of CFM, Phoenix nor their related entities, directors or officers makes any promise or representation, or gives any guarantee as to the success of the Fund, distributions, amount you will receive on withdrawal, income or capital return or the taxation consequences of investing.

1. Withdrawals cannot be guaranteed and are subject to the assumptions and risks set out in the Product Disclosure Statement dated 29 September 2017 (PDS).
2. Unit price as at 30 June 2021. Unit prices are calculated daily. See the PDS for further information and www.cromwell.com.au/psf for latest pricing.
3. As at 30 June 2021. Positions in the Fund are subject to change.

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

CLOSED TO INVESTMENT

CROMWELL PHOENIX OPPORTUNITIES FUND

www.cromwell.com.au/pof

This value orientated fund invests in ASX-listed microcaps using Phoenix Portfolios' 'best ideas' approach and aims to find hidden value in under-researched stocks.

Investment Report to 30 June 2021

KEY STATISTICS
as at 30 June 2021

Status	CLOSED
Unit Price	$2.6330[1]
Distribution Yield	N/A

PERFORMANCE

	1 Year	3 years	5 years	Inception (Dec-11)
Fund Performance After fees & costs, inclusive of the value of franking credits	51.9%	19.9%	20.5%	20.3%
Fund Performance After fees & costs, excluding the value of franking credits	49.3%	17.7%	18.5%	18.6%
S&P/ASX Small Ords Accumulation Index	33.2%	8.6%	11.2%	7.5%

Past performance is not a reliable indicator of future performance.

FUND UPDATE

- Since inception, in December 2011, the Fund has delivered an annualised return of 20.3% (net of fees, inclusive of franking credits).
- The Fund delivered a net return of 11.5% over the June 2021 quarter.
- The S&P/ASX Emerging Companies Index returned 8.3% over the quarter.
- Positive contributions to the Fund's performance over the quarter came from, among others, positions in BCI Minerals, APN Property Group, Australian Strategic Materials and Alkane Resources.
- Detracting from Fund performance over the quarter were holdings in, among others, Monash Absolute Investment Company and Redbubble.

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1. Unit price as at 30 June 2021. Unit prices are calculated monthly. See the PDS dated 29 September 2017 for further information and www.cromwell.com.au/pof for latest pricing.

CLOSED TO INVESTMENT

CROMWELL RIVERPARK TRUST

www.cromwell.com.au/crt

This was the first of Cromwell's next generation 'back to basics' single property trusts and served as a bellwether for the type of investments being sought in an uncertain economic environment. The Trust's building, Energex House, is currently valued at $281 million[1].

Investment Report to 30 June 2021

KEY STATISTICS
as at 30 June 2021

Status	CLOSED
Unit Price	$2.08
Distribution Yield	5.8% p.a.
WALE	4.1 years[2]

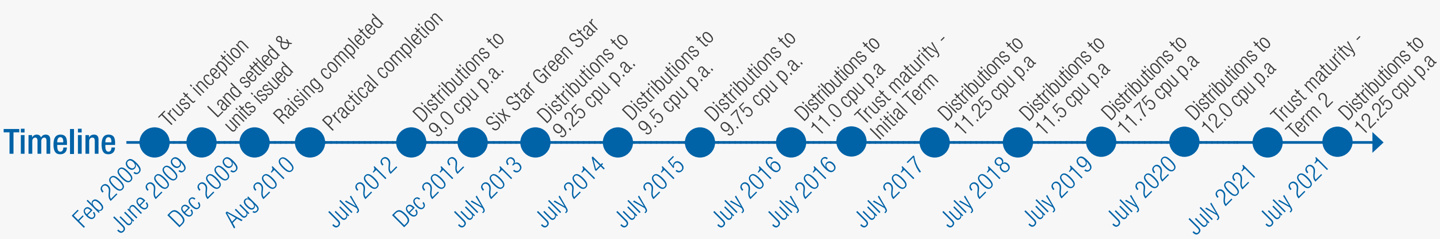
PERFORMANCE

	1 Year	3 Years	5 Years	7 Years	Inception (July-09)
Trust Performance After fees & costs	7.9%	8.2%	13.2%	15.7%	14.3%
Benchmark PCA/IPD Unlisted Retail Property Fund Core Index	17.3%	14.1%	16.3%	18.7%	14.9%
Excess Returns After fees & costs	(9.4%)	(5.9%)	(3.1%)	(3.0%)	(0.6%)

Past performance is not a reliable indicator of future performance.

TRUST UPDATE

- The Trust's unit price is currently $2.08.
- The Trust's performance to 30 June 2021 was 14.3% per annum annualised since inception.
- The Trust's distribution rate increased by 0.25 cents per unit (cpu) from 1 July 2021 (payable August 2021) to 12.25 cpu, or 12.25% per annum, based on the unit issue price of $1.00. The increase was underpinned by an increase in annual rental income.
- The Trust reached the end of its second term in July 2021. At the end of the Trust's term, the main tenant, Energex, has a further four years remaining on their lease, with two five-year options to extend.
- Commercial terms on the lease extension have been agreed with the tenant and leasing documents are being finalised. Unitholders will be provided further information as it becomes available by email and mail, or can read updates at https://www.cromwell.com.au/investment-options/fully-subscribed-funds/cromwell-riverpark-trust/continuous-disclosure-and-updates.



In addition to the footnotes below, please read the important disclaimer at the beginning of the Quarterly Reports section on page 35.

1. Based on a valuation as at 30 June 2020.
2. As at 30 June 2021. Calculated by gross income.

See the Product Disclosure Statement dated 25 February 2009 (PDS) and the Supplementary Product Disclosure Statement dated 30 June 2009 (SPDS).

CLOSED TO INVESTMENT

CROMWELL IPSWICH CITY HEART TRUST

www.cromwell.com.au/ich

The unlisted Trust's asset is the $128.5 million[1] 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.

Investment Report to 30 June 2021

KEY STATISTICS
as at 30 June 2021

Status	CLOSED
Unit Price	$1.76
Distribution Yield	6.5% p.a.
WALE	6.8 years[2]

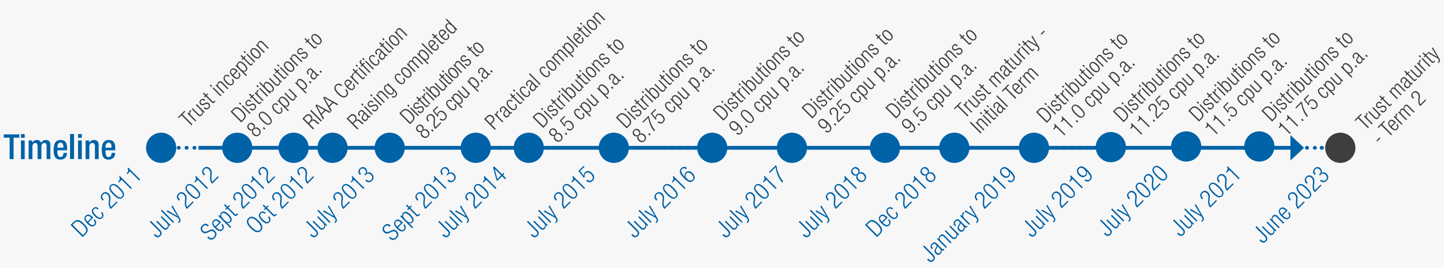
PERFORMANCE

	1 Year	3 years	5 years	7 years	Inception (Dec-11)
Trust Performance After fees & costs	26.9%	15.6%	16.4%	16.9%	14.7%
Benchmark PCA/IPD Unlisted Retail Property Fund Core Index	17.3%	14.1%	16.3%	18.7%	16.9%
Excess Returns After fees & costs	9.6%	1.5%	0.1%	(1.8%)	(2.2%)

Past performance is not a reliable indicator of future performance.

FUND UPDATE

- The Trust's unit price is currently $1.76.
- The Trust's performance to 30 June 2021 was 14.7% per annum annualised since inception.
- The Trust's distribution rate increased by 0.25 cents per unit (cpu) from 1 July 2021 (payable August 2021) to 11.75 cpu, or 11.75% per annum, based on the unit issue price of $1.00. The increase was underpinned by an increase in annual rental income.
- The Trust qualified for a spot in the Top Ten performing funds for the June 2021 quarter within the PCA/MSCI Australia Unlisted Retail Quarterly Property Fund Index over 12 months (26.9%) and three years (15.6%).



In addition to the footnotes below, please read the important disclaimer at the beginning of the Quarterly Reports section on page 35.

1. Based on a sale contract value as at 28 May 2021
2. As at 30 June 2021. Calculated by gross income.

See the Product Disclosure Statement dated 16 December 2011 (PDS).

CLOSED TO INVESTMENT

CROMWELL PROPERTY TRUST 12

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 and valued at $107 million[1].

Investment Report to 30 June 2021

KEY STATISTICS
as at 30 June 2021

Status	CLOSED
Unit Price	$0.93
Distribution Yield	6.2% p.a.
WALE	9.0 years[2]

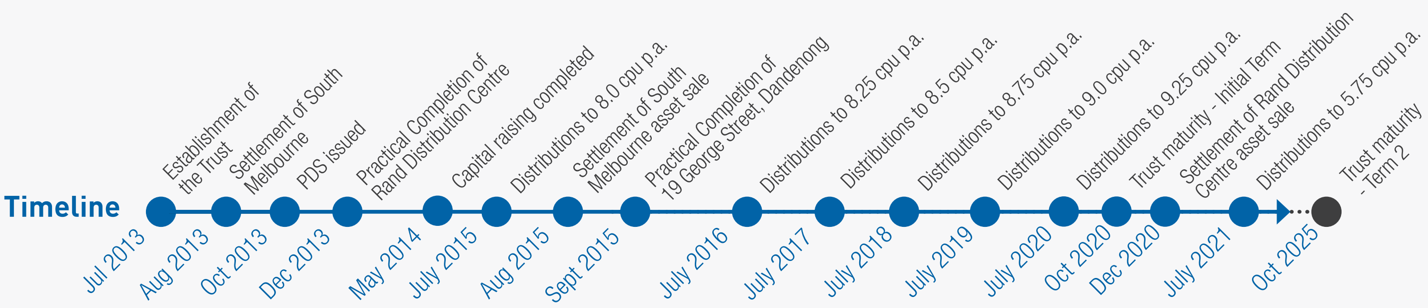
PERFORMANCE

	1 Year	3 Years	5 Years	7 Years	Inception (Oct-13)
Trust Performance After fees & costs	18.0%	12.9%	13.1%	14.7%	14.0%
Benchmark PCA/IPD Unlisted Retail Property Fund Core Index	17.3%	14.1%	16.3%	18.7%	18.4%
Excess Returns After fees & costs	0.7%	(1.2%)	(3.2%)	(4.0%)	(4.4%)

Past performance is not a reliable indicator of future performance.

FUND UPDATE

- The Trust's unit price is currently $0.93.
- The Trust's performance to 30 June 2021 was 14.0% per annum annualised since inception.
- The Trust's distribution rate will change to 5.75 cents per unit (cpu) from 1 July 2021 (payable August 2021) as outlined in the Forecast Distribution Statement disclosed in Section 8.3 of the Notice of Meeting and Explanatory Memorandum dated 13 November 2020.
- The Trust qualified for a spot in the Top Ten performing funds for the June 2021 quarter within the PCA/MSCI Australia Unlisted Retail Quarterly Property Fund Index over 12 months (18.0%) and three years (12.9%).



In addition to the footnotes below, please read the important disclaimer at the beginning of the Quarterly Reports section on page 35.

1. Based on valuations for 19 George Street, Dandenong ($107 million) as at 31 October 2020.
2. As at 30 June 2021. Calculated by gross income.

See the Product Disclosure Statement dated 29 October 2013 (PDS).

CROMWELL PROPERTY GROUP QUARTERLY SNAPSHOT

Cromwell Property Group (ASX:CMW) is a real estate investor and fund manager with operations on three continents and a global investor base. The Group is included in the S&P/ASX 200. As at 30 June 2021, Cromwell had a market capitalisation of $2.3 billion, a direct property investment portfolio valued at $3.9 billion and total assets under management of $11.9 billion across Australia, New Zealand and Europe.

ASX announcements update - see www.asx.com.au (ASX:CMW)

26/08/2021	FY21 Results Presentation
26/08/2021	FY21 Results Announcement
26/08/2021	Appendix 4E and 2021 Full Year Accounts
13/08/2021	Cromwell CEO Jonathan Callaghan commences 5 October 2021
12/08/2021	Details of Cromwell Property Group FY21 Results Briefing
6/08/2021	Becoming a substantial holder
26/07/2021	Cromwell appoints Jonathan Callaghan as new CEO
9/07/2021	Initial Director's Notice - J Tang
9/07/2021	Cromwell Board appoints new Non-executive Director
24/06/2021	Suspension of Distribution Reinvestment Plan
24/06/2021	Dividend/Distribution - CMW
23/06/2021	Change in substantial holding
19/05/2021	Update - Dividend/Distribution - CMW

FOR FURTHER INFORMATION, SPEAK TO YOUR BROKER OR VISIT WWW.CROMWELLPROPERTYGROUP.COM

Key Events Calendar

The following dates are indicative

Wednesday, 29 September 2021 (tentative)	Q1 FY22 Distribution Ex Date
Thursday, 30 September 2021 (tentative)	Q1 FY22 Distribution Record Date
Wednesday, 17 November 2021 (tentative)	2021 Annual General Meeting
Friday, 19 November 2021 (tentative)	Q1 FY22 Distribution Payment Date
Thursday, 30 December 2021 (tentative)	Q2 FY22 Distribution Ex Date
Friday, 31 December 2021 (tentative)	Q2 FY22 Distribution Record Date

GLOSSARY

$	All dollar values are in Australian dollars
A-REIT	Australian real estate investment trust
AUM	Assets under management
Cap rate	Capitalisation rate
CCL	Cromwell Corporation Limited
CPSL	Cromwell Property Securities Limited
CPS	Cents per security
CPU	Cents per unit
DPS	Distribution per security
DPT	Cromwell Diversified Property Trust
Distribution yield	Return on investment, based on current unit price
EPS	Operating Earnings per Security
EBITDA	Earnings before interest, taxes, depreciation, and amortisation
FY	Financial year (1 July to 30 June)
Gearing	Total borrowings less cash/total assets less cash
GDP	Gross domestic product - total dollar value of all goods and services produced over a specific time period
GFC	Global Financial Crisis
IRR	Internal rate of return
NOI	Net operating income
NLA	Net lettable area
NTA	Net tangible assets per security
p.a.	Per annum
RBA	Reserve Bank of Australia
RE	Responsible Entity
REIT	Real Estate Investment Trust
Securityholder	A person who holds a Security
Security	Stapled security consisting of one share in CCL and one unit in DPT
Small Cap	Stock with a relatively small capitalisation
SMSF	Self-managed superannuation fund
WALE	Weighted average lease expiry by gross income

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CONTACT US WITH ANY QUESTIONS

For the answer to any questions regarding Cromwell and our funds, please contact your financial adviser, broker or Cromwell's Investor Services Team directly.

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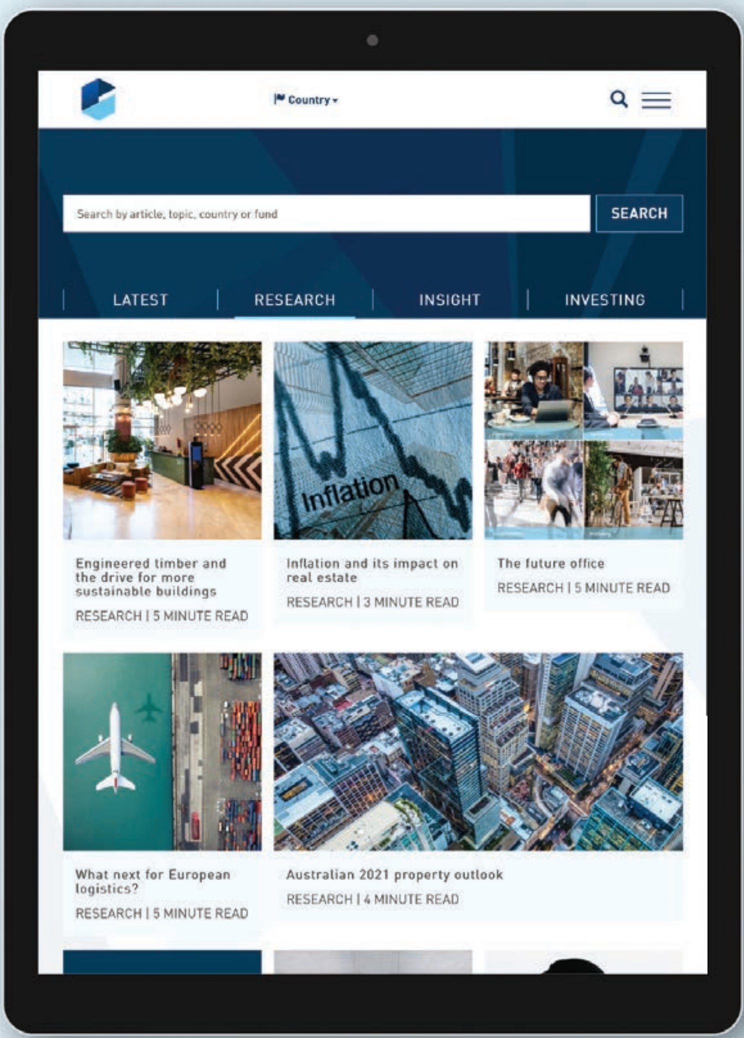

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