

CLOSED TO INVESTMENT

# CROMWELL RIVERPARK TRUST

Investment Report to 30 June 2025



*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.*

Please visit the Fund webpage for the latest performance figures: [www.cromwell.com.au/crt](http://www.cromwell.com.au/crt)

## KEY STATISTICS

as at 30 June 2025

Status	<b>CLOSED</b>
Unit Price	<b>\$1.58</b>
Distribution	<b>7.73% p.a.</b>
WALE	<b>4.9 years<sup>1</sup></b>

## PERFORMANCE

	1 Year	3 Years	5 Years	7 Years	Inception (July-09)
<b>Trust Performance</b> After fees & costs	9.2%	(5.0%)	1.1%	3.1%	10.4%

Past performance is not a reliable indicator of future performance.

## TRUST UPDATE

- We would like to direct you to our recent edition of Insight (#51) for an understanding of what is happening in the commercial real estate market.
- A new external valuation has been obtained for Energex House, Newstead, as at 31 May 2025. The property's valuation remains unchanged from the 30 June 2024 valuation at \$270 million. The capitalisation rate has softened by 25 basis points to 7.00%.
- Over the last quarter, Cromwell Funds Management Limited (CFM) finalised an extension of the current debt facility for the Cromwell Riverpark Trust (Trust) until May 2028.
- The asset remains 100% occupied, with a weighted average lease expiry of 4.9 years as at 30 June 2025.
- The Trust's unit price is \$1.58 as at 30 June 2025.
- As detailed in the Explanatory Memorandum, distributions from August 2025 will be lowered to 9.00 cents per unit p.a.
- Since inception, the Trust has delivered an annualised return of 10.4% per annum.

## Timeline



1. As at 30 June 2025. Calculated by gross income.

2. Changes to MSCI's methodology for Benchmark performance reporting has resulted in an index start date that falls post the inception date of the Trust, consequently Benchmark comparison data is no longer available for the period since inception.

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

See [www.cromwell.com.au/crt](http://www.cromwell.com.au/crt) for further information.

Cromwell Funds Management Limited ABN 63 114 782 777 AFSL 333 214 (CFM) has prepared this notice and is the responsible entity of, and the issuer of units in, the Cromwell Riverpark Trust ARSN 135 002 336 (Trust). In making an investment decision in relation to the Trust, it is important that you read the product disclosure statement dated 25 February 2009 (PDS) and the supplementary product disclosure statement dated 30 June 2009 (SPDS). The PDS and SPDS are issued by CFM and are available from [www.cromwell.com.au/crt](http://www.cromwell.com.au/crt) or by calling Cromwell Investor Services on 1300 276 693. The Trust is not open for investment. This notice has been prepared without taking into account your objectives, financial situation or needs. Before making an investment decision, you should consider the PDS and SPDS and assess, with or without your financial or tax adviser, whether the Trust fits your objectives, financial situation or needs. CFM and its related bodies corporate, and their associates, do not receive any remuneration or benefits for the general advice given in this notice. If you acquire units in the Trust, CFM and certain related parties may receive fees from the Trust and these fees are disclosed in the PDS and SPDS.

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