

# Investment performance<sup>2</sup>

AS AT 29 February 2024

Funds	Distribution Yield <sup>1</sup>	Underlying Investments	Liquidity	1 Year	3 Year	5 Year	Since Inception	Inception Date	Fund Status
<b>Cromwell Direct Property Fund</b> ARSN 165 011 905	5.2%	Direct Property	Not available	[24.3%]	[4.4%]	[0.5%]	5.1%	August 2013	Open
<b>Cromwell Phoenix Property Securities Fund</b> ARSN 129 580 267	n/a	Listed Property Securities	Daily	5.7%	8.5%	5.1%	7.8%	April 2008	Open
<b>Cromwell Global Opportunities Fund</b> ARSN 654 056 961	n/a	International Small Cap Equities	Monthly	9.7%	9.2%	n/a	10.9%	December 2019	Open
<b>Cromwell Phoenix Opportunities Fund<sup>3</sup></b> ARSN 602 776 536	n/a	Australian Small Cap Equities	Monthly	5.1%	12.0%	15.4%	17.6%	December 2011	Closed to Investment
<b>Cromwell Property Trust 12</b> ARSN 166 216 995	7.3%	Direct Property	Oct-25	[23.2%]	3.0%	7.9%	11.0%	October 2013	Closed to Investment
<b>Cromwell Riverpark Trust</b> ARSN 135 002 336	6.7%	Direct Property	Jul-21	[11.5%]	1.3%	4.2%	11.7%	June 2009	Closed to Investment

1. Based on unit prices as at 29 February 2024.

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

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

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