

# CLOSED TO INVESTMENT

# CROMWELL IPSWICH CITY HEART TRUST

[www.cromwell.com.au/ich](http://www.cromwell.com.au/ich)

The unlisted Trust's confirms settlement of the sale of Ipswich City Heart Building for 144.9m.<sup>1</sup> The Trust was the first Cromwell trust to be certified as a Responsible Investment by the Responsible Investment Association of Australasia.

## Investment Report to 31 December 2021

### KEY STATISTICS

as at 31 December 2021

|                    |                        |
|--------------------|------------------------|
| Status             | CLOSED                 |
| Unit Price         | N/A                    |
| Distribution Yield | 0.0% p.a.              |
| WALE               | 0.0 years <sup>2</sup> |

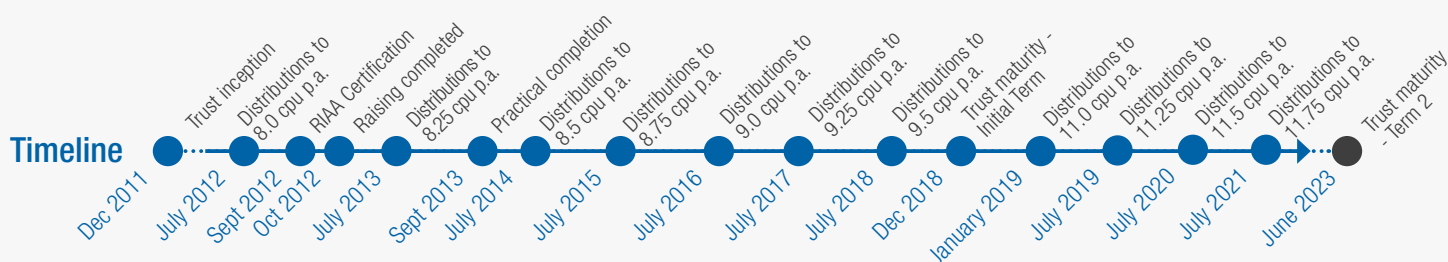
### PERFORMANCE

|   | 1 Year | 3 years | 5 years | 7 years | Inception (Dec-11) |
|---|--------|---------|---------|---------|--------------------|
| <b>Trust Performance</b><br>After fees & costs  | 24.5%  | 15.3%   | 14.7%   | 16.7%   | 14.2%              |
| <b>Benchmark</b><br>PCA/IPD Australian Pooled Property Fund Index -<br>Unlisted Core Retail Index | 19.4%  | 15.2%   | 15.8%   | 19.0%   | 16.9%              |
| <b>Excess Returns</b><br>After fees & costs   | 5.1%   | 0.1%    | (1.1%)  | (2.3%)  | (2.7%)             |

Past performance is not a reliable indicator of future performance.

### FUND UPDATE

- The sale of the Trust's asset settled on 21 October 2021 for \$144.9 million, resulting in a Special Distribution to Unitholders of \$1.7565 per unit on 10 November 2021, with a final payment of approximately \$0.011 after the reporting period, on 10 February 2022
- Completion of the wind-up process is expected to be finalised before the end of the 2021/22 financial year
- The Trust's performance since inception to 10 February 2022 was 14.1% per annum annualised since inception



1. Based on a sale contract value as at 21 October 2021.

2. As at 31 December 2021. Calculated by gross income.

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

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 Ipswich City Heart Trust ARSN 154 498 923 (Trust). In making an investment decision in relation to the Trust, it is important that you read the product disclosure statement dated 16 December 2011 (PDS). The PDS is issued by CFM and is available from [www.cromwell.com.au/ich](http://www.cromwell.com.au/ich) or by calling Cromwell Investor Services on 1300 276 693. The Trust is not open for investment. This notice has been prepared without taking into account your objectives, financial situation or needs. Before making an investment decision, you should consider the PDS and assess, with or without your financial or tax adviser, whether the Trust fits your objectives, financial situation or needs. CFM and its related bodies corporate, and their associates, do not receive any remuneration or benefits for the general advice given in this notice. If you acquire units in the Trust, CFM and certain related parties may receive fees from the Trust and these fees are disclosed in the PDS.

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