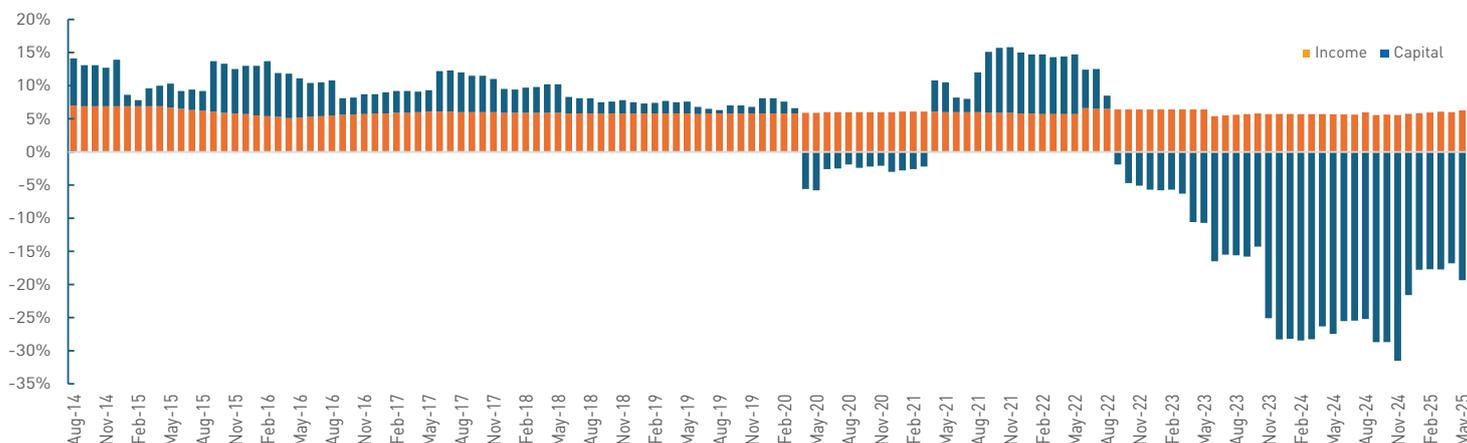


CROMWELL DIRECT PROPERTY FUND

ARSN 165 011 905 | APIR Code CRM0018AU | PRODUCT FLYER | MAY 2025

Real, regular income¹

An income-producing investment with long-term capital growth potential,¹ consisting of a diverse portfolio of carefully selected commercial properties.



Past performance is not indicative of future performance.

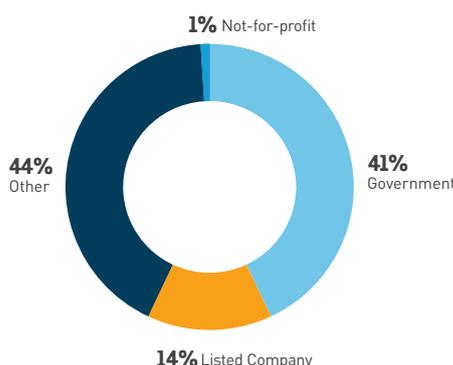
Key Statistics

| | |
|---------------------------------------|---|
| Unit Price⁶ | \$0.7070 |
| Distribution Yield⁷ | 6.7% |
| Gearing⁸ | 52.3% |
| Gearing Direct⁹ | 49.1% |
| Cash¹⁰ | 1.3% |
| Applications¹⁵ | Closed for Applications |
| Distributions¹ | Monthly |
| Withdrawals¹¹ | Limited Monthly Withdrawal Facility not currently offered. CFM intends to offer the Periodic Withdrawal Opportunity in July 2025. |
| Management fee¹² | 1.45% |
| Fund Size¹³ | \$511.86m |
| ARSN | 165 011 905 |
| APIR | CRM0018AU |

Income/Capital Growth Split² as at 31 May 2025

| | 1 Year | 3 Years | 5 Years | Inception (August 13) |
|----------------------|---------|---------|---------|-----------------------|
| Income | 6.3% | 6.1% | 6.0% | 6.0% |
| Growth | (19.4%) | (19.3%) | (9.9%) | (2.9%) |
| Total Returns | (14.2%) | (14.3%) | (4.4%) | 3.0% |

Tenant Type by Income³



8 quality commercial property assets⁴ with a 3.5 years weighted average lease expiry (WALE)⁵

- Capital growth and income distributions are not guaranteed and are subject to the assumptions and risks contained in the PDS. Past performance is not a reliable indicator of future performance.
- 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.
- Positions in the Fund are subject to change. Calculated using the Fund's financial management accounts as at 31 May 2025.
- As at 31 May 2025.
- Calculated on a "look-through" gross passing income basis.
- Unit price as at 31 May 2025. See the PDS for further information and www.cromwell.com.au/dpf for latest pricing.
- Based on current distributions of 4.75 cents per unit p.a. and a current unit price of \$0.7070 as at 31 May 2025.
- Look-through gearing per RG46 calculation (Total Interest-bearing liabilities/GAV).

The rating issued April 2025 is published by Lonsec Research Pty Ltd ABN 11 151 658 561 AFSL 421 445 (Lonsec). Ratings are general advice only, and have been prepared without taking account of your objectives, financial situation or needs. Consider your personal circumstances, read the product disclosure statement and seek independent financial advice before investing. The rating is not a recommendation to purchase, sell or hold any product. Past performance information is not indicative of future performance. Ratings are subject to change without notice and Lonsec assumes no obligation to update. Lonsec uses objective criteria and receives a fee from the Fund Manager. Visit lonsec.com.au for ratings information and to access the full report. © 2025 Lonsec. All rights reserved.

CROMWELL DIRECT PROPERTY FUND



BLUE CHIP TENANTS

100 CREEK STREET

100 Creek Street, Brisbane QLD



BLUE CHIP TENANTS

545 QUEEN STREET

545 Queen Street, Brisbane QLD



BLUE CHIP TENANTS

ALTITUDE CORPORATE CENTRE

163-175 O'Riordan Street, Mascot QLD



GOVERNMENT TENANT
BLUE CHIP TENANTS

95 GRENFELL STREET

95 Grenfell Street, Adelaide SA



GOVERNMENT TENANT

420 FLINDERS STREET

420 Flinders Street, Townsville QLD



GOVERNMENT TENANT¹⁴

19 GEORGE STREET

19 George Street, Dandenong VIC



GOVERNMENT TENANT

FARRER PLACE QUEANBEYAN

11 Farrer Place, Queanbeyan NSW



GOVERNMENT TENANT¹⁴

ENERGEX HOUSE

33 Breakfast Creek Road, Newstead QLD

Contact

1300 268 078

invest@cromwell.com.au

www.cromwell.com.au



Daniel Thomas

National Manager – Adviser Distribution
VIC, SA, WA, TAS

0438 046 893

daniel.thomas@cromwell.com.au



Narelle Avery

State Manager – Adviser Distribution
QLD, NSW, ACT, NT

0467 284 727

narelle.avery@cromwell.com.au

Platform Availability for DPF

AMP Portfolio Care

Asgard

BT Panorama

Clearstream

Colonial First State (CFS) First Wrap

Dash

HUB24

Mason Stevens

My North

Netwealth

Powerwrap

Praemium

uXchange

9. Headline gearing, total debt divided by gross assets at a Fund level.

10. Actual cash percentage, not look through.

11. See Continuous Disclosure Notices for more details [Continuous Disclosure & Updates - Cromwell Funds Management](#). For further information, see Section 7.4 of the PDS.

12. A total "Cost of Fund" of 1.54% was realised for the year ending 30 June 2024. Total Cost of Fund includes management costs of 1.45% on net assets (including management fees, administration costs and acquisition fees payable on one off property acquisitions), performance fees (5 year average) and transaction costs (including disposal costs, stamp duty on property acquisitions and not paid to Cromwell Funds Management). The calculation is based on unaudited management accounts as of 30 June 2024 and excludes a one-off project transaction cost. For details of all applicable fees and costs see Section 5 of the PDS.

13. Fund gross assets as at 31 May 2025.

14. The Fund holds an indirect interest in the property via an investment in the underlying managed investment scheme, of which CFM is the responsible entity. The underlying scheme is closed to investment. For further information, see Section 9.7 of the PDS.

15. Effective 13 January 2025, CFML has temporarily suspended accepting applications into CDPF, and offering the CDPF Distribution Reinvestment Plan. Refer to Fund Updates for further information: [Continuous Disclosure & Updates - Cromwell Funds Management](#)

Cromwell Funds Management Limited ABN 63 114 782 777 AFSL 333214 (CFM) has prepared this communication and is the responsible entity of, and the issuer of units in, the Cromwell Direct Property Fund ARSN 165 011 905 (Fund). In making an investment decision in relation to the Fund, it is important that you read the product disclosure statement dated 17 November 2020 (PDS) and the target market determination (TMD). The PDS and TMD are issued by CFM and are available from www.cromwell.com.au/dpf, by calling Cromwell's Investor Services Team on 1300 268 078 or emailing invest@cromwell.com.au. This communication 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 Fund 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 Fund, CFM and certain related parties may receive fees from the Fund and these fees are disclosed in the PDS.

Please note: Any investment, including an investment in the Fund, 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 flyer are provided as a general guide only. Capital growth, distributions and tax consequences cannot be guaranteed. Forward-looking statements and the performance of the Fund are subject to the risks and assumptions set out in the PDS.