

Investment performance²

AS AT 31 JANUARY 2024

Funds	Distribution Yield ¹	Underlying Investments	Liquidity	1 Year	3 Year	5 Year	Since Inception	Inception Date	Fund Status
Cromwell Direct Property Fund ARSN 165 011 905	5.2%	Direct Property	Not available	(24.0%)	(4.3%)	(0.4%)	5.1%	August 2013	Open
Cromwell Phoenix Property Securities Fund ARSN 129 580 267	n/a	Listed Property Securities	Daily	2.9%	7.2%	4.8%	7.8%	April 2008	Open
Cromwell Global Opportunities Fund ARSN 654 056 961	n/a	International Small Cap Equities	Monthly	9.4%	9.5%	n/a	10.5%	December 2019	Open
Cromwell Phoenix Opportunities Fund³ ARSN 602 776 536	n/a	Australian Small Cap Equities	Monthly	5.2%	11.9%	16.3%	17.7%	December 2011	Closed to Investment
Cromwell Property Trust 12 ARSN 166 216 995	7.3%	Direct Property	Oct-25	(23.1%)	2.9%	7.9%	11.0%	October 2013	Closed to Investment
Cromwell Riverpark Trust ARSN 135 002 336	6.7%	Direct Property	Jul-21	(11.6%)	1.4%	4.2%	11.7%	June 2009	Closed to Investment

1. Based on unit prices as at 31 January 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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