

# Investment performance<sup>2</sup>

AS AT 31 MARCH 2025

Funds	Distribution Yield <sup>1</sup>	Underlying Investments	Liquidity	1 Year	3 Year	5 Year	Since Inception	Inception Date	Fund Status
<b>Cromwell Phoenix Property Securities Fund</b> ARSN 129 580 267	n/a	Listed Property Securities	Daily	2.7%	3.2%	13.9%	7.9%	April 2008	Open
<b>Cromwell Global Opportunities Fund</b> ARSN 654 056 961	n/a	International Small Cap Equities	Monthly	21.8%	16.3%	17.5%	13.5%	December 2019	Open
<b>Cromwell Direct Property Fund</b> ARSN 165 011 905	6.3%	Direct Property	Not available	{12.7%}	{12.7%}	{4.6%}	3.4%	August 2013	Closed to Investment
<b>Cromwell Phoenix Opportunities Fund<sup>3</sup></b> ARSN 602 776 536	n/a	Australian Small Cap Equities	Monthly	13.7%	6.4%	21.0%	17.4%	December 2011	Closed to Investment
<b>Cromwell Property Trust 12</b> ARSN 166 216 995	8.6%	Direct Property	Oct-25	{4.5%}	{8.1%}	4.7%	9.5%	October 2013	Closed to Investment
<b>Cromwell Riverpark Trust</b> ARSN 135 002 336	7.7%	Direct Property	Jul-21	{6.4%}	{8.4%}	1.4%	10.4%	June 2009	Closed to Investment

1. Based on unit prices as at 31 March 2025.

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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