

Investment performance²

AS AT 30 APRIL 2025

Funds	Distribution Yield ¹	Underlying Investments	Liquidity	1 Year	3 Year	5 Year	Since Inception	Inception Date	Fund Status
Cromwell Phoenix Property Securities Fund ARSN 129 580 267	n/a	Listed Property Securities	Daily	15.4%	5.3%	12.5%	8.2%	April 2008	Open
Cromwell Global Opportunities Fund ARSN 654 056 961	n/a	International Small Cap Equities	Monthly	22.5%	15.0%	16.9%	13.2%	December 2019	Open
Cromwell Direct Property Fund ARSN 165 011 905	6.4%	Direct Property	Not available	{11.6%}	{12.9%}	{3.5%}	3.4%	August 2013	Closed to Investment
Cromwell Phoenix Opportunities Fund³ ARSN 602 776 536	n/a	Australian Small Cap Equities	Monthly	13.5%	7.8%	19.7%	17.6%	December 2011	Closed to Investment
Cromwell Property Trust 12 ARSN 166 216 995	8.7%	Direct Property	Oct-25	{5.2%}	{8.3%}	4.6%	9.3%	October 2013	Closed to Investment
Cromwell Riverpark Trust ARSN 135 002 336	7.7%	Direct Property	Jul-21	{6.5%}	{8.4%}	1.4%	10.4%	June 2009	Closed to Investment

1. Based on unit prices as at 30 April 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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