

CROMWELL PHOENIX PROPERTY SECURITIES FUND ORDINARY UNITS

ARSN 129 580 267 | APIR Code CRM0008AU | PRODUCT FLYER | JUNE 2024



Money Management Australia
Property Securities Fund of the Year
Winner 2023

A multi award-winning, top performing property securities fund



Absolute return focus

Maximising after-tax outcomes



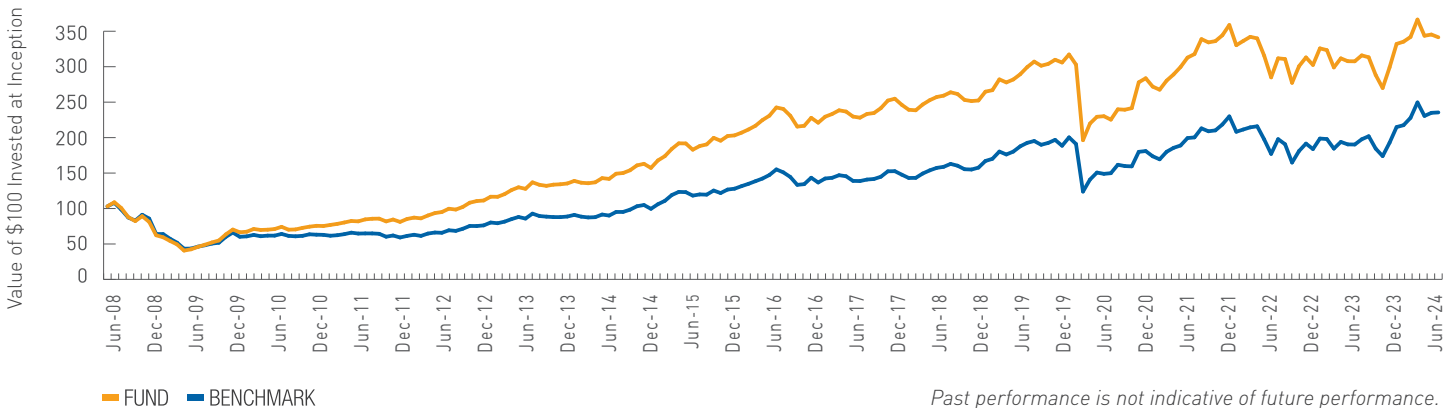
Long-term benchmark outperformance¹ after fees

2.5% p.a. outperformance since inception^{1,2}



Greater diversification

Investing in property and property-like
investments



1. After fees and costs. Performance data for periods longer than one year have been annualised.
2. S&P/ASX 300 AREIT Accumulation Index. As at 30 June 2024, Fund inception April 2008.
3. Unit price as at 30 June 2024. See the PDS for further information and www.cromwell.com.au/psf for latest pricing.
4. Distributions cannot be guaranteed and there may be periods in which distributions will not be paid. For further detail please see Section 2.5 of the PDS.
5. Withdrawals cannot be guaranteed and are subject to the conditions set out in Section 2.2 of the PDS and the assumptions and risks set out in Section 4 of the PDS.
6. Fund Net Assets as at 30 June 2024.



Australian Real Estate Investment Trust
Awarded to Cromwell Funds Management

Lonsec Research Pty Ltd (ABN 11 151 658 561 AFSL 421445) (Lonsec) are acting as a research partner for the Fund Manager of the Year Awards (Awards) issued by Momentum Media Group Pty Ltd on 22 June 2023. The Awards are determined using Lonsec proprietary methodologies, are solely statements of opinion, subjective in nature and must not be used as the sole basis for investment decisions. The Awards do not represent recommendations to purchase, hold or sell any products or make any other investment decisions. Investors must seek independent financial advice before making any investment decision and must consider the appropriateness of the information, having regard to their objectives, financial situation, and needs. Past performance is not an indication of future performance. Awards are current for 12 months from the date awarded and are subject to change at any time. Lonsec does not represent these Awards to be guarantees nor should they be viewed as an assessment of a fund or the funds' underlying securities' creditworthiness. Lonsec receives a fee from the financial product issuer(s) for researching the financial product(s), using objective criteria. Lonsec rating(s) outcome is not linked to the fee or the Award. Lonsec and its associates do not receive any other compensation or material benefits from product issuers or third parties in connection with the Award. Lonsec makes no representation, warranty or undertaking in relation to the accuracy or completeness of the Awards. Lonsec assumes no obligation to update the Awards after publication. The Award is for the exclusive use of the client for whom it is presented and should not be used or relied upon by any other person unless with express permission from Lonsec. Except for any liability which cannot be excluded, Lonsec, its directors, officers, employees and agents disclaim all liability for any error or inaccuracy in, misstatement or omission from, this document and any Award or any loss or damage suffered by the reader or any other person as a consequence of relying upon it. ©Lonsec 2023. All rights reserved.

Zenith Investment Partners Pty Ltd ABN 27 103 132 672 AFSL 226872 Fund Awards issued on 13 October 2023, 14 October 2022 and 15 October 2021 are solely statements of opinion and not a recommendation in relation to making any investment decisions. Fund Awards are current for 12 months and subject to change at any time. Fund Awards for previous years are for historical purposes only. Full details on Zenith Fund Awards at <https://www.zenithpartners.com.au/zenith-fund-awards-2023/>



CROMWELL
FUNDS MANAGEMENT

● ● ● Phoenix Portfolio

Performance¹ (Annualised as at 30 June 2024)

	1 Year	3 Years	5 Years	10 Years	Inception (April 08)
Fund Performance (After fees & costs)	11.0%	3.0%	3.4%	8.3%	7.7%
S&P/ASX 300 A-REIT Accumulation Index (Benchmark)	23.8%	5.7%	4.6%	9.1%	5.2%
Excess Returns (After fees & costs)	(12.8%)	(2.7%)	(1.2%)	(0.8%)	2.5%

Past performance is not indicative of future performance.

Why Cromwell Phoenix Property Securities Fund?

- ✓ Maximise after-tax returns
- ✓ Lower volatility than the index
- ✓ Aims to deliver a positive return over time, regardless of the direction of the market
- ✓ Exposure to the property sector with the benefit of liquidity

Key Statistics

Unit Price ³	\$1.1596
Distributions ⁴	Quarterly
Withdrawals ⁵	Daily
Fund Size ⁶	\$215.0 million
Management Fee	0.99%
ARSN	129 580 267
APIR Code	CRM0008AU

How to Invest

- AMP PortfolioCare
- Asgard
- BT Panorama
- Dash
- HUB24
- Macquarie Wrap
- Mason Stevens
- My North
- Netwealth
- Powerwrap
- Praemium
- uXchange

To obtain a PDS and TMD, please contact your financial adviser or Cromwell's Investor Services Team directly.

Investors should consider the PDS and TMD before deciding to invest in the Fund.

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

The Lonsec Rating (assigned May 2024) presented in this document is published by Lonsec Research Pty Ltd ABN 11 151 658 561 AFSL 421 445. The Rating is limited to "General Advice" (as defined by the Corporations Act 2001 (Cth)) and based solely on consideration of the investment merits of the financial product(s). Past performance information is for illustrative purposes only and is not indicative of future performance. It is not a recommendation to purchase, sell or hold Cromwell Funds Management product(s), and you should seek independent financial advice before investing in this product(s). The Rating is subject to change without notice and Lonsec assumes no obligation to update the relevant document(s) following publication. Lonsec receives a fee from the Fund Manager for researching the product(s) using comprehensive and objective criteria. For further information regarding Lonsec's Ratings methodology, please refer to our website at: <https://www.lonsec.com.au/investment-product-ratings/>.

The Zenith Investment Partners (ABN 27 103 132 672, AFS Licence 226872) (Zenith) rating (assigned APIR CRM0008AU July 2024) referred to in this piece is limited to "General Advice" (s766B Corporations Act 2001 Cth)) for Wholesale clients only. This advice has been prepared without taking into account the objectives, financial situation or needs of any individual, including target markets of financial products, where applicable, and is subject to change at any time without prior notice. It is not a specific recommendation to purchase, sell or hold the relevant product(s). Investors should seek independent financial advice before making an investment decision and should consider the appropriateness of this advice in light of their own objectives, financial situation and needs. Investors should obtain a copy of, and consider the PDS or offer document before making any decision and refer to the full Zenith Product Assessment available on the Zenith website. Past performance is not an indication of future performance. Zenith usually charges the product issuer, fund manager or related party to conduct Product Assessments. Full details regarding Zenith's methodology, ratings definitions and regulatory compliance are available on our Product Assessments and at Fund Research Regulatory Guidelines.

Cromwell Funds Management Limited ABN 63 114 782 777 AFSL 333214 (CFM) has prepared this notice and is the responsible entity of, and the issuer of units in, the Cromwell Phoenix Property Securities Fund - Ordinary Units ARSN 129 580 267 (Fund). In making an investment decision in relation to the Fund, it is important that you read the product disclosure statement dated 15 November 2023 (PDS) and the target market determination (TMD). The PDS and TMD are issued by CFM and are available from www.cromwell.com.au/psf, by calling Cromwell Investor Services on 1300 276 693 or emailing invest@cromwell.com.au. 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 TMD, 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. Phoenix Portfolios Pty Ltd ABN 80 117 850 254 AFSL 300302 (Phoenix) is the investment manager of the Fund. None of CFM, Phoenix, nor their related entities, directors or officers makes any promise or representation, or gives any guarantee as to the success of the Fund, distributions, the amount you will receive on withdrawal, your income or capital return or the tax consequences of investing.

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 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 Fund are subject to the risks and assumptions set out in the PDS.