

CROMWELL PHOENIX PROPERTY SECURITIES FUND ORDINARY UNITS



CROMWELL
FUNDS MANAGEMENT

●●● Phoenix Portfolios



ARSN 129 580 267 | APIR Code CRM0008AU | PRODUCT FLYER | MARCH 2025

A multi award-winning , top performing property securities fund



Absolute return focus

Maximising after-tax outcomes



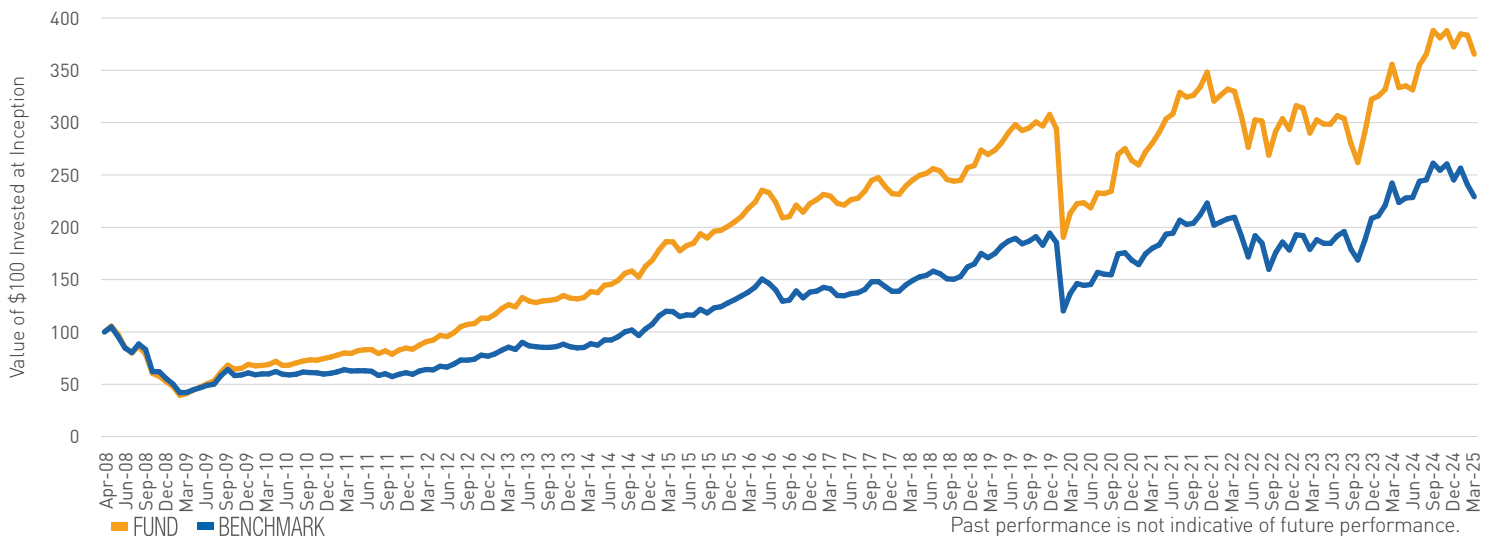
Long-term benchmark outperformance¹ after fees

2.9% 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. Past performance is not a reliable indicator of future performance.
2. As at 31 March 2025. Positions in the Fund are subject to change.
3. Unit price as at 31 March 2025. See the PDS for further information and www.cromwell.com.au/psf for latest pricing.
4. Distribution guidance has been disbanded by many constituents of the property index making near term distribution yield estimates meaningless.
5. Withdrawals cannot be guaranteed and are subject to the assumptions and risks set out in Section 2.2 of the PDS.
6. Fund Net Assets as at 31 March 2025.

The rating published in April 2025 for the Cromwell Phoenix Property Securities Fund is issued by Lonsec Research Pty Ltd ABN 11 151 658 561 AFSL 421 445 (Lonsec Research). Ratings are general advice only and have been prepared without taking account of investors' 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 Research assumes no obligation to update. Lonsec Research 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.

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Performance¹ (Annualised as at 31 March 2025)

	1 Year	3 Years	5 Years	10 Years	Inception (April 08)
Fund Performance (After fees & costs)	2.7%	3.2%	13.9%	7.2%	7.9%
S&P/ASX 300 A-REIT Accumulation Index (Benchmark)	[5.4%]	3.3%	13.8%	6.9%	5.0%
Excess Returns (After fees & costs)	8.1%	[0.1%]	0.1%	0.3%	2.9%

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	\$1.2115
Distributions ⁴	Quarterly
Withdrawals ⁵	Daily
Fund Size ⁶	\$224.7million
Management Fee	1.07%
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.

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