

ESG Performance

Cromwell Direct Property Fund (DPF)

Cromwell has developed an [ESG Strategy](#) to respond to its many stakeholders' ESG needs. Cromwell recognises the importance of maintaining sustainable and efficient assets to attract and retain its government and blue chip tenants, many of whom demand minimum emissions and energy efficiency ratings as a minimum lease condition. Details on the ESG performance of Cromwell Direct Property Fund can be found in this flyer; further details relating to the Group ESG performance can be found in the latest ESG Report.



91 kW system was installed in July 2019

Solar installation at 11 Farrer Place, Queanbeyan

FY23

Generated **120,133 kWh**



This is equivalent to powering over 15 family houses for an entire year

Our solar programme

FY24

376 kW to be installed across another four assets **3.15 years** average return on investment

Total Cromwell Direct Property Fund emissions savings from renewable energy sources over the financial year

2022	967 tCO2e	-43 trees grown for an entire year ¹
2023	1,041 tCO2e	-46 trees grown for an entire year ¹
2024	89% reduction	in DPF's operational emissions by purchasing renewable electricity

1. Global carbon dioxide removal rates from forest landscape restoration activities, Bernal et al. 2018. [biomedcentral.com](https://doi.org/10.1186/s13047-018-0020-4)

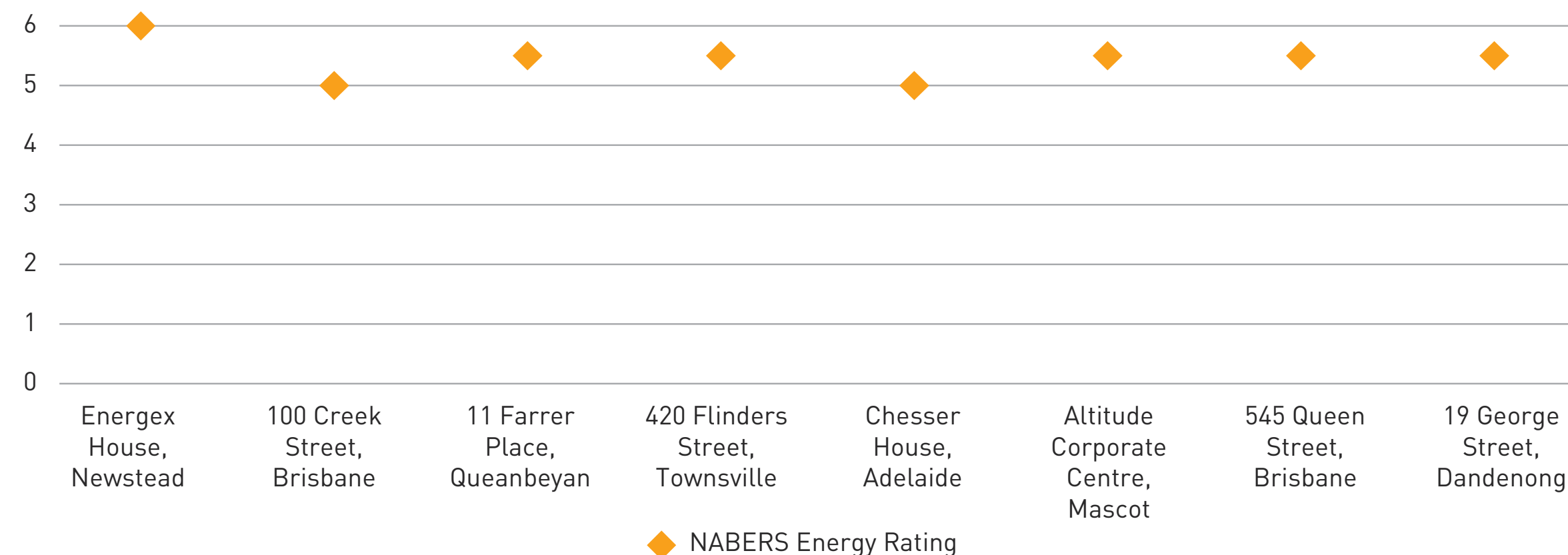


DPF placed **THIRD**

in the NABERS Sustainable Portfolio Index and is the highest ranked geographically diversified portfolio in Australia

NABERS Energy Ratings

DPF average **5.6 stars** NABERS Australian Average **4.9 stars**



ESG Performance

Cromwell Direct Property Fund (DPF)



A social space for our tenant-customers

The onsite café and refurbished foyer at **100 Creek Street, Brisbane** provides space for tenants to socialise or work out of office.



Recycling targets

Diverted almost 8,000 bins from landfill

38%

Increase in our recycling rate from **21%** in FY22 to **29%** in FY23

Water efficiency

FY23 WATER USAGE VS BASELINE

0.34 kL/m² Cromwell Direct Property Fund **0.45** kL/m² 2023 NABERS Australian average

RAINWATER COLLECTED

4,015 kL of rainwater collected Equivalent to 1.5 Olympic-sized swimming pools or enough to supply one of our assets for an entire year

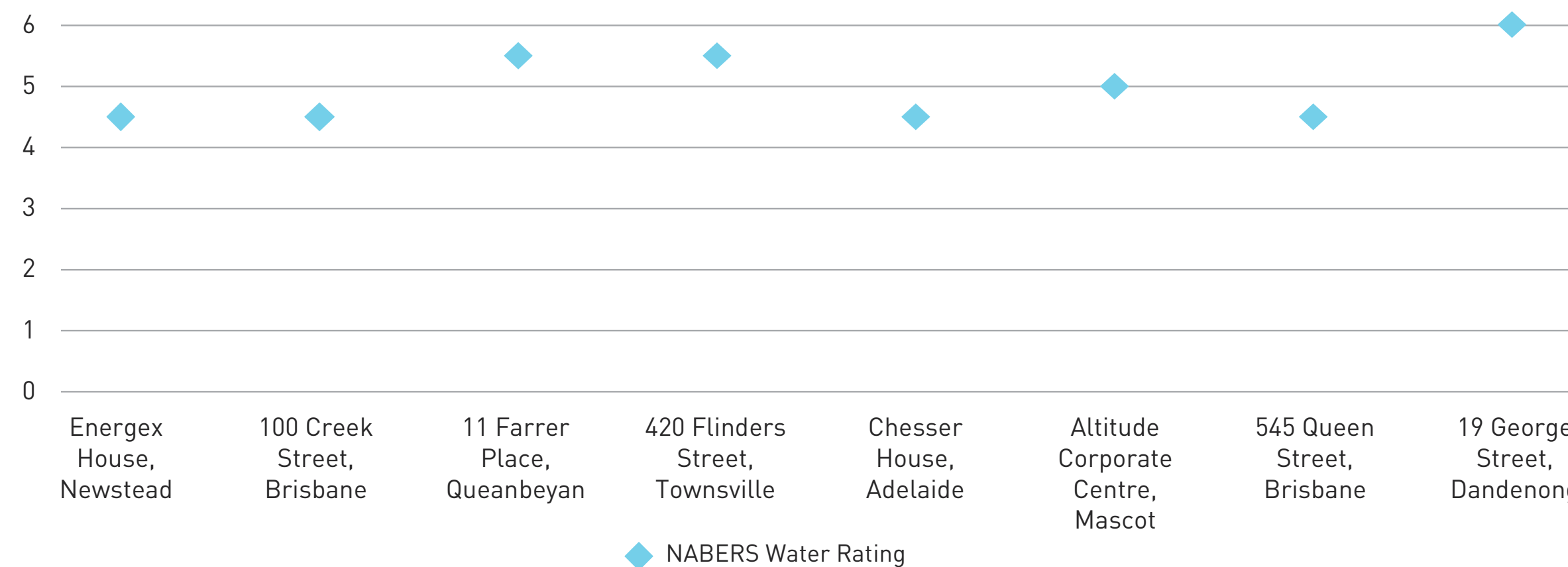
NABERS Water Ratings

DPF average

4.9 stars

NABERS Australian Average

4.7 stars



Need more ESG information?

For more information on the ESG performance of the fund, please contact:

Julian Loh | ESG Manager
julian.loh@cromwell.com.au

Kimberly Gillmore | ESG Analyst
kimberly.gillmore@cromwell.com.au

Jonathan Bredin | Relationship Manager
jonathan.bredin@cromwell.com.au