

FY24 ESG Performance

Cromwell Direct Property Fund (DPF)

As at 31 December 2024

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 on the [Group website](#) and in the latest [ESG Report](#).



Solar installation at Energex House, 33 Breakfast Creek Road, Newstead

FY24

Generated
236,769 kWh



This is equivalent to powering over 25 family houses for an entire year

Our solar programme

FY24

376 kW 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

2024	2,304 tCO2e	-103 trees grown for an entire year ¹
2023	1,041 tCO2e	-46 trees grown for an entire year ¹
2022	967 tCO2e	-43 trees grown for an entire year ¹

1. Global carbon dioxide removal rates from forest landscape restoration activities, Bernal et al. 2018. [biomedcentral.com](#)
2. The 2024 Sustainable Portfolios Index is based on 2023 ratings



DPF placed
FIFTH

in the 2024 NABERS Sustainable Portfolio Index out of 46 portfolios²

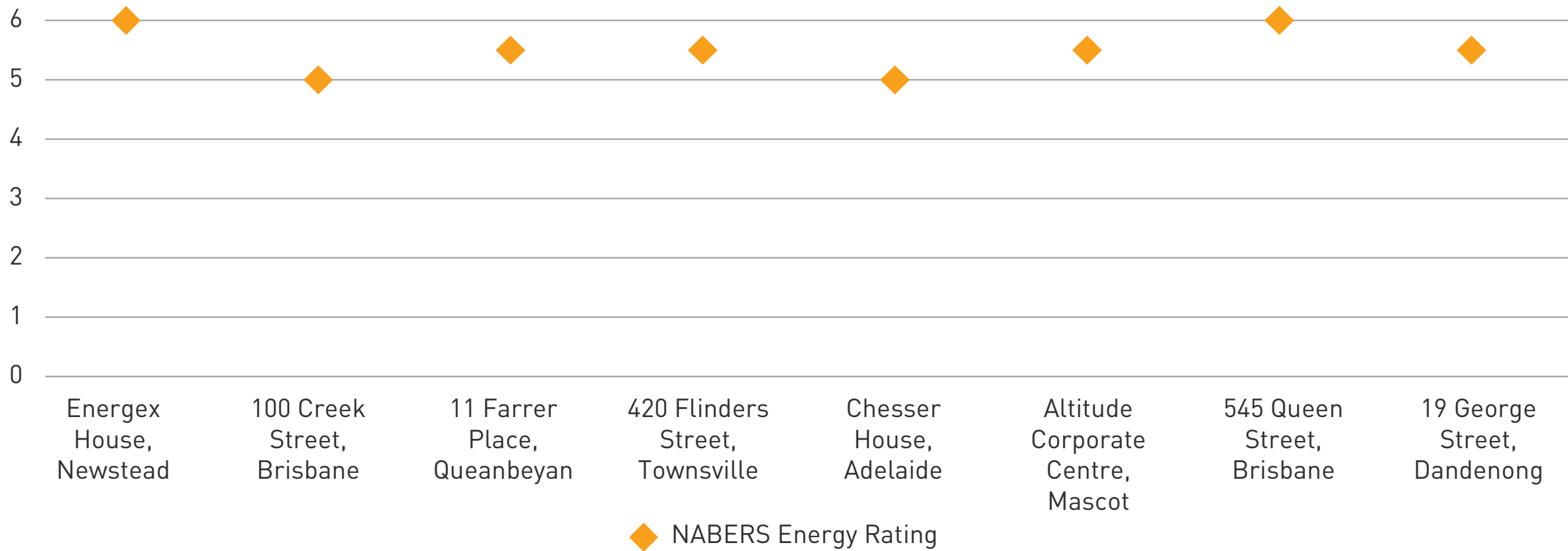
NABERS Energy Ratings

FY24 DPF average

5.4 stars

FY24 Australian Average

4.9 stars





Supporting our tenants

100 Creek Street, Brisbane supports tenants by providing social and functional spaces including end-of-trip facilities, refurbished foyer, onsite café and the new business hub, which is equipped with a boardroom, function room and kitchen space.



Recycling rate

FY24

Diverted almost 6,000 bins from landfill

31%

This is a **48%** increase from our baseline year recycling rate (FY22 at **21%**).

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Water efficiency

FY24 WATER USAGE VS BASELINE

0.40 kL/m² Cromwell Direct Property Fund

0.49 kL/m² NABERS Australian average

RAINWATER COLLECTED

5,900 kL of rainwater collected

Equivalent to 2.4 Olympic-sized swimming pools or enough to supply one of our assets for an entire year



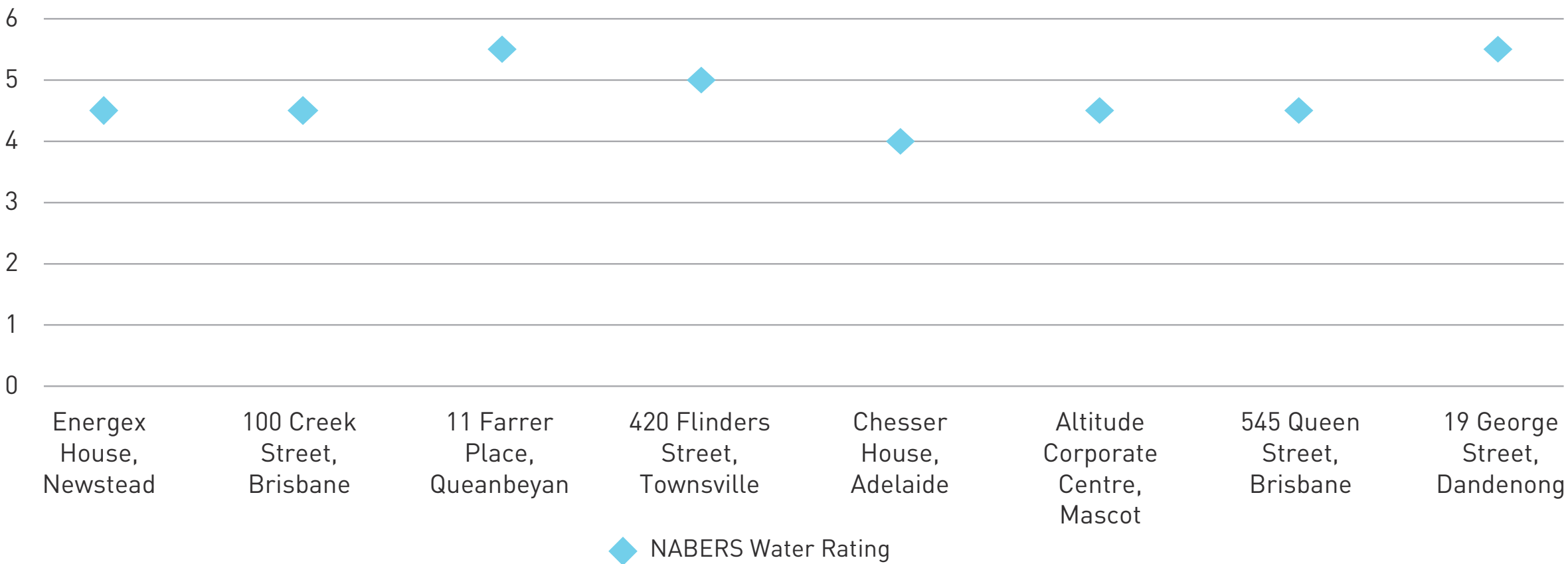
NABERS Water Ratings

FY24 DPF average

4.8 stars

FY24 Australian Average

4.4 stars



Need more ESG information?

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

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