



CROMWELL
FUNDS MANAGEMENT

ASIC Benchmark and Disclosure Principles: Cromwell Property Trust 12 22 September 2025

Information Provided Pursuant to ASIC Regulatory Guide 46 (RG46)

Important Notice and Disclaimer

As responsible entity of the Cromwell Property Trust 12 ARSN 166 216 995 ("C12" or "the Trust"), Cromwell Funds Management Limited ABN 63 114 782 777, AFSL 333214 ("CFM") is the issuer of this ASIC Benchmarks and Disclosure Principles guide ("Guide") which should be read in conjunction with the Product Disclosure Statement for the Trust dated 29 October 2013 ("PDS"). As at the date of this Guide, the Trust is closed to new investments. The initial 7-year term of the Trust expired on 31 October 2020. Unitholders voted to extend the Trust Term by 5 years, until 31 October 2025. No withdrawal facility is expected to be offered prior to this time.

Updates on the Trust are available at www.cromwell.com.au/c12.

The information in this Guide is general information only and does not take into account your objectives, financial situation or needs. Therefore, before deciding whether to acquire or continue to hold an investment you should consider the PDS and updates to them carefully and assess, with or without your financial or taxation advisor, whether the Fund fits your objectives, financial situation or needs.

Scope of this Guide

The Australian Securities & Investments Commission (ASIC) issued RG 46 in September 2008 and updated it in March 2012. RG 46 sets out particular benchmarks and disclosure principles designed to provide improved disclosure to retail investors to help them compare risks and returns across investments in the unlisted property sector.

Set out below are tables which list each disclosure principle and benchmark and where the relevant information is included in this Guide and, if applicable, the attached PDS.

Disclosure Principles	Guide Reference	PDS Reference
1 Gearing Ratio	Section 4.3	Section 1.9.3 (4, 6 and 11 are also relevant)
2 Interest Cover Ratio	Section 4.4	Section 1.9.5 (4.3, 6 and 10.9 are also relevant)
3 Scheme Borrowing	Section 4	Section 1.9.1 (4.3 and 10.9 are also relevant)
4 Portfolio Diversification	Section 1	Section 1.2 (3 and 4.1 are also relevant)
5 Related Party Transactions	Section 7	Section 1.10 (5 and 10.14 are also relevant)
6 Distribution Practices	Section 5	Section 1.5 (4.3 and 6.3 are also relevant)
7 Withdrawal Arrangements	Section 6	Section 1.3 (4.3 and 8.4 are also relevant)
8 Net Tangible Assets	Section 2	Section 1.7 (6.4 is also relevant)

Benchmarks	Guide Reference	PDS Reference
1 Gearing Policy – The Trust meets the benchmark. The Trust maintains and complies with a written policy that governs the level of gearing for the Trust.	Section 4.1	Section 1.9.1
2 Interest Cover Policy – The Trust meets the benchmark. The Trust maintains and complies with a written policy that governs the level of interest cover for the Trust.	Section 4.1	Section 1.9.1
3 Interest Capitalisation – The Trust meets the benchmark. The interest expense of the Trust is not capitalised. However, for the purposes of the forecast distribution statement, interest costs during the Construction Period were capitalised against the cost of the Property under accounting standards.	Section 4.4	Sections 1.9.2 and 6.3.2
4 Valuation Policy – The Trust meets the benchmark. The Trust maintains and complies with a written valuation policy.	Section 3	Sections 1.6 and 4.2.4
5 Related Party Transactions – The Trust meets the benchmark. The Trust maintains and complies with a written policy on related party transactions, including the assessment and approval processes for such transactions and arrangements to manage conflicts of interest.	Section 7	Section 1.10
6 Distribution Practices – The Trust meets the benchmark. Distributions are funded by cash from operations.	Section 5	Sections 1.5 and 4.3

All statistics and amounts in this Guide are as at 30 June 2025 unless stated otherwise.

CFM may update this Guide from time to time and it is recommended unitholders refer to our website at www.cromwell.com.au/c12 for these updates. A paper copy of this Guide or any updated information will be given to you on request and without charge.

From time to time, CFM may become aware of information that is material to unitholders but not covered by a disclosure principle. Any such material information will be provided to unitholders in continuous disclosure notices on our website www.cromwell.com.au/c12.

1. Portfolio Diversification

1.1 Trust Investments

The property located at 19 George Street, Dandenong, VIC (the Property) remains as the Trust's sole property for the duration of the extended Term of the Trust.

The Trust is not expected to acquire any other properties during its investment term. As a result, the Trust is not expected to be further diversified by investment class, geographic location or property sector.

Other significant non-direct property assets held as at 30 June 2025 were:

- cash of \$1,770,000, and
- an interest rate derivative with a mark-to-market valuation of \$559,000¹.

1.2 Property Valuation

The most recent valuation of the Property is summarised in the following table.

Building	Valuation	Sector	Valuation Date	Market Cap Rate ²	Occupancy ³	Valuer
19 George Street, Dandenong	\$81,000,000	Commercial	31 May 2025	7.50%	99.3%	Independent

In the Trust's latest Annual Financial Report as at 30 June 2025, the carrying value of the Property was \$81,588,000.

At 30 June 2025, the Trust had total assets of \$83,966,000. Therefore, as at 30 June 2025, the Property represented 97.2% of the Trust's total assets.

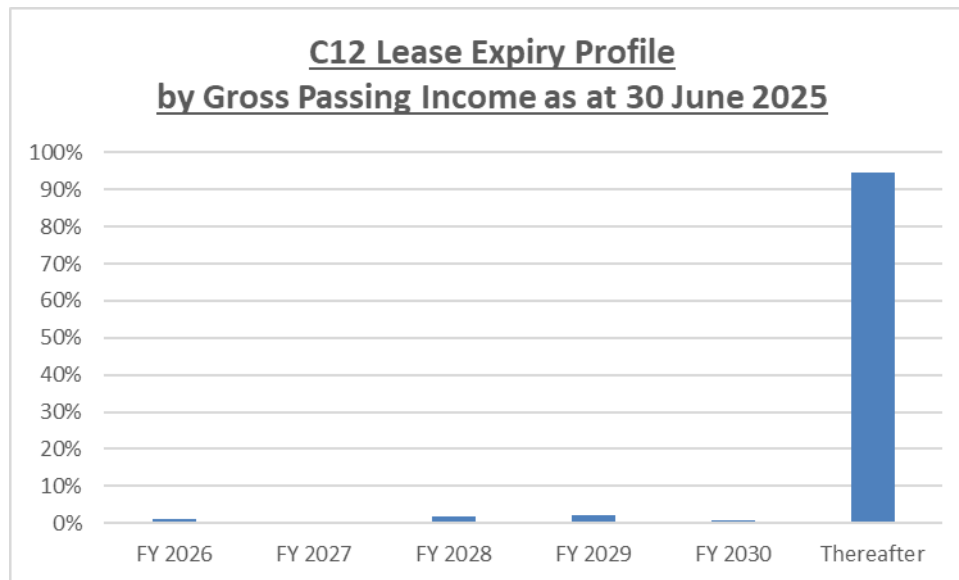
¹ The value of the interest rate derivative is \$559,000, with \$316,000 recorded in current assets and \$243,000 in non-current assets.

² The market capitalisation rate (cap rate) is the capitalisation rate used to value a property, assuming it is fully leased at reasonable and current market rent rates.

³ Calculated by vacant space over total net lettable area.

1.3 Lease Expiry Profile

The following chart shows the lease expiry profile for the Property in yearly periods calculated based on the Trust's gross passing income.



1.4 Vacancy Rate

The lease vacancy rate for the Property is 0.7%. The vacancy rate represents the portion of the Property which is not subject to a lease or an agreement for lease.

1.5 Tenants

The Trust's Top 5 tenants at the Property (by percentage of gross passing income) are:

Tenant	% of Gross Income
Commonwealth Government of Australia (ATO)	94.5%
Wise Employment Ltd	2.4%
Hearing Australia Services	1.6%
George St Café	0.7%
Banh Mi & Noodle Co Pty Ltd	0.6%

The Trust's Weighted Average Lease Expiry (WALE) by gross passing income calculated as at 30 June 2025 is 5.1 years.

The Trust's WALE is calculated as follows:

$$\text{WALE} = \frac{\text{Remaining gross passing income}}{\text{Gross passing income}}$$

WALE is used to measure the overall tenancy risk of a particular property to assess the likelihood of a property being vacated. WALE of a property is measured across all tenants' remaining lease terms (in years) and is weighted with the tenants' income against total combined income.

2. Net Tangible Assets

The net tangible assets ("NTA") of the Trust can be calculated on a per unit basis. This amount can be used as an approximate measure of what a unitholder could expect to receive per unit held if the assets of the Trust were sold at that particular point in time. However, it does not make any allowance for the cost of selling the Property or winding up the Trust. Therefore, to the extent that the NTA at any time is less than the price paid for a unit, it is also an approximate measure of the risk of a capital loss.

NTA is calculated using information from the Trust's Annual Financial Report as at 30 June 2025 and in accordance with the following formula:

$$\text{NTA} = \frac{\text{Net assets}^4 - \text{intangible assets} +/- \text{other adjustments}}{\text{Number of units on issue}}$$

As at 30 June 2025, the Trust had NTA per unit of \$0.58 (before tax) including interest rate derivatives and \$0.57 excluding interest rate derivatives. This reflects a decrease of 23.7% from June 2024 NTA of \$0.76, driven by asset valuation.

3. Valuation Policy

CFM has, and complies with, a Valuation Policy for the Trust. Amongst other things, the policy provides that:

- a) the Property will be independently valued each year. The next independent valuation of 19 George Street is expected to occur on or before 31 May 2026.
- b) all valuations are to be carried out by appropriately qualified valuers, independent of CFM, who are registered and have a minimum of five years' relevant experience;
- c) valuers are to be instructed to undertake their valuation in accordance with industry standards and to outline their valuation methodology within the valuation report; and
- d) the same valuer will not be appointed for a term of more than 3 years.

CFM believes using independent valuers (with valuers being required to confirm their independence as part of their valuation report) and ensuring the valuers used in relation to any one property are rotated in accordance with the Valuation Policy, will best address any potential conflicts of interest that might arise. However, relevant staff are also aware of CFM's conflict of interest arrangements and are required to report any actual or potential conflicts of interest of which they become aware so conflicts can be appropriately managed and/or monitored.

⁴ No acquisition costs are embedded in the calculation of net assets. CFM writes off acquisition costs immediately upon the acquisition.

Unitholders can obtain a copy of the Valuation Policy by calling Cromwell's Investor Services Team on 1300 268 078.

4. Trust Borrowing

4.1 Borrowing Policy

CFM has, and complies with, a written policy governing the level and nature of the Trust's borrowings and, in particular, the level and nature of the Trust's gearing and the level and nature of its interest cover.

The policy provides that the Trust will limit its gearing to 50%, with gearing being calculated as the Trust's borrowings divided by the most recent valuation of the Property.

Further, CFM will not undertake any borrowing for the Trust which would cause the interest cover ratio for the Trust to fall below 2 times.

No interest is capitalised on debt facilities.

There are risks involved in investing in a geared Trust as gearing magnifies profits, losses, capital gains and capital losses. See "Borrowing Risk" in Section 4.3.1 of the PDS for further information.

4.2 Borrowing Facilities

Most property funds use a combination of borrowings and unitholders' funds to acquire properties. Borrowings enhance distributions when the cost of the borrowings is less than the return from the property and increase the potential for capital gain when property values are rising. However, they can also lead to reduced distributions when the cost of borrowings increases or to a larger capital loss when property values are falling.

The Trust has a single loan facility ("Bank Loan"). The Bank Loan is for a total amount of \$38,000,000⁵ and has been provided by one of Australia's major banks. As at 30 June 2025, the Bank Loan expiry was February 2028.

The Bank Loan is secured against the Property. This means repayment of the Bank Loan will rank ahead of unitholders' interests in the Trust.

The Bank Loan's interest rate is a combination of the monthly BBSY (Bank Bill Swap Bid Rate) and the bank margin and line fee.

In February 2025, the Trust terminated an existing interest rate derivative and simultaneously entered into a new \$38 million interest rate derivative which expires in June 2027. See Section 4.6 below for further information on interest rate hedging.

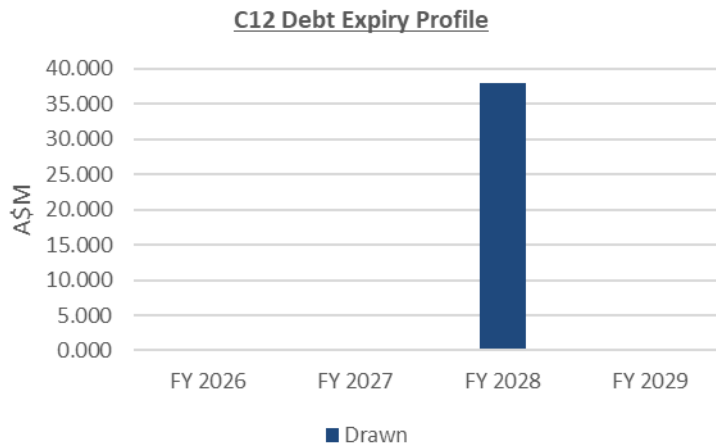
The Bank Loan had an all-up interest rate of 4.954% per annum as at 30 June 2025. The interest rate comprises a fixed margin and variable market rate charged on the drawn balance, and a line fee charged on the limit. The all-up interest rate including income derived from interest rate derivatives

⁵ The Lender has provided a credit approved term sheet (with loan documentation to be finalised) to increase the facility limit from \$38 million to \$40 million with the additional \$2 million loan tranche available only for capital expenditure.

was 3.730% as at 30 June 2025. The interest rate including income derived from interest rate derivatives and the amortisation of front-end establishment fees is 3.863% as at 30 June 2025.

The interest expense incurred by the Trust is not capitalised. Interest is paid as and when due from available cash reserves.

The maturity profile of the Trust's borrowing facilities is as follows:



The Trust's constitution and the *Corporations Act 2001* (Cth) give unitholders certain powers. In particular, the requisite number of unitholders can call a meeting of unitholders to consider resolutions to amend the Trust's constitution, terminate the Trust or remove CFM as responsible entity. The exercise of those powers without the consent of the bank may lead to events of default under the Bank Loan and in certain circumstances will give the bank rights to, amongst other things, call for immediate repayment of the amounts outstanding.

4.3 Gearing Ratio

The gearing ratio indicates the extent to which the Trust's assets are funded by interest bearing liabilities (i.e. its borrowings).

The ratio gives an indication of the potential risks faced by the Trust as a result of its borrowings due to, for example, an increase in interest rates or a decrease in property values. Generally, the higher the gearing ratio the greater the risks faced by the Trust as a result of its borrowings.

The Trust's gearing ratio is calculated as follows:

$$\text{Gearing ratio} = \frac{\text{Total interest bearing liabilities}^6}{\text{Total assets}}$$

The gearing ratio for the Trust at 30 June 2025 was 45.3%.

The gearing ratio for 30 June 2025 was calculated using information from the Trust's Annual Financial Report as at 30 June 2025.

⁶ Interest bearing liabilities detailed under current liabilities within the Consolidated Balance Sheet in the Trust's latest management accounts. They include the Trust's bank loans, less unamortised loan transaction costs, which have been excluded for the purpose of this calculation.

The Trust does not have any off-balance sheet financing.

4.4 Interest Cover

Interest cover measures the ability of the Trust to meet the interest payments on its borrowings from its earnings. The level of interest cover gives an indication of the Trust's financial health. It is a key measure of the Trust's ability to meet its interest payment obligations. Generally, the higher the interest cover the easier it will be for the Trust to continue to meet its interest payments if earnings decline.

Interest cover is calculated as follows:

$$\text{Interest cover ratio} = \frac{\text{EBITDA} - \text{unrealised gains} + \text{unrealised losses}}{\text{Interest expense}}$$

The Trust's interest cover ratio for the year ending 30 June 2025 was 5.85 times.

4.5 Loan Covenants

The Bank Loan has various financial covenants which must be complied with. The Trust is compliant with all covenants.

Under the terms of the Bank Loan the 'loan to value' ratio must be at or below 50%⁷. The 'loan to value' ratio is the amount of the Bank Loan divided by the value of Property and was 46.9% at 30 June 2025. The Property would need to fall in value by 6.2% for this covenant to be breached.

The interest cover ratio must be greater than or equal to 2 times. The interest cover ratio is the Trust's net rental income divided by the Bank Loan's interest costs for the preceding 12 months and was 5.8 times at 30 June 2025. Net rental income would need to fall by 65.8% or the interest expense would need to increase by 192.2% for this covenant to be breached.

4.6 Hedging

Hedging is a means by which the variable component of the Trust's interest payments (other than the margin, which is generally agreed for the term of the Bank Loan) is fixed for a certain period.

This provides the Trust with certainty as to its interest expense for the hedging period. While this is of benefit to the Trust should interest rates rise, it could be disadvantageous to the Trust if interest rates fall below the level at which the Trust's interest rate was hedged.

CFM maintains and complies with a borrowing policy for the Trust, which incorporates the extent to which the Trust will hedge its interest rate expense.

In February 2025, CFM extended the existing interest rate hedging arrangement to June 2027. As at 30 June 2025, the Trust's borrowing is 100% hedged. CFM may further extend the hedge profile of the Trust in the future where it is considered prudent or cost effective to do so.

The mark-to-market value of the interest rate derivative as at 30 June 2025 was \$559,000.

⁷ The Lender has provided a credit approved term sheet (with loan documentation to be finalised) to increase the LVR covenant from 50% to 55%. The Property would need to fall in value by 14.7% for the 55% LVR covenant to be breached.

5. Distribution Practices

The Trust pays distributions from its cash from operations that is available for distribution (excluding borrowings, unrealised gains and losses and certain non-cash and capital items). A calculation of the profit available for distribution is set out below. The Trust may retain part of this amount to pay for capital expenditure and leasing costs where CFM does not consider it prudent to fund these from other sources.

The Trust's current Term ends on 31 October 2025. A Notice of Meeting and Explanatory Memorandum (NOM/EM) is being forwarded to Unitholders on 19 September 2025, outlining a proposal to extend the Investment Term to 31 December 2027. Section 5.3 of the NOM/EM advises from November 2025 (distributions paid in December 2025), distributions will be lowered from the current rate of 6.50 cents per unit per annum to 6.00 cents per unit per annum. This change is due to increased interest costs resulting from the restructured interest rate hedging completed in February 2025.

CFM considers the Trust's forecast distributions to be sustainable from the Trust's available cash resources for at least 12 months into the future.

The following calculation reconciles Trust net profit to the total distribution payable for the year period to 30 June 2025, as per the Trust's Annual Financial Report as at 30 June 2025.

Reconciliation of Trust Net Profit/Loss to Distributable Earnings		FY2025
		\$'000
Loss for the year		(9.070)
Add		
Loss on disposal of investment properties		
Less		
+/- fair value (write-downs)/net gains:		
Investment properties		12.165
Derivative financial instruments		1.687
Investments in unlisted property schemes		
Add		
Non-cash property investment income/(expenses):		
Straight-line lease income		0.433
Lease incentive, lease cost amortisation and lease abatement		0.038
Amortisation of right-of-use asset		
Add		
Amortisation of loan transaction costs		0.051
Equals		
Distributable Earnings		5.304
Distribution		4.940

6. Withdrawal Arrangements

The initial term of the Trust expired on the 31 October 2020. Unitholders voted to extend the Trust Term by 5 years, until 31 October 2025. No withdrawal facility will be offered prior to this time.

As noted in section 5 above, Unitholders will shortly receive a NOM/EM proposing a Resolution to extend the Investment Term to 31 December 2027 (Further Term). The meeting is scheduled to take place on 31 October 2025.

- If the Resolution is passed, the Term is extended to 31 December 2027, and CFM will continue to monitor the market with a view to launching a sale campaign at the earliest time it considers market conditions are favourable. There is no guarantee on the timing of a sale or ultimately the sale price that may be achieved for the Property. Even if a sale process is commenced during the Further Term, it may not be completed prior to the expiry of the Further Term, meaning the wind up of the Trust might not commence until after 31 December 2027.
- If the Resolution is not passed, CFM will commence a sale campaign of the Property as soon as is practicable, noting that given the time of year the sale process may not be launched until early 2026. If the Property is sold, Unitholders can expect to receive an interim distribution of their share of the net sale proceeds shortly after the sale is completed, with the balance paid as a final distribution when the Trust is wound up. CFM will complete this process as soon practically possible, however given the typical time required to sell commercial property, CFM estimates any sale would not be completed until after 30 June 2026.

7. Related Party Transactions

CFM recognises that it is important that related party transactions are appropriately managed because of the inherent risk that they may be mutually assessed and then reviewed less vigorously than transactions with external parties.

CFM has, and complies with, written policies with regard to related party transactions. The policies cover, amongst other things, the assessment and approval processes for related party transactions as well as how those transactions are managed. All related party transactions require Board approval, and the Board will only approve transactions if they are satisfied that the transactions are on arm's length or better terms to the Trust. Otherwise, unless another exception is available under the Corporations Act 2001 (Cth), the transaction would be subject to approval by the Trust's unitholders.

Any conflict of interest or potential conflict of interest (which includes but is not limited to a related party transaction) is managed in accordance with Cromwell's Conflict of Interest Policy.

Compliance with the Related Party and Conflict of Interest Policies is tested at least annually by Cromwell's Risk and Compliance team. To date, the policies have been complied with by CFM.

CFM has appointed some related entities to provide services to the Trust. Like CFM, those related entities are all wholly owned subsidiaries of the Cromwell Corporation Limited. They include Cromwell Property Services Pty Ltd (which provides property, facility management and leasing services to the Trust), Cromwell Project & Technical Solutions Pty Ltd (which provides project management services to the Trust in relation to the Property), Cromwell Capital Pty Ltd (which provides finance arrangement services to the Trust) and Cromwell Operations Pty Ltd (which provides accounting and other administrative services to the Trust).

For the year ending 30 June 2025, Cromwell Property Services Pty Ltd was paid \$350,798 in fees, Cromwell Operations Pty Ltd was paid \$79,200 in fees, and Cromwell Project & Technical Solutions

Pty Ltd was paid \$30,597. Cromwell Capital Pty Ltd did not receive any fees during the year ending 30 June 2025. Related party arrangements are reviewed annually and are entered into on arm's length terms. For further information, please refer to Section 5.2.2 and 5.2.4 of the PDS (regarding fees paid to CFM and its related parties for services provided to the Trust) and Section 10.14 of the PDS (regarding the related party arrangements that relate to the Trust).