



Prime Brisbane Office Investment for Wholesale Investors

CROMWELL CREEK STREET INVESTMENT TRUST

Forecast distribution yield

8.0% p.a. paid monthly¹

Tax deferred distributions

100% deferral expected in first 2 years

Target Equity IRR

15% (pre-tax, pre-performance fee)

Occupancy

94.3% by area²

Attractive purchase price

57% below replacement cost³

1. Forecast average for the Issue Price over the initial 5-year investment term and based on assumptions summarised in the Information Memorandum.
2. Forecast for 31 January 2026.
3. CBRE analysis as at 31 October 2025. Replacement value excludes development profit and interest costs.



#1 city for office jobs growth
over 5 and 10 years¹



#1 city for tenant demand
over 5 years²



Lowest office vacancy
against 15-year average for all CBDs²



Limited forecast new supply³
to benefit occupancy and rental growth of
existing buildings



Cyclical opportunity
Low point in real estate value cycle and
expected rent increases underpin potential
capital growth



Strong macro tailwinds
Infrastructure investment and 2032 Olympics
expected to boost Brisbane economic growth

1. Source: Oxford Economics (Sep 25).
2. Cromwell analysis. Source: JLL data (Sep 25).
3. Source: JLL data (Sep 25).

THE PROPERTY

100 Creek Street, Brisbane, QLD

- **Prominent corner location** in Brisbane’s ‘Golden Triangle’ offering seamless connectivity and exceptional amenity
- **94.3% occupancy by area¹**, outperforming the Brisbane prime-grade market²
- **Appealing design** with floor-to-ceiling windows providing natural light, protected view corridors, quality finishes and recent upgrades contributing to consistently high occupancy
- **Flexible 850sqm typical floor plate**, well suited to sub-1,000m² tenants which have dominated Brisbane’s tenant demand over the last 5 years
- **Proven leasing-performer** with 45+ quality tenants providing diversified income profile and lowering individual tenant risk
- **Property income forecast to grow** with 100% of office leases on rents below current market rents



[Click here for a property walkthrough](#)

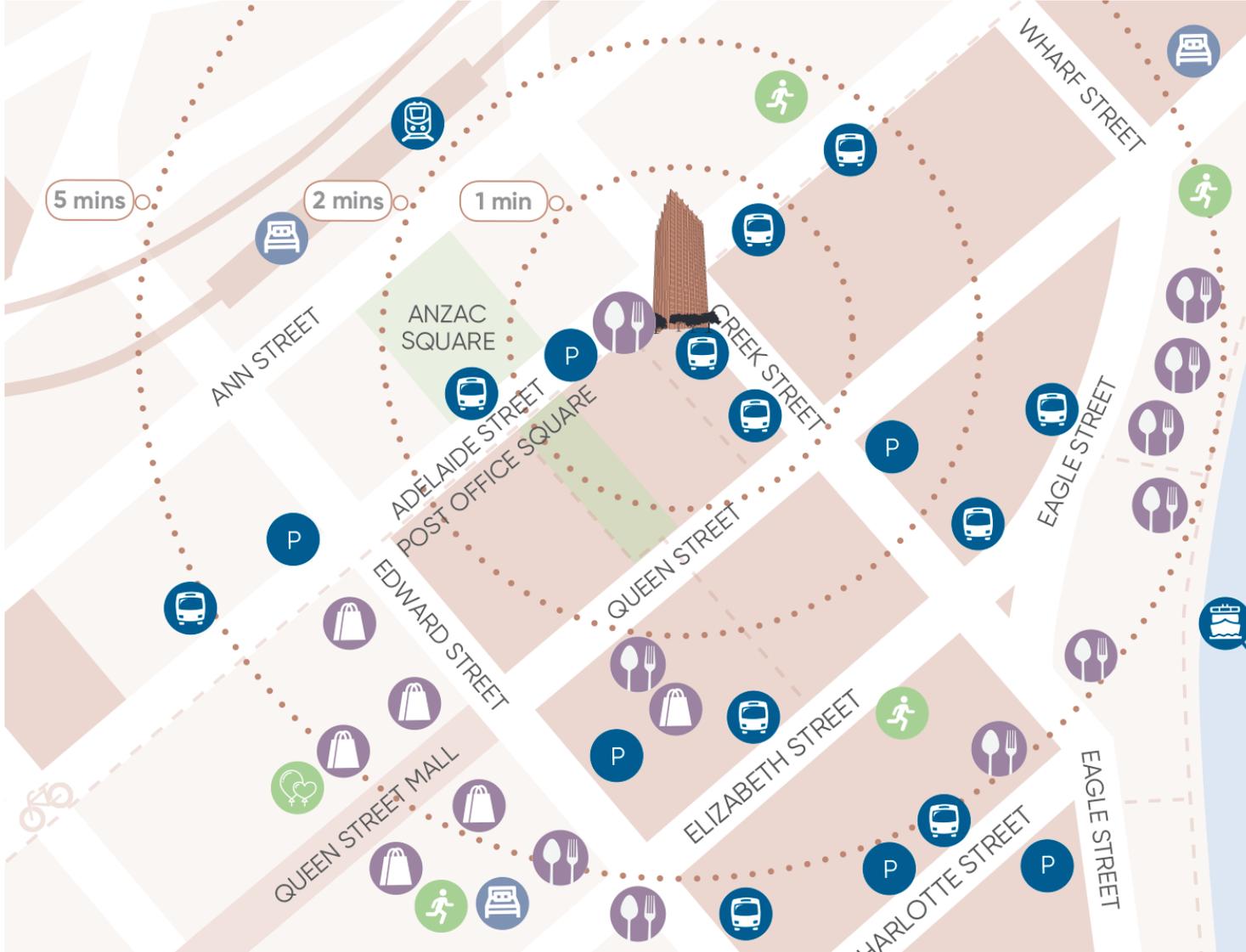
Key property metrics

| | |
|-----------------------------------|--|
| Title | Freehold |
| Net lettable area | 20,000 sqm |
| Office levels | 24 |
| Car spaces | 77 bays |
| Occupancy¹ | 94.3% by area |
| Key tenants | Cromwell Property Group Aussie Broadband Australian Government |
| WALE by income¹ | 2.8 years |
| NABERS | 5.0-star Energy rating 4.5-star Water rating |
| Purchase price | 57% below replacement cost ³ |

1. Forecast as at 31 January 2026.

2. Source JLL data (Sep 25).

3. CBRE analysis as at 31 October 2025. Replacement value excludes development profit and interest costs.



Location

Prominently positioned

100 Creek Street occupies a landmark corner site in Brisbane's premier business precinct, the 'Golden Triangle' – internationally recognised and institutionally supported as the location of choice for both investors and occupiers.

Seamless connectivity

With multiple bus stops at its doorstep, the Property sits just 250 metres from Central Station, Brisbane's major transport hub, and is a convenient 3-minute stroll to the Riverside CityCat and ferry terminal.

Exceptional amenity

The Property is surrounded by shops, cafes and restaurants, with the vibrant Gresham Lane at its base providing a variety of dining options for occupiers. With immediate access to Eagle Street Pier, Post Office Square, Macarthur Central, Queens Plaza, and just 300 metres to the Queen Street Mall, 100 Creek Street has a centralised location with amenity and accessibility to appeal to tenants.

Fund key terms summary

Trustee: Cromwell Real Estate Partners Limited ACN 152 674 792

Eligible investors: Wholesale

Minimum investment: A\$100,000 – units issued at \$1.00 per unit

Minimum offer amount¹: A\$102 million

Offer close date: February 2026. The Trustee reserves the right to extend or close early.

Investment term: Initial 5-year term, with two 1-year extensions at discretion of the Trustee.

Liquidity: Illiquid investment with limited rights to transfer units. The Trustee does not intend offering any redemption opportunities to Unitholders prior to the sale of the Property and the winding up of the Fund.

Borrowings²: 45% LVR at settlement. Initial facility has a limit of 57.5% of the purchase price providing capacity for leasing and capital expenditure. Covenants: LVR 60% / ICR 1.75x.

Trustee fees

| | |
|-----------------|--|
| Management: | 0.60% p.a. of GAV (MER 0.67% p.a. ³) |
| Acquisition: | 1.50% of purchase price |
| Equity raising: | 0.75% of the minimum offer amount |
| Performance: | 20% of cashflow in excess of 10% EIRR |

1. Rounded.
2. Subject to finalisation of borrowing facility.
3. Forecast full year average. First and last are part years and differ.

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