



ASIC Benchmark and Disclosure Principles: Cromwell Property Trust 12

24 March 2026

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 investment term for the Trust by 5 years, until 31 October 2025 and a further extension has been approved extending the investment term for the Trust to 31 December 2027. No withdrawal facility is expected to be offered prior to this time. Any further information and any updates on the Trust will be made available on the Trust's website 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. | 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 31 December 2025, and based on the contents of the Trust's latest Half-Year Financial Report, 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 11-13 Robinson Street, Dandenong, VIC (“the Property”) remains the Trust’s sole property.

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

Other significant non-direct property assets held as at 31 December 2025 were:

- cash of \$1,476,000, and
- an interest rate derivative with a mark-to-market valuation of \$881,000¹.

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 |
|---------------------------------------|--------------|------------|------------------|------------------------------|------------------------|-------------|
| 11-13 Robinson Street, Dandenong, VIC | \$81,000,000 | Commercial | 31 December 2025 | 7.50% | 99.3% | Independent |

In the Trust’s latest Half-Year Financial Report as at 31 December 2025, the carrying value of the Property was \$81,000,000.

As at 31 December 2025, the Trust had total assets of \$83,552,000, with the Property representing 96.9% of the Trust’s total assets.

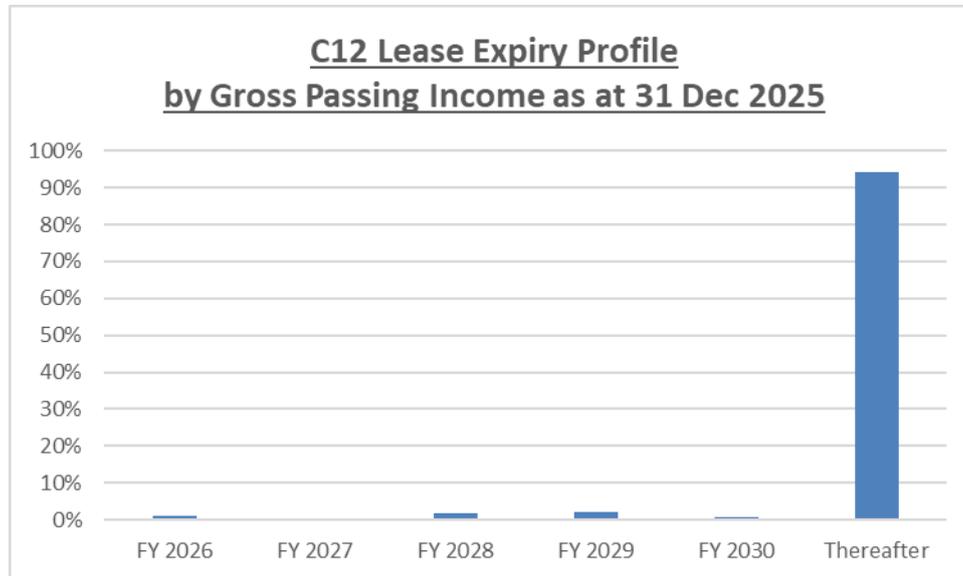
¹ The value of the interest rate derivative is \$881,000, with \$568,000 recorded in current assets and \$313,000 in non-current assets.

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 on the basis of the Trust's gross passing income.



1.4 Vacancy Rate

The lease vacancy rate for the Property was 0.7% as at 31 December 2025. The vacancy rate represented the portion of the Property which was 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:

| Top 5 Tenants by Gross Passing Income | |
|---------------------------------------|---------------------------|
| Tenant | % of Gross Passing Income |
| Australian Taxation Office | 94.3% |
| Wise Employment Ltd | 2.5% |
| Hearing Australia Services | 1.7% |
| George St Café | 0.7% |
| Banh Mi & Noodle | 0.6% |

The Trust's Weighted Average Lease Expiry ("WALE") by gross passing income calculated as at 31 December 2025 was 4.6 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 Half-Year Financial Report as at 31 December 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 31 December 2025, the Trust had NTA per unit of \$0.58 (before tax) including interest rate derivatives and \$0.57 excluding interest rate derivatives. NTA remained flat from the June 2025 NTA of \$0.58.

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. Should the Property not be sold beforehand, the next independent valuation is expected to occur on or before 31 December 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 that governs 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 total assets.

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 one loan facility ("Bank Loan"), provided by one of Australia's major banks. The Bank Loan was initially for a total amount of \$38 million and was increased to \$40 million in September 2025 with the additional \$2 million loan tranche available only for capital expenditure. As at 31 December 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.

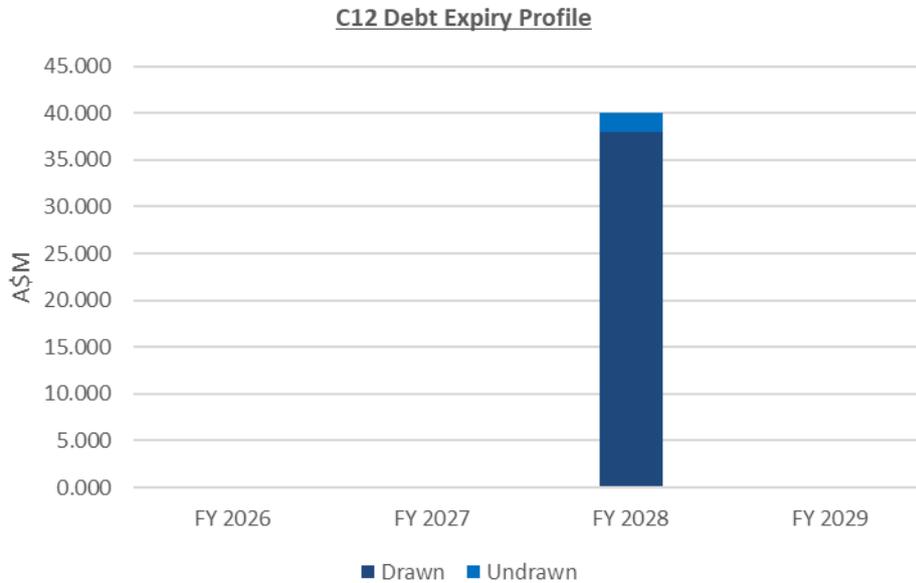
The Bank Loan's interest rate is a combination of the monthly BBSY (Bank Bill Swap Bid Rate), the margin and line fee.

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 5.124% per annum as at 31 December 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 was 3.767% as at 31 December 2025. The interest rate including income derived from interest rate derivatives and the amortisation of front-end establishment fees was 3.902% as at 31 December 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:

$$\text{Gearing ratio} = \frac{\text{Total interest-bearing liabilities}^5}{\text{Total assets}}$$

The gearing ratio for the Trust as at 31 December 2025 was 45.5%.

⁵ Interest bearing liabilities are defined as "Borrowings" in the Trust's financial reports and are detailed under non-current liabilities within the Balance Sheet. They include the Trust's bank loans, less unamortised loan transaction costs, which have been excluded for the purposes of this calculation.

The gearing ratio for 31 December 2025 was calculated using information from the Trust's Half-Year Financial Report as at 31 December 2025.

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

4.4 Interest Cover Ratio

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 half-year ending 31 December 2025 was 4.4 times. The ratio was calculated based on information from the Trust's Half-Year Financial Report as at 31 December 2025.

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 55%⁶. The 'loan to value' ratio is the amount of the Bank Loan divided by the value of Property and was 46.9% as at 31 December 2025. The Property would need to fall in value by 14.7% 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 4.8 times at 31 December 2025. Net rental income would need to fall by 58.1% or the interest expense would need to increase by 138.9% 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 and line fee, 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.

⁶ The Lender relaxed the LVR covenant from 50% to 55% in September 2025.

In February 2025, CFM extended the existing interest rate hedging arrangement to June 2027. As at 31 December 2025, the Trust's drawn balance was 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 31 December 2025 was \$881,000.

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.

| Reconciliation of Trust Net Profit/Loss to Distributable Earnings | | HY2026 |
|---|--|-----------------|
| | | (\$M) |
| Profit for the half-year ended 31 December 2025 | | 2.192 |
| Less | | |
| +/- fair value (write-downs)/net gains: | | |
| Investment properties | | 0.329 |
| Derivative financial instruments | | (0.323) |
| Investments in unlisted property schemes | | |
| Add | | |
| Non-cash property investment income/(expenses): | | |
| Straight-line lease income | | 0.254 |
| Lease incentive, lease cost amortisation and lease abatement | | 0.018 |
| Amortisation of right-of-use asset | | |
| Add | | |
| Amortisation of loan transaction costs | | 0.028 |
| Equals | | |
| Distributable Earnings | | 2.498 |
| Distribution | | 2.408 |
| Distribution rate (p.a) | | 6.34 cpu |

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.

From November 2025 distributions have been lowered from the rate of 6.50 cents per unit per annum to 6.00 cents per unit per annum. This change was due to increased interest costs resulting from the restructured interest rate hedging completed in February 2025.

6. Withdrawal Arrangements

The initial term of the Trust expired on 31 October 2020. Unitholders voted to extend the investment term of the Trust by 5 years, until 31 October 2025. In October 2025, Unitholders voted to further extend the investment term of the Trust to 31 December 2027 (“Further Term”).

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. No withdrawal facility will be offered during the extended term.

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 half-year ending 31 December 2025:

- Cromwell Property Services Pty Ltd was paid \$175,464 in fees,
- Cromwell Project & Technical Solutions Pty Ltd was paid \$131 in fees,
- Cromwell Operations Pty Ltd was paid \$39,600 in fees, and
- Cromwell Capital Pty Ltd did not receive any fees

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).

Unitholders can obtain copies of the Conflict of Interest and Related Party Policies by calling Cromwell's Investor Services Team on 1300 268 078.