



# ASIC Benchmark and Disclosure Principles: Cromwell Riverpark Trust

## 24 March 2026

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### Information Provided Pursuant to ASIC Regulatory Guide 46 (RG46)

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#### Important Notice and Disclaimer

As responsible entity of the Cromwell Riverpark Trust ARSN 135 002 336 ("CRT" or "the Trust"), Cromwell Funds Management Limited ABN 63 114 782 777, AFSL 333214 ("CFM") is the issuer of this ASIC Benchmark and Disclosure Principles guide ("Guide") which should be read in conjunction with the Product Disclosure Statement for the Trust dated 25 February 2009 ("PDS") and the Supplementary Product Disclosure Statement for the Trust dated 30 June 2009 ("SPDS"). As at the date of this Guide, the Trust is closed to new investments. All disclosures in this Guide are correct as at 31 December 2025 and reflect the Trust's latest Half-Year Financial Report as at 31 December 2025. Any further information and any updates on the Trust will be made available on the Trust's website at [www.cromwell.com.au/crt](http://www.cromwell.com.au/crt).

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 SPDS and updates to them carefully and assess, with or without your financial or taxation advisor, whether the Trust 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 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 and SPDS.

	<b>Disclosure Principles</b>	<b>Guide Reference</b>	<b>PDS Reference</b>
1	Gearing Ratio	Section 4.3	Section 1.7 (3, 6 and 11 are also relevant)
2	Interest Cover Ratio	Section 4.4	Section 1.7 (3 and 10.10 are also relevant)
3	Scheme Borrowing	Section 4	Section 1.7 (3 and 10.10 are also relevant)
4	Portfolio Diversification	Section 1	Section 1.1 (2 and 3 are also relevant)
5	Related Party Transactions	Section 7	Section 1.8 (4 is also relevant)
6	Distribution Practices	Section 5	Section 1.5 (3 and 6.3 are also relevant)
7	Withdrawal Arrangements	Section 6	Section 8.4 (3 is also relevant)
8	Net Tangible Assets	Section 2	Section 6 (11 is also relevant)

	<b>Benchmarks</b>	<b>Guide Reference</b>	<b>PDS Reference</b>
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 1.7
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 1.7
3	Interest Capitalisation – The Trust meets this benchmark. The interest expense of the Trust is not capitalised.	Section 4.1	N/A
4	Valuation Policy – The Trust meets the benchmark. The Trust maintains and complies with a written valuation policy.	Section 3	Section 1.6 Section 11 is also relevant
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 1.8 Section 4 is also relevant
6	Distribution Practices – The Trust meets the benchmark. The Trust will generally only pay distributions from cash available from its operations (excluding any borrowings).	Section 5	Section 1.5 Sections 3 and 6.3 are also relevant

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/crt](http://www.cromwell.com.au/crt) 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/crt](http://www.cromwell.com.au/crt).

# 1. Portfolio Diversification

## 1.1 Trust Investments

The Trust owns a single commercial office property situated at 26 Reddacliff Street, Newstead, QLD (“the 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.

Currently the only significant non-direct property asset of the Trust is cash. As at 31 December 2025, the Trust held cash of \$4,775,000.

## 1.2 Property Valuation

The most recent valuation of the Property<sup>1</sup> is summarised in the following table.

Property	Valuation	Sector	Valuation Date	Market Cap Rate <sup>2</sup>	Occupancy <sup>3</sup>	Valuer
26 Reddacliff Street, Newstead QLD	\$265,000,000	Commercial	31 December 2025	7.25%	100%	Independent

In the Trust’s latest Half-Year Financial Report as at 31 December 2025, the carrying value of the Property was \$265,000,000.

As at 31 December 2025, the Trust had total assets of \$270,482,000, with the Property representing 98.0% of the Trust’s total assets.

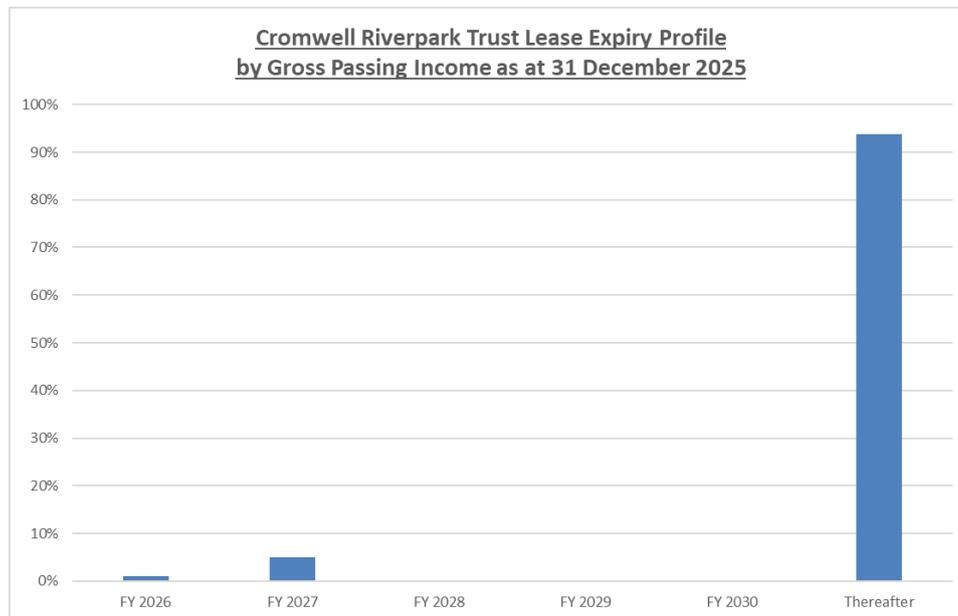
<sup>1</sup> The investment property valuation is a net valuation.

<sup>2</sup> 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.

<sup>3</sup> 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.



The main lease, to Energy Queensland Limited, which provides 93.3% of the gross passing income of the Property, expires in August 2030.

### 1.4 Vacancy Rate

The Property was fully let as at 31 December 2025.

### 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
Energy Queensland Limited	93.3%
James Frizelle's Automotive Group Pty Ltd	2.1%
Oliver Hume Real Estate Group	1.4%
LMM Holdings Pty Ltd	1.0%
First Light Active Pty Ltd	0.7%

The Trust's Weighted Average Lease Expiry ("WALE") by gross passing income calculated as at 31 December 2025 was 4.4 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 term (in years) and is weighted with the tenants' income against total combined income.

## 2. Net Tangible Assets

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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 and 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 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 \$1.54 (before tax) including interest rate derivatives and \$1.54 excluding interest rate derivatives. This was a decrease of 2.5% from the June 2025 NTA of \$1.58.

## 3. Valuation Policy

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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 in Queensland 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 that using independent valuers (with valuers being required to confirm their independence as part of their valuation report) and ensuring that 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 that the conflicts can be appropriately managed and/or monitored.

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<sup>4</sup> 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

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### 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 CFM will not draw on borrowing facilities when such a drawing would result in the Trust's gearing exceeding 50%, with gearing being calculated as the Trust's total borrowings divided by total assets. Further, CFM will not undertake any borrowing for the Trust which would cause the interest cover ratio of 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 3.2 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 borrowing increases or a larger capital loss when property values are falling.

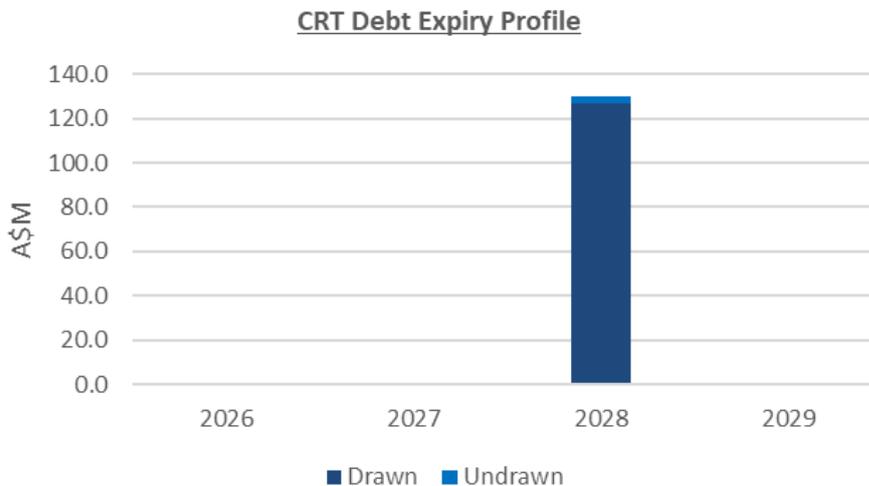
The Trust has a single loan facility ("Bank Loan"). The Bank Loan, which expires on 30 May 2028, is for a total amount of \$130,250,000 and has been provided by one of Australia's major banks. As at 31 December 2025 the drawn balance was \$127,039,000. There are no break fees applicable should the Property be sold and the Bank Loan repaid and terminated early.

The Bank Loan is secured against the Property. This means repayment of the Bank Loan ranks ahead of unitholders' interests in the Trust. If the Trust fails to renew borrowing or credit facilities, the Trust's viability could be adversely affected.

The Bank Loan had an all-up interest rate of 5.113% 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 undrawn portion. The all-up interest rate including income derived from interest rate derivatives was 5.113% as at 31 December 2025. The interest rate including income derived from interest rate derivatives and the amortisation of front-end establishment fees was 5.190% 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 repayments 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 47.0%.

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 ratio measures the ability of the Trust to meet the interest payments on its borrowings from its earnings. The level of interest cover ratio gives an indication of the Trust's financial health. It is

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<sup>5</sup> 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.

a key measure of the Trust's ability to meet its interest payment obligation. Generally, the higher the interest cover ratio the easier it will be for the Trust to continue to meet its interest payments if earnings decline.

Interest cover ratio is calculated as follows:

$$\text{Interest cover ratio} = \frac{\text{EBITDA} - \text{unrealised gains} + \text{unrealised losses}^6}{\text{Interest expense}}$$

EBITDA means earnings before interest, tax, depreciation and amortisation. In the latest Half-Year Financial Report as at 31 December 2025, "EBITDA - unrealised gains + unrealised losses" is represented by profit from operations plus interest expense.

The Trust's interest cover ratio for the half-year ending 31 December 2025 was 2.7 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 60%. The 'loan to value' ratio is the drawn balance of the Bank Loan divided by the value of the Property, net of outstanding lease incentives, and was 47.9% as at 31 December 2025. The Property would need to fall in value by 20.1% from its 31 December 2025 valuation for this covenant to be breached.

The interest cover ratio (which is calculated for the preceding 12 months) must be greater than or equal to two times. The interest cover ratio is the Trust's net income divided by the Bank Loan's interest costs and was 2.9 times for the 12-month calculation period ending 31 December 2025. Net Trust income would need to fall by 31.5% or the interest expense would need to increase by 45.9% 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 a level of 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.

The Trust has a \$120 million interest rate derivative, maturing on 7 December 2026. As at 31 December 2025, 94.5% of the Trust's drawn debt was hedged.

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<sup>6</sup> "EBITDA - unrealised gains + unrealised losses" is disclosed in the Trust's financial reports as Total revenue and other income adjusted for any fair value gains or losses.

The mark-to-market valuation of this derivative as at 31 December 2025 was \$132,000.

## 5. Distribution Practices

The Trust pays distributions from its cash from operations available for distribution (excluding borrowings, unrealised gains and losses and certain non-cash and capital items). A calculation of the profit available for distribution for the half-year ending 31 December 2025 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.

<b>Cromwell Riverpark Trust: Reconciliation of Net Profit/Loss to Distributable Earnings</b>	
	<b>HY2026</b>
<b>Reconciliation of Fund Net Profit to Distributable Earnings</b>	<b>(\$M)</b>
<b>Profit for the half-year ended 31 December 2025</b>	<b>0.622</b>
Add back:	
+/- fair value write-downs	
Investment properties	2.200
Derivative financial instruments	(0.541)
Add back:	
Non-cash property investment expenses:	
Straight-line rental income	0.651
Lease incentive, lease cost amortisation and lease abatement	2.641
Add back:	
Amortisation of loan transaction costs	0.073
Other non-operating costs	0.000
<b>Equals</b>	
<b>Distributable Earnings</b>	<b>5.646</b>
<b>Distributions</b>	<b>4.588</b>
<b>Distribution rate (p.a.)</b>	<b>10.08 cpu</b>

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.

As noted in section 5.3 of the Notice of Meeting and Explanatory Memorandum dated 30 October 2024, from September 2025 Trust distributions have been lowered from the rate of 12.25 cents per unit per annum to 9.00 cents per unit per annum. This change was due to a reduction in the rent agreed with the major tenant, Energy Queensland Limited from August 2025 as part of the negotiations to secure a lease extension to August 2030.

## 6. Withdrawal Arrangements

The Trust's Investment Term expired on 8 July 2021 and subsequently CFM endeavoured to sell the Property, giving due consideration to all offers. However, due to the market conditions which prevailed during this sale period, CFM was unable to secure an offer which it considered to be in the best interests of Unitholders.

In December 2024, unitholders voted to approve the Term Extension Proposal for the Trust, as put forward in the Notice of Meeting and Explanatory Memorandum dated 30 October 2024. The vote extended the Investment Term to 31 December 2026.

CFM's asset, leasing and project management teams have been in constant engagement with the major tenant, Energy Queensland Limited (EQL), who released a Request for Information to market in September 2025 seeking details for potential alternative premises. In late December 2025, after extensive consultation with architectural, engineering and mechanical experts, CFM presented EQL with the design concepts to meet their detailed refurbishment scope. EQL are yet to confirm any decisions regarding their long-term occupancy plans.

CFM confirms previous advice to Unitholders that to maximise investor value and reduce execution risk, it will defer launching a formal sales & marketing campaign for Energex House until EQL are able to provide greater clarity on their intentions.

In the meantime, no action is required, and monthly distributions will continue to be paid.

## 7. Related Party Transactions

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CFM recognises 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 regarding 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 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 CFM'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 direct property assets), 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 \$349,434 in fees,
- Cromwell Project & Technical Solutions Pty Ltd was paid \$8,100 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 4.2.3 of the PDS (regarding fees paid to CFM and its related parties for services provided to the Trust) and Section 1.8 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.