Cromwell Direct Property Fund

Consisting of the consolidated financial report of Cromwell Direct Property Fund (ARSN 165 011 905) and the entities it controlled

Annual Financial Report

30 JUNE 2026

Responsible entity:
Cromwell Funds Management Limited
ABN 63 114 782 777 AFSL 333 214
Level 10, 100 Creek Street
Brisbane QLD 4000

Contents

DIRECTORY

Responsible entity:

Cromwell Funds Management Limited
ABN 63 114 782 777
AFSL 333 214
Level 10, 100 Creek Street
Brisbane QLD 4000
Tel: +61 7 3225 7777
Email: invest@cromwell.com.au
Web: www.cromwell.com.au

Custodian:

Cromwell BT Pty Ltd
Level 10, 100 Creek Street
Brisbane QLD 4000
Tel: +61 7 3225 7777
Web: www.cromwell.com.au

Auditor:

Deloitte Touche Tohmatsu
Level 23, Riverside Centre
123 Eagle Street
Brisbane QLD 4000
Tel: +61 7 3308 7000
Web: www.deloitte.com.au

Directors' Report

The Directors of Cromwell Funds Management Limited ("CFM"), the responsible entity of Cromwell Direct Property Fund, present their report together with the consolidated financial statements for Cromwell Direct Property Fund and the entities it controlled (the Fund) for the year ended 30 June 2026.

The responsible entity and its Directors

Cromwell Funds Management Limited has been the responsible entity of the Fund since its registration. Cromwell Funds Management Limited is part of Cromwell Property Group ("Cromwell"), an Australian real estate investor and manager with $4.7 billion of assets under management. The responsible entity undertakes management and administrative duties for the Fund and monitors the Custodian, Cromwell BT Pty Ltd, which holds the Fund's assets on behalf of the unitholders.

The responsible entity's Directors are as follows (collectively referred to as "the Directors"):

Ms TL Cox	Non-executive Chair	Appointed 14 January 2021, Chair since 14 January 2021
Ms LJC Crombie	Non-executive Director	Appointed 30 June 2022
Ms RJ Lloyd	Non-executive Director	Appointed 18 July 2022
Mr GG Ross	Non-executive Director	Appointed 18 July 2022

Principal activity

The Fund's principal activity is direct and indirect property investment, aiming to provide investors with monthly distributions combined with the potential for tax deferred income and capital growth.

Trust Liquidity Event

On 1 July 2025, the second full liquidity event for the Cromwell Direct Property Fund (the Fund) commenced. The Product Disclosure Statement (PDS) for the Fund specified (in section 7.4) that after expiry of the Second Term in July 2025, CFM would give all investors an opportunity to withdraw from the Fund (the "Liquidity Event").

Withdrawal requests received during the notification period exceeded 50% of the Fund's total units on issue. In accordance with the Fund's Constitution, CFM has commenced the orderly realisation of the Fund's assets and the return of net proceeds to Unitholders, resulting in the eventual wind-up of the Fund. The asset realisation process is expected to occur progressively over time and, accordingly, Unitholders should not expect all capital to be returned immediately. Rather, net proceeds from asset sales will be returned to Unitholders through a series of pro-rata special distributions as assets are realised and surplus cash becomes available.

CFM remains committed to acting in the best interests of all Unitholders and will seek to achieve the best possible outcome under prevailing market conditions. However, sale proceeds ultimately realised from the Fund's assets may differ from their current carrying values. As a result, the timing and quantum of future distributions may differ from current expectations. Following the commencement of the Fund's wind-up, the consolidated financial statements have been prepared on a non-going concern basis, with assets presented in order of liquidity.

Review of operations and results

Financial performance

The Fund recorded a profit for the year of $20,637,000 (2025: loss of $22,791,000) and declared distributions of $16,468,000 (2025: $16,961,000).

During the year, the Fund has commenced the asset realisation process and transacted the following:

- 545 Queen Street, Brisbane QLD was sold for net proceeds after selling costs of $77,816,000 on 19 December 2025; and
- 11 Farrer Place, Queanbeyan NSW was sold for net proceeds after selling costs of $31,667,000 on 25 June 2026; and
- On 30 June 2026 CFM advises the contract for the sale of 100 Creek Street, Brisbane QLD, was exchanged subject to customary conditions, including regulatory approval.

The profit for the year includes a number of items which are non-cash in nature, occur infrequently and/or relate to realised or unrealised changes in the values of assets and liabilities and in the opinion of the Directors of the responsible entity, need to be adjusted for in order to allow unitholders to gain a better understanding of the Fund's underlying operating profit. Operating profit is considered by the Directors to reflect the underlying earnings of the Fund. It is a key metric considered in determining distributions for the Fund with 72.3% of operating profit distributed to unitholders during 2026 (2025: 75.8%).

The Fund recorded an operating profit for the year of $22,790,000 (2025: $22,363,000). Operating profit is not calculated in accordance with International Financial Reporting Standards ("IFRS") and has not been audited or reviewed by the Fund's auditor.

Directors' Report

The following table shows the Fund's performance against its benchmark index since the Fund's inception:

	1 year	3 year (annualised)	5 year (annualised)	Since inception (annualised)
Fund performance (after fees and costs)	6.1%	-8.9%	-5.4%	3.2%
PCA/IPD Unlisted Retail Property Fund Core Index	9.0%	-3.1%	0.3%	11.1%
(Under) return (after fees and costs)	**-2.9%**	**-5.8%**	**-5.7%**	**-7.9%**

The Fund continues to deliver for investors regular, reliable, tax deferred income. Monthly distributions were 4.75cpu p.a. representing a 6.8% yield on the 30 June 2026 unit price (excluding distribution) of $0.6994. Future distribution levels will depend on a range of factors including the order and timing of future asset sales, debt repayment requirements and ongoing operational and winding-up costs.

A reconciliation of operating profit for the Fund, as assessed by the Directors, to the reported loss for the year is as follows:

	2026 $'000	2025 $'000
Operating profit	**22,790**	22,363
Reconciliation to loss for the year		
Gain on disposal of investment property	**21**	30
Movement in net realisable value:		
Investment properties	**7,258**	(29,000)
Asset held for sale	**880**	-
Investments in unlisted property schemes	**(1,513)**	(2,073)
Derivative financial instruments	**2,476**	(2,071)
Non-cash property investment (expense) / income:		
Straight-line lease (expense) / income	**(456)**	326
Amortisation of lease incentives and lease costs	**(10,355)**	(11,922)
Amortisation of right-of-use asset	**(132)**	(75)
Amortisation of loan transaction costs	**(332)**	(369)
Other non-operating costs	**-**	-
Profit/ (Loss) for the year	**20,637**	(22,791)
Profit/ (Loss) per unit (cents)	**5.94**	(6.38)
Operating profit per unit (cents)	**6.56**	6.26
Annualised distribution paid/payable per unit (cents)	**4.75**	4.75
Weighted average number of units ('000)	**347,662**	356,959

Net operating income from the Fund's investment properties for the year was $35,480,000 (2025: $37,615,000), a decrease of 5.7% compared to the previous year.

Net operating income is calculated based on investment property rental income and direct recoveries, less property expenses and outgoings and non-cash property income and expenses. Net operating income is not calculated in accordance with International Financial Reporting Standards (IFRS) and has not been audited or reviewed by the Fund's auditor.

A reconciliation of rental income and recoverable outgoings to net operating income for the year is as follows:

	2026 $'000	2025 $'000
Rental income and recoverable outgoings	**38,709**	41,126
Property expenses and outgoings	**(14,057)**	(15,095)
Straight line lease expense/ (income)	**456**	(326)
Amortisation of lease cost and lease incentives	**10,355**	11,922
Other property expenses/ (income)	**17**	(12)
Net operating income	**35,480**	37,615

Directors' Report

Financial position

	2026	2025
Total assets ($'000)	**422,076**	513,967
Net assets ($'000)	**239,736**	250,797
Net tangible assets ($'000) (1)	**239,870**	250,884
Total debt ($'000) (2)	**172,115**	254,040
Gearing (%) (3)	**41%**	49%
Weighted average debt maturity (years)	**1.4**	1.5
Percentage of debt hedged (excluding forward start derivatives)	**69.7%**	57.6%
Units issued ('000)	**335,952**	357,430
NTA per unit	**$0.71**	$0.70
Net assets per unit (including interest rate derivatives)	**$0.71**	$0.70
Net assets per unit (excluding interest rate derivatives)	**$0.71**	$0.70

(1) Net assets less right-of-use asset and associated lease liability.
(2) Interest bearing liabilities excluding unamortised borrowing costs.
(3) Total debt divided by total assets.

Net tangible asset (NTA) per unit is a key measure of the underlying value of the Fund's assets. The increase in NTA is a result of a reduction in the number of units on issue following unit redemptions.

Value of scheme assets

The Fund held investments in unlisted property schemes with a carrying amount of $38,685,000 (2025: $40,198,000), investment properties with a carrying amount of $210,093,000 (2025: $465,342,000) and investment property classified as held for sale $156,945,000 (30 June 2025: $Nil) as disclosed in the accompanying financial report.

The total carrying value of the Fund's assets as at the end of the financial year was $422,076,000 (2025: $513,967,000) and net assets attributable to unitholders were $239,736,000 (2025: $250,797,000) equating to $0.71 per unit (2025: $0.70). The Fund's assets have been valued using the basis set out in the notes to the financial statements.

Investment property metrics (excluding investment property classified as held for sale)

	2026	2025
Total investment property carrying value ($'000) (1)	**210,093**	465,342
Capitalisation rate (%) (2)	**7.53- 7.75**	7.25 - 8.25
Occupancy (%) (3)	**91.50 - 100.00**	90.39 - 100.00
Weighted average lease expiry (years)	**2.12- 3.66**	2.61- 4.56

(1) Excludes investment property classified as held for sale as at 30 June 2026
(2) The capitalisation rate is the range for directly held investment properties.
(3) The occupancy is the range for directly held investment properties. The weighted average occupancy as at 30 June 2026 was 95.0% (2025: 95.0%).

Subsequent events

No other matter or circumstance has arisen since 30 June 2026 that has significantly affected or may significantly affect:

- the Fund's operations in future financial years; or
- the results of those operations in future financial years; or
- the Fund's state of affairs in future financial years.

Likely results and expected results of operations

As discussed in the subsequent events, CFM has begun the process of realising assets and distributing net proceeds to Unitholders, leading to the eventual wind-up of the Fund.

Environmental regulation

The Directors are not aware of any particular and significant environmental regulation under a law of the Commonwealth, State or Territory relevant to the Fund.

Directors' Report

Distributions

Distributions paid/payable to unitholders for the year ended 30 June 2026 were $16,468,000 (2025: $16,961,000), equating to an annualised rate of 4.75 cents per unit (2025: 4.75 cents per unit p.a.). Distributions payable at balance date were $1,339,000 (2025: $1,436,000), primarily representing distributions for the month of June, which were paid in July. The distribution rate as at 30 June 2026 and 30 June 2025 aligned with the respective annualised rate.

Options

No options over unissued units in the Fund have been issued since inception date and none are on issue at the date of this report.

Fees to responsible entity

Total fees paid/payable to the responsible entity or their associates during the year were $4,578,000 (2025: $5,070,000).

Units held by the responsible entity

No units in the Fund have been issued to the responsible entity during the year. Refer note 15(d) for details of units held by Directors, their related parties, and associates of the responsible entity.

Indemnifying officers or auditors

No indemnities have been given during or since the end of the financial year, for any person who is or has been an officer or auditor of the Fund. No insurance premiums have been paid for out of the assets of the Fund in regards to insurance provided to the responsible entity or the auditors of the Fund.

Issued units

No units (2025: 1,919,510) were issued by the Fund during the year and 21,477,930 (2025: nil) units were redeemed during the year. At the end of the financial year a total of 335,952,347 (2025: 357,430,277) units in the Fund were on issue.

Rounding of amounts

In accordance with *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191* amounts in these financial statements have been rounded off to the nearest thousand dollars, or in certain cases to the nearest dollar.

Auditor's independence declaration

A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* (Cth) accompanies this report on page 7.

This report is made in accordance with a resolution of the Directors pursuant to section 298(2) of the *Corporations Act 2001* (Cth).

Ms TL Cox

Chair

22 September 2026

Sydney

Deloitte.

Deloitte Touche Tohmatsu
ABN 74 490 121 060
Riverside Centre
Level 23, 123 Eagle Street
Brisbane, QLD, 4000
Australia

Phone: +61 7 3308 7000
www.deloitte.com.au

22 September 2026

Board of Directors
Cromwell Funds Management Limited
As Responsible Entity for Cromwell Direct Property Fund
Level 10, 100 Creek Street
Brisbane QLD 4000

Dear Directors,

Auditor's Independence Declaration to Cromwell Funds Management Limited as Responsible Entity for Cromwell Direct Property Fund

In accordance with section 307C of the *Corporations Act 2001*, I am pleased to provide the following declaration of independence to the Board of Directors of Cromwell Funds Management Limited as Responsible Entity for Cromwell Direct Property Fund.

As lead audit partner for the audit of the financial report of Cromwell Direct Property Fund for the financial year ended 30 June 2026, I declare that to the best of my knowledge and belief, there have been no contraventions of:

- The auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- Any applicable code of professional conduct in relation to the audit.

Yours faithfully

Deloitte Touche Tohmatsu

DELOITTE TOUCHE TOHMATSU

Manuel Barth

Manuel Barth

Partner
Chartered Accountants

Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the year ended 30 June 2026

	Notes	2026 $'000	2025 $'000
Revenue and other income			
Rental income and recoverable outgoings	3(a)	**38,709**	41,126
Distribution income	7(d)	**2,773**	3,373
Movement in net realisable value:			
Investment properties	6(b)	**7,258**	-
Asset held for sale		**880**	-
Derivative financial instruments		**2,476**	-
Gain on sale of investment property		**21**	30
Interest		**288**	335
Total revenue and other income	3(a)	**52,405**	44,864
Expenses			
Property expenses and outgoings		**14,057**	15,095
Management and administration costs	4	**3,454**	3,713
Finance costs	9(c)	**12,744**	15,703
Movement in net realisable value:			
Investments in unlisted property schemes	7(d)	**1,513**	-
Investment properties	6(b)	**-**	29,000
Investments in unlisted property schemes	7(d)	**-**	2,073
Derivative financial instruments		**-**	2,071
Total expenses		**31,768**	67,655
Profit / (loss) for the year attributable to unitholders		**20,637**	(22,791)
Other comprehensive income for the year		**-**	-
Total comprehensive profit / (loss) for the year attributable to unit holders		**20,637**	(22,791)

The above consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes.

Consolidated Balance Sheet

As at 30 June 2026

	Notes	2026 $'000	2025 $'000
Assets			
Cash and cash equivalents		**11,939**	6,852
Receivables	5	**428**	1,037
Other current assets		**294**	464
Derivative financial instruments	10	**3,692**	74
Investment property classified as held for sale	6	**156,945**	-
Investment properties	6	**210,093**	465,342
Investments in unlisted property schemes	7	**38,685**	40,198
Total assets		**422,076**	513,967
Liabilities			
Payables	8	**3,464**	3,897
Distribution payable		**1,339**	1,436
Unearned income		**2,068**	2,409
Interest bearing liabilities	9	**173,455**	254,557
Derivative financial instrument	10	**2,014**	871
Total liabilities		**182,340**	263,170
Net assets		**239,736**	250,797
Equity			
Contributed equity	11	**421,682**	436,912
Accumulated losses		**(181,946)**	(186,115)
Total equity		**239,736**	250,797

The above consolidated balance sheet should be read in conjunction with the accompanying notes.

Consolidated Statement of Changes in Equity

For the year ended 30 June 2026

30 June 2026	Notes	Contributed equity $'000	Accumulated losses $'000	Total $'000
Balance at 1 July 2025		**436,912**	**(186,115)**	**250,797**
Gain for the year		**-**	**20,637**	**20,637**
Other comprehensive income for the year		**-**	**-**	**-**
Transactions with unitholders in their capacity as unitholders:				
Units redeemed for cash	11	**(15,230)**	**-**	**(15,230)**
Distributions paid / payable	2	**-**	**(16,468)**	**(16,468)**
Total transactions with unitholders		**(15,230)**	**(16,468)**	**(31,698)**
Balance at 30 June 2026		**421,682**	**(181,946)**	**239,736**

30 June 2025	Notes	Contributed equity $'000	Accumulated losses $'000	Total $'000
Balance at 1 July 2024		435,401	(146,363)	289,038
Loss for the year		-	(22,791)	(22,791)
Other comprehensive income for the year		-	-	-
Transactions with unitholders in their capacity as unitholders:				
Units issued:				
For cash	11	907	-	907
Reinvestment of distributions	11	604	-	604
Distributions paid / payable	2	-	(16,961)	(16,961)
Total transactions with unitholders		1,511	(16,961)	(15,450)
Balance at 30 June 2025		436,912	(186,115)	250,797

The above consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

Consolidated Statement of Cash Flows

For the year ended 30 June 2026

	Note	2026 $'000	2025 $'000
Cash flows from operating activities			
Receipts in the course of operations		**53,412**	52,761
Payments in the course of operations		**(20,914)**	(21,485)
Distributions received		**2,834**	3,370
Interest received		**288**	335
Net finance costs paid		**(13,024)**	(15,184)
Net cash provided by operating activities	14(b)	**22,596**	19,797
Cash flows from investing activities			
Payments for investment properties		**(12,870)**	(11,139)
Proceeds from sale of investment property		**109,485**	41,536
Net cash provided by investing activities		**96,615**	30,397
Cash flows from financing activities			
Proceeds from interest bearing liabilities		**4,600**	24,040
Repayment of interest bearing liabilities		**(86,525)**	(58,740)
Payment of loan transaction costs		**(319)**	(23)
Proceeds from issue of units		**-**	907
Payment for units redeemed		**(15,230)**	-
Payment of distributions		**(16,565)**	(16,361)
Payment for lease liabilities		**(85)**	(66)
Net cash used in financing activities		**(114,124)**	(50,243)
Net increase / (decrease) in cash and cash equivalents		**5,087**	(49)
Cash and cash equivalents at 1 July		**6,852**	6,901
Cash and cash equivalents at 30 June		**11,939**	6,852

The above consolidated statement of cash flows should be read in conjunction with the accompanying notes.

Notes to the Financial Statements

For the year ended 30 June 2026

1. Basis of preparation

The annual financial report of Cromwell Direct Property Fund and the entities it controlled for the year ended 30 June 2026 is a general purpose financial report that has been prepared to comply with the Fund's annual reporting requirements contained in the *Corporations Act 2001* (Cth) and to provide investors in the Fund with information about the financial position of the Fund at the end of the financial year and the Fund's financial performance for the year.

The financial report has been prepared in accordance with Australian Accounting Standards (including Australian Interpretations) adopted by the Australian Accounting Standards Board (AASB) and the *Corporations Act 2001* (Cth). The Fund is a for-profit entity for the purpose of preparing financial statements.

The material accounting policy information adopted in the preparation of the financial report of Cromwell Direct Property Fund are set out below. These policies have been consistently applied to all years presented, unless otherwise stated. The financial report includes financial statements for the Fund as an individual entity.

Going Concern Basis

The financial statements of the Cromwell Direct Property Fund for the year ended 30 June 2026 have not been prepared on a going concern basis, as withdrawal requests received during the Notification Period of the liquidity event exceeded 50% of the Fund's total units on issue. In line with the Fund's Constitution, CFM has begun the process of realising assets. Net proceeds will be distributed to Unitholders. The asset realisation process is likely to take some time. Consequently, the funds will not be paid immediately and will be made in multiple pro-rata special distributions. CFM remains committed to acting in the best interests of all Unitholders and will seek to achieve the best possible outcome under prevailing market conditions. However, sale prices may differ from current book values, which means the withdrawal price paid for Units may be higher or lower than expected.

The assets and liabilities recorded on the Consolidated Balance Sheet as at 30 June 2026 are presented as current. All balances are expected to be recovered or settled over the period of the wind up of the Fund, which may ultimately take more than 12 months.

Non-financial assets have been written down to the lower of their carrying amounts and their net realisable values. Net realisable value is the estimated selling price the entity expects to obtain under the circumstances less the estimated costs necessary to make the sale. Where necessary, additional liabilities have been recognised as a result of the decision to wind-up the Fund, as at 30 June 2026.

Presentational changes and comparatives

Where necessary, comparative figures have been changed to realign with the changes in presentation in the current year which have primarily resulted from presenting assets and liabilities in their decreasing order of liquidity.

Compliance with IFRS

The financial report complies with the International Financial Reporting Standards (IFRS) and interpretations adopted by the International Accounting Standards Board.

Historical cost convention

The financial report is prepared on the historical cost basis except for the following:

- investment properties are measured at net realisable value;
- investments in unlisted property schemes are measured at net realisable value; and
- derivative financial instruments are measured at net realisable value.

The methods used to determine the relevant values are disclosed in notes 6, 7 and 12 respectively.

Functional and presentation currency

The financial report is presented in Australian dollars, which is the Fund's functional currency.

Rounding of amounts

In accordance with *ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191* amounts in these financial statements have been rounded off to the nearest thousand dollars, or in certain cases to the nearest dollar.

Continuous disclosure

Continuous disclosure and updates on the Fund's performance and events significant to the Fund are provided on Cromwell's webpage at www.cromwell.com.au/dpf.

Segment information

The Fund operates in one operating segment, being direct and indirect property investment in Australia. The Fund generates revenue from investment property, earns distributions from investments in unlisted property schemes, and derives capital appreciation from investment property and investments in unlisted property schemes.

Income tax

Under current income tax legislation the Fund is not liable to pay tax provided its taxable income and taxable realised capital gains are distributed to unitholders. The liability for capital gains tax that may arise if Fund property was sold is not accounted for in this report.

a) Critical accounting estimates and judgements

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Estimates and underlying assumptions are reviewed on an ongoing basis and are based on historical or professional experience and other factors such as expectations about future events. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

The areas that involved a higher degree of judgement or complexity and may need material adjustment if estimates and assumptions made in preparation of these financial statements are incorrect are:

Area of estimation	Note
Net realisable value of investment property	6
Net realisable value of investments in unlisted property schemes	7 & 12
Net realisable value of financial instruments	12

b) New and amended accounting standards and interpretations adopted by the Fund

The Fund has adopted all applicable new Australian accounting standards and interpretations. Any new standards or amendments adopted in the current year do not have a material impact on the financial statements.

Any new relevant accounting standards and interpretations that have been issued or amended but are not yet effective and have not been adopted are unlikely to have any material impact on the Fund.

2. Distributions

a) Overview

The Fund's distribution policy is to distribute an amount which is no more than 100% of expected profits available for distribution over the medium term. Profits available for distribution are determined with reference to the Fund's operating profit. Operating profit is a non-IFRS measure calculated and discussed on page 4 of this Annual Financial Report.

b) Distributions paid / payable

Annual distribution rates per unit since inception of the Fund were as follows:

From inception to 30 June 2014 (1)	7.00 cents
1 July 2014 to 30 April 2015 income	7.25 cents
1 May 2015 to 30 June 2015 income	4.75 cents
1 July 2015 to 30 June 2016 income	6.00 cents
1 July 2016 to 30 June 2019 income	7.00 cents
1 July 2019 to 30 June 2021 income	7.25 cents
1 July 2021 to 30 June 2022 income	7.25 cents
1 July 2021 to 30 June 2022 capital (2)	1.27 cents
1 July 2022 to 30 June 2023 income	6.75 cents
1 July 2023 to 30 September 2023 income (1)	6.75 cents
1 October 2023 to 31 December income 2023 (1)	5.75 cents 4.75 cents
1 January 2024 to 30 June 2026 income (1)	**4.75 cents**

(1) Annualised distribution rate.
(2) A special capital distribution of 1.27 cents per unit for the month of June 2022, paid in July 2022.

The annualised distribution rate for the year was 4.75 cents per annum and was paid in monthly instalments. Total distributions paid / payable during the year were as follows:

	2026 $'000	2025 $'000
Distributions paid / payable	**16,468**	16,961

Notes to the Financial Statements

For the year ended 30 June 2026

3. Revenue and other income

a) Overview

The table below presents information about revenue items recognised from contracts with customers and other sources.

		2026 $'000	2025 $'000
Rental income – lease components		**29,513**	31,951
Rental income and recoverable outgoings – non-lease components		**9,196**	9,175
Rental income and recoverable outgoings		**38,709**	41,126
Other income items recognised:			
Distribution income		**2,773**	3,373
Movement in net realisable value:			
Investment properties	6(b)	**7,258**	-
Asset held for sale		**880**	-
Derivative financial instruments		**2,476**	-
Gain on sale of investment property		**21**	30
Interest		**288**	335
Total other income		**13,696**	3,738
Total revenue and other income		**52,405**	44,864

b) Disaggregation of revenue from contracts with customers

The table below presents information about the disaggregation of revenue items from the Fund's contracts with relevant customers:

	2026 $'000	2025 $'000
Rental income and recoverable outgoings – non-lease components:		
Recoverable outgoings (1)	**6,098**	5,916
Cost recoveries (2)	**3,098**	3,259
Total rental income and recoverable outgoings – non-lease components	**9,196**	9,175

(1) Revenue items recognised over time.
(2) Revenue items recognised at point in time.

c) Accounting policy

Rental revenue and recoverable outgoings

Rental revenue and recoverable outgoings comprise rental income from tenants under operating leases of investment properties and amounts charged to tenants for property outgoings such as rates, levies, utilities, cleaning etc.

Rental income is recognised on a straight-line basis over the lease term. Lease incentives granted are considered an integral part of the total rental revenue and are recognised as a reduction in rental income over the term of the lease on a straight-line basis. Amounts charged for outgoings to tenants are expense recoveries and is recognised upon incurring the expense.

Interest revenue

Interest revenue is recognised as it accrues using the effective interest method. Interest revenue is predominately earned from financial assets including cash and receivables.

Contract liabilities (unearned income)

Payments from tenants and customers in relation to future periods, which are not due and payable are recognised as unearned income in the balance sheet.

4. Management and administration costs

a) Overview

This note provides a breakdown of the main expense items included in the Fund's management and administration costs:

	2026 $'000	2025 $'000
Fund administration fees	**2,613**	2,927
Administration costs	**841**	786
Total management and administration costs	**3,454**	3,713

5. Receivables

a) Overview

Receivables of the Fund generally consist of rental receivables, distributions receivable from the Fund's investments in unlisted property schemes and other receivables such as Goods and Services Tax (GST).

	2026 $'000	2025 $'000
Rent receivables	**42**	347
Distribution receivables	**220**	281
Other receivables	**166**	409
Total receivables	**428**	1,037

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost, less any expected credit losses. Operating lease receivables of investment properties are due on the first day of each month, payable in advance.

6. Investment properties

a) Overview

The Fund holds four investment properties, one of which is classified as held for sale. Ownership details of the investment properties is shown below:

	Ownership %	
	30 June 2026	30 June 2025
420 Flinders Street, Townsville, QLD	**100%**	100%
163 O'Riordan Street, Mascot, NSW	**100%**	100%
11 Farrer Place, Queanbeyan, NSW– sold during the year	**-**	100%
95 Grenfell Street, Adelaide, SA	**100%**	100%
100 Creek Street, Brisbane, QLD – classified as held for sale	**100%**	100%
545 Queen Street, Brisbane, QLD – sold during the year	**-**	100%

b) Details of the Fund's investment properties

	Independent valuation (1)	Carrying amount		Movement in valuation	
	Amount $'000	**30 June 2026 $'000**	30 June 2025 $'000	**30 June 2026 $'000**	30 June 2025 $'000
Investment properties		**208,500**	464,512	**7,258**	(29,000)
Right of use assets (2)		**1,593**	830	**-**	-
Total investment properties	208,500	**210,093**	465,342	**7,258**	(29,000)

(1) Three investment properties were independently valued at 30 June 2026. The carrying values of investment properties at 30 June 2026 are based on the most recent independent valuation, adjusted for capitalised building costs, lease costs and lease incentives recognised subsequent to the valuation.
(2) The carrying value of 163 O'Riordan Street, Mascot, NSW includes a right of use asset with respect to relevant ground lease recognised under AASB 16 *Leases*.

c) Investment properties sold

During the year, 545 Queen Street, Brisbane, QLD was sold for net proceeds of $77,816,000 on 19 December 2025 and 11 Farrer Place, Queanbeyan, NSW was sold for net proceeds of $31,667,000 on 25 June 2026.

d) Investment property classified as held for sale

On 30 June 2026, the responsible entity entered into a sale contract for 100 Creek Street, Brisbane, QLD subject to customary conditions, including regulatory approval. The property has been classified as held for sale as at 30 June 2026 and valued with reference to the headline contract price of $156,945,000. Transaction costs for the sale are not expected to be material.

Movements in investment properties

A reconciliation of the carrying amounts of investment properties at the beginning and the end of the financial year is set out below:

	2026 $'000	2025 $'000
Balance at 1 July	**465,342**	491,714
Lifecycle capital expenditure	**1,905**	3,224
Disposals, net of transaction costs	**(110,504)**	-
Reclassified as held for sale	**(155,000)**	-
Straight-line lease (expense) / income	**(449)**	326
Lease costs and lease incentive costs	**8,280**	11,075
Amortisation of lease incentives and lease costs	**(7,502)**	(11,922)
Amortisation of right-of-use asset	**(132)**	(75)
Movement in net realisable value	**7,258**	(29,000)
Right-of-use asset adjustment	**895**	-
Total investment properties	**210,093**	465,342

e) Non-cancellable operating lease receivable from investment property tenants

The investment properties are generally leased to tenants on long term operating leases with rentals payable monthly. Minimum lease payments under the non-cancellable operating leases, exclusive of lease incentives of the Fund's investment properties, not recognised in the financial statements are receivable as follows:

	2026 $'000	2025 $'000
Within one year	**20,178**	42,555
Later than one year but not later than five years	**37,206**	97,984
Later than five years	**3,944**	9,280
Total minimum lease payments	**61,328**	149,819

f) Accounting policy

Investment property

Investment property is initially measured at cost including transaction costs.

Following the decision to wind up the Fund and prepare the financial statements on a non-going concern basis, investment property is carried at its net realisable value, which represents the estimated selling price expected to be realised from the disposal of the asset, less costs necessary to make the sale.

The carrying value of the investment property includes components relating to lease incentives and other items relating to the maintenance of, or increases in, lease rentals in future periods.

Lease incentives

Lessees may be offered incentives as an inducement to enter into non-cancellable operating leases. These incentives may take various forms including up front cash payments, rent free periods, or a contribution to certain lessee costs such as fit out costs or relocation costs. They are recognised as an asset in the balance sheet as a component of the carrying amount of investment properties and amortised over the lease period as a reduction of rental income.

Initial direct leasing costs

Initial direct leasing costs incurred by the Fund in negotiating and arranging operating leases are recognised as an asset in the balance sheet as a component of the carrying amount of investment property and are amortised as an expense on a straight line basis over the lease term.

Accounting as lessor

The Fund enters into lease agreements as a lessor with respect to its investment properties. All these leases are classified as operating leases.

Initial direct costs incurred in negotiating and arranging such operating leases are added to the carrying value of the leased asset (investment property) and amortised on a straight-line basis over the lease term.

g) Critical accounting estimates (net realisable value)

Property carrying values

Following the decision to prepare the Fund's financial statements on a non-going concern basis, non-financial assets, such as investment properties are required to be recognised at their net realisable value. At 30 June 2026, the adopted net realisable value for three of the four directly owned investment properties is based on desktop valuations prepared by an independent external valuers, adjusted for capitalised building costs, lease costs and lease incentives subsequent to the valuation date. The desktop valuation amount prepared by an independent external valuer, net of transaction costs, is the most reasonable value that can be attributed as the net realisable value in the absence of a binding sale contract. The Fund's Valuation policy requires properties to be valued by an independent professionally qualified valuer with a recognised relevant professional qualification at least once annually.

Internal tolerance check

On a regular basis and at least every six months, with the exception of properties independently valued during the six-month period, an internal tolerance check is prepared to compare to the most recent independent valuation and carrying amount. The internal tolerance check involves the preparation of a discounted cashflow and income capitalisation valuation for each investment property. These are produced using a capitalisation rate, terminal yield and discount rate based on comparable market evidence and recent independent valuation parameters. The tolerance measure will typically be a mid-point of these two approaches.

These internal tolerance checks are used to determine whether the carrying amount for financial reporting purposes is in line with the net realisable value or whether an independent valuation is required.

The sensitivity to changes in the significant unobservable inputs associated with the valuation of the Fund's directly owned investment properties (excluding the investment property which is classified as held for sale) at the current year end and prior year ends are as follows:

	Input values		Sensitivity	
	2026	2025	Impact on valuation if input increases	Impact on valuation if input decreases
Annual net property income ($'000)	**4,596 – 6,998**	2,374 – 12,479	Increase	Decrease
Capitalisation rate (%)	**7.75 – 7.75**	7.25 – 8.25	Decrease	Increase
Discount rate (%)	**8.00 – 8.63**	7.63 – 8.25	Decrease	Increase
Terminal yield (%)	**7.25 – 8.25**	7.13 – 8.50	Decrease	Increase

Sensitivity analysis

Significant judgement is required when assessing the net realisable value of investment property, especially in the current economic environment. Owing to this significant judgement, a sensitivity analysis is included below. The sensitivity analysis shows the impact on the carrying values of the Fund's investment properties of an increase or decrease of 0.50% on the capitalisation rate, discount rate and terminal yields as at 30 June 2026.

	2026 $'000	**2026 $'000**
	0.50%	**0.50%**
Impact to investment property portfolio	**(16,850)**	**18,616**

7. Investments in unlisted property schemes

a) Overview

The Fund's investment portfolio includes investments in units of unlisted property trusts also managed by the responsible entity, Cromwell Funds Management Limited. These property trusts directly own a number of commercial investment properties. The Fund receives monthly distributions from these trusts.

b) Investment details

As at year end the Fund held the following investments:

	2026 $'000	2025 $'000
Current		
Cromwell Riverpark Trust	**31,584**	32,560
Cromwell Property Trust 12	**7,101**	7,638
Total current investments in unlisted property schemes	**38,685**	40,198

c) Accounting policy

Investments at fair value through profit or loss include units in unlisted property trusts. Such investments are classified as investments at fair value through profit or loss upon recognition.

Under the Fund's non-going concern basis of preparation, investments in unlisted property schemes are recognised at their net realisable value. As disposal costs for these investments are expected to be immaterial, fair value is considered to approximate net realisable value. Changes in net realisable value are recognised in profit or loss.

Distribution revenue

Distribution income is recognised on a receivable basis on the date the right to receive the distribution has been established.

d) Valuation methodology

The Fund is exposed to price risk in relation to its investment in unlisted equity securities. Refer to note 12(d) for further information.

At year end these investments are recognised at their net realisable value. As disposal costs for these investments are expected to be immaterial, the fair value of these investments approximates their net realisable value. Fair value is determined based on the net tangible asset (NTA) value of the respective trust with fair value gains or losses recognised in profit or loss.

Distribution income from investments in unlisted property schemes of $2,773,000 (2025: $3,373,000) was recognised during the year.

The movement in net realisable value of investments in unlisted property schemes during the year was a loss of $1,513,000 (2025: fair value loss of $2,073,000).

8. Payables

a) Overview

Payables of the Fund generally consist of trade payables, accrued lease incentives and other payables such as Goods and Services Tax.

	2026 $'000	2025 $'000
Current		
Payables	**3,464**	3,897
Total payables	**3,464**	3,897

9. Interest bearing liabilities

a) Overview

The Fund borrows from financial institutions to acquire investment properties. A proportion of these borrowings are fixed through the use of interest rate derivative contracts and have a fixed term. This note provides information about the Fund's debt facilities, including maturity dates, security provided and facility limits. Following the decision to prepare the Fund's financial statements on a non-going concern basis, interest bearing liabilities are required to be recognised at their contractual settlement amount.

	2026		2025	
	Limit $'000	**Drawn $'000**	Limit $'000	Drawn $'000
Unsecured				
Lease liability	**-**	**1,727**	-	917
Secured				
Bank loan – financial institutions	**212,850**	**172,115**	279,250	254,040
Unamortised loan transaction costs	**-**	**(387)**		(400)
Total interest bearing liabilities	**212,850**	**173,455**	279,250	254,557

Total interest bearing liabilities

	2026 $'000	2025 $'000
Secured bank loan – financial institutions	**172,115**	254,040
Lease liability	**1,727**	917
Unamortised loan transaction costs	**(387)**	(400)
Total interest bearing liabilities	**173,455**	254,557

b) Details of interest bearing liabilities

Bilateral facility agreements

The Fund has a Common Terms Deed ("CTD"), allowing Bilateral Facility Agreements ("BFA") to be entered with multiple lenders as funding requirements change. The CTD is secured by first registered mortgages over all of the investment properties directly owned by the Fund. The Fund is able to repay and refinance with individual providers.

During the year, the Fund amended the CTD to extend the loan-to-value ratio (LVR) threshold of 65% and the draw stop at 60% until December 2026 (previously December 2025). From 1 January 2027, the LVR will be reduced to 55%, with the draw stop also set at 50%, or earlier if the LVR falls below 50% at any time after June 2025. The interest cover covenant is 1.75 times (2025: 1.75 times). The facility and related financial covenants are monitored regularly, and the Fund complied with all covenant requirements throughout the reporting period.

As at the balance date, funds available to draw from the facilities are $40,585,000 (2025: $23,280,000). During the year, $4,600,000 was drawn from the facilities and $86,525,000 was repaid.

A summary of the Fund's debt facility maturity dates, facility limits and utilisation is below:

	2026			2025		
	Facility maturity	**Facility limit $'000**	**Facility utilised $'000**	Facility maturity	Facility limit $'000	Facility utilised $'000
Tranche 1	**Dec 2027**	**57,750**	**57,750**	Sep 2026	57,750	57,750
Tranche 2	**Jun 2027**	**66,270**	**29,890**	Jun 2027	112,000	86,790
Tranche 3	**Dec 2027**	**88,830**	**84,475**	Sep 2026[1]	109,500	109,500
Total debt facilities		**212,850**	**172,115**		279,250	254,040

c) Finance costs

	2026 $'000	2025 $'000
Interest on borrowings [1]	**12,353**	15,270
Lease liability interest	**29**	25
Amortisation of loan transaction costs	**332**	369
Borrowing costs – ongoing fees	**30**	39
Total finance costs	**12,744**	15,703

(1) Net of interest received under interest rate derivative agreements.

d) Lease liabilities

The Fund recognises lease liabilities and related right-of-use assets in respect of a ground-rent lease at the O'Riordan Street, Mascot property. The lease matures in 2036 and is subject to an annual interest rate review. Refer note 13 for the maturity of minimum lease payments in relation to leases in existence at the reporting date.

10. Derivative financial instruments

a) Overview

The Fund manages its cash flow interest rate risk by using various interest rate derivatives.

	2026 $'000	2025 $'000
Asset		
Interest rate derivatives	**3,692**	74
Liability		
Interest rate derivatives	**(2,014)**	(871)

b) Accounting policy

The Fund is exposed to changes in interest rates and uses interest rate derivatives to hedge these risks. Derivative financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into. Under the Fund's non-going concern basis of preparation, derivative financial instruments are recognised at their net realisable value. As disposal costs for these instruments are expected to be immaterial, fair value is considered to approximate net realisable value.

The Fund entered into various interest rate derivative agreements to convert certain future variable interest rate borrowings to fixed interest rates. The derivatives were entered into with the objective of hedging the risk of adverse interest rate fluctuations. While the Fund has determined that these arrangements are economically effective, they have not satisfied the documentation, designation and effectiveness tests required by accounting standards. As a result, they do not qualify for hedge accounting and changes in net realisable value are recognised immediately in profit or loss. The derivative financial instruments are not offset in the balance sheet unless the Fund has both the legal right and intention to offset.

For details of the Fund's valuation methodology for financial instruments, refer to note 12(e).

11. Contributed equity

a) Overview

Units are issued and redeemed by the Fund at a unit price determined daily in accordance with the responsible entity's Unit Pricing Policy. Per the Australian Securities and Investments Commission ("ASIC") and the Australian Prudential Regulation Authority's ("APRA") Unit Pricing: Guide to Good Practice, investors will receive compensation for any material unit pricing errors

	2026		2025	
	#'000	$'000	# '000	$'000
Issued units	**335,952**	**421,682**	357,430	436,912

The weighted average number of units for the year is 347,662,000 (2025: 356,959,000).

b) Movements in contributed equity

	#'000	$'000
Balance at 30 June 2024	355,511	435,401
Units issued for cash	1,114	907
Reinvestment of distributions	805	604
Balance at 30 June 2025	357,430	436,912
Units redeemed for cash	**(21,478)**	**(15,230)**
Balance at 30 June 2026	**335,952**	**421,682**

c) Capital risk management

The Fund considers its net assets attributable to unitholders as capital. The amount of net assets attributable to unitholders can change significantly on a daily basis.

CFM has commenced the realisation of the Fund's assets and the return of net proceeds to Unitholders. Application and redemption requests are no longer being accepted.

d) Withdrawal opportunity

On 1 July 2025, the second full liquidity event for the Cromwell Direct Property Fund (the Fund) commenced. The Product Disclosure Statement (PDS) for the Fund specified (in section 7.4) that after expiry of the Second Term in July 2025, CFM would give all investors an opportunity to withdraw from the Fund (the "Liquidity Event").

Withdrawal requests received during the notification period exceeded 50% of the Fund's total units on issue. In accordance with the Fund's Constitution, CFM has commenced the orderly realisation of the Fund's assets and the return of net proceeds to Unitholders, resulting in the eventual wind-up of the Fund. The asset realisation process is expected to occur progressively over time and, accordingly, Unitholders should not expect all capital to be returned immediately. Rather, net proceeds from asset sales will be returned to Unitholders through a series of pro-rata special distributions as assets are realised and surplus cash becomes available.

CFM remains committed to acting in the best interests of all Unitholders and will seek to achieve the best possible outcome under prevailing market conditions. However, sale proceeds ultimately realised from the Fund's assets may differ from their current carrying values. As a result, the timing and quantum of future distributions may differ from current expectations. Following the commencement of the Fund's wind-up, the consolidated financial statements have been prepared on a non-going concern basis, with assets presented in order of liquidity.

e) Accounting policy

A financial instrument that includes a contractual obligation for the Fund to deliver to each instrument holder their pro rata share of the Fund's net assets on liquidation is classified as an equity instrument (contributed equity) when it has all the following features:

(1) The instrument entitles each instrument holder to a pro rata share of the Fund's net assets in the event of the Fund's liquidation. The Fund's net assets are those assets that remain after deducting all other claims on the entity's assets. A pro rata share is determined by dividing the net assets of the Fund at the end of its term into units of equal amount and multiplying that amount by the number of units held by the instrument holder.

(2) The instrument is subordinate to all other classes of financial instruments of the Fund. For this to be the case, the instrument must give the instrument holder no priority over other claims to the assets of the Fund on liquidation and must not need to be converted into another instrument to be in a class of instruments that is subordinate to all other classes of instruments.

(3) All instruments in the class of instruments must have an identical contractual obligation for the entity to deliver a pro rata share of its net assets on liquidation.

In addition to the above features, the Fund must have no other financial instrument or contract that has total cash flows based substantially on the profit or loss, the change in the recognised net assets or the change in the fair value of the recognised and unrecognised net assets of the Fund and the effect of substantially restricting or fixing the residual return to instrument holders.

12. Financial risk management

a) Overview

The Fund's activities expose it to a variety of financial risks which include credit risk, liquidity risk and market risk. The responsible entity's overall risk management program focuses on managing these risks and seeks to minimise potential adverse effects on the financial performance of the Fund. The Fund uses derivative financial instruments such as interest rate derivatives to hedge certain risk exposures. The Fund seeks to deal only with creditworthy counterparties. Liquidity risk is monitored using future rolling cash flow forecasts.

The responsible entity's treasury activities are centralised and governed by policies approved by the Directors who monitor the operating compliance and performance as required. The responsible entity has policies for overall risk management as well as policies covering specific areas such as identifying risk exposure, analysing and deciding upon strategies, performance measurement, the segregation of duties and other controls around the treasury and cash management functions.

The Fund holds the following financial instruments that are subject to the responsible entity's risk management practices:

	Type of financial instrument	**2026 $'000**	2025 $'000
Financial assets:			
Cash and cash equivalents	(1)	**11,939**	6,852
Receivables	(1)	**428**	1,037
Investments in unlisted property schemes	(2)	**38,685**	40,198
Derivative financial instruments	(2)	**3,692**	74
Total financial assets		**54,744**	48,161
Financial liabilities			
Payables	(1)	**3,464**	3,897
Distribution payable	(1)	**1,339**	1,436
Interest bearing liabilities	(1)	**173,455**	254,557
Derivative financial instruments	(2)	**2,014**	871
Total financial liabilities		**180,272**	260,761

Type of financial instrument per AASB 9 Financial Instruments:
(1) At amortised cost; and
(2) At fair value through profit or loss.

The Fund is exposed to the following key financial risks:

Risk	**Definition of risk**	**Fund's exposure**	**Responsible entity's management of risk**
Credit risk (Section 12(b))	The risk a counterparty will default on its contractual obligations under a financial instrument and result in a financial loss to the Fund.	• Cash and cash equivalents; • Receivables; • Derivative financial instruments.	The responsible entity manages this risk by: • establishing credit limits for customers and managing exposure to individual entities; • monitoring the credit quality of all financial assets in order to identify any potential adverse changes in credit quality; • derivative counterparties and cash transactions, when utilised, are transacted with high credit quality financial institutions; and • regularly monitoring receivables on an ongoing basis.
Liquidity risk (Section 12(c))	The risk the Fund will default on its contractual obligations under a financial instrument.	• Payables; • Borrowings; • Derivative financial instruments; • Distribution payable	The responsible entity manages this by: • preparation of rolling forecasts of short-term and long-term liquidity requirements; • maintaining sufficient cash reserves and undrawn finance facilities to meet ongoing liquidity requirements;

Risk	Definition of risk	Fund's exposure	Responsible entity's management of risk
			• monitoring maturity profile of borrowings and putting in place strategies to ensure all maturing borrowings are refinanced significantly ahead of maturity; and • redemption management.
Market risk – interest rate risk (Section 12(d))	The risk that the value or cash flows of financial instruments will fluctuate due to changes in market interest rates.	• Borrowings at variable rates; • Derivative financial instruments.	The responsible entity manages this risk through interest rate hedging arrangements (swap or collar contracts).
Market risk – price risk – equity investments (Section 12(d))	The risk that the value of investments in equity instruments will fluctuate due to changes in the underlying funds.	• Investments in unlisted property schemes.	The responsible entity reduces this risk by only investing in unlisted funds that carry high quality investment properties with long-term leases to low risk tenants.

b) Credit risk

The maximum exposure to credit risk at balance date is the carrying amount of financial assets recognised in the balance sheet of the Fund. The Fund holds no significant collateral as security. Cash is held with an Australian financial institution, and the interest rate derivative counterparties are Australian financial institutions.

c) Liquidity risk

The contractual maturity of the Fund's financial liabilities at balance date are shown in the table below. It shows undiscounted contractual cash flows required to discharge the Fund's financial liabilities, including interest at current market rates.

	1 year or less $000	2 – 5 years $000	Over 5 years $000	Total $000
2026				
Payables	**3,464**	**-**	**-**	**3,464**
Distribution payable	**1,339**	**-**	**-**	**1,339**
Lease liabilities	**133**	**651**	**1,160**	**1,944**
Derivative financial instruments	**2,014**	**-**	**-**	**2,014**
Interest bearing liabilities	**41,109**	**146,720**	**-**	**187,829**
Total financial liabilities	**48,059**	**147,371**	**1,160**	**196,590**
2025				
Payables	3,897	-	-	3,897
Distribution payable	1,436	-	-	1,436
Lease liabilities	93	376	583	1,052
Derivative financial instruments	85	786	-	871
Interest bearing liabilities	14,289	261,332	-	275,621
Total financial liabilities	19,800	262,494	583	282,877

d) Market risk

Interest rate risk

The Fund's interest-rate risk primarily arises from borrowings. Borrowings issued at variable rates expose the Fund to cash flow interest rate risk. Borrowings issued at fixed rates will expose the Fund to interest rate risk arising from changes in the value of the instrument. The Fund's policy is to effectively maintain hedging arrangements of its borrowings where it is considered appropriate and cost effective to do so. For details of the Fund's interest rate swap contracts in place refer to note 10.

The table below shows the impact on profit and equity if interest rates changed by 100 basis points based on net borrowings and interest rate derivatives held at year end with all other variables held constant. The impact on profit and equity includes the impact on finance costs (cash flow risk) and the valuation of derivative financial instruments.

Interest rate increase / (decrease) of:	+1%		-1%	
	Profit $'000	Equity $'000	Profit $'000	Equity $'000
2026	**3,101**	**3,101**	**(3,192)**	**(3,192)**
2025	3,206	3,206	(3,342)	(3,342)

Price risk – equity investments

The Fund is exposed to equity price risk in relation to its investment in unlisted property trusts also managed by the responsible entity. The investments are measured at their net realisable value. Unlisted funds invest in investment property with the price of the equity instruments of these unlisted funds largely dependent on the valuation of the underlying investment properties.

While the Fund cannot mitigate the risk of general market movements in investment property prices in the underlying unlisted funds, the Fund reduces risk by only investing in unlisted funds that carry high quality investment properties with long-term leases to low risk tenants.

Significant judgement is required when assessing the valuation of unlisted property trusts, especially in the current global economic environment. Owing to this significant judgement, the sensitivity analysis included below shows the impact on a change to the carrying values of the Fund's investments in unlisted property trusts of an increase or decrease of 10% (2025: 10%) to the valuation of the Fund's investments. The impact is shown for Profit and Equity.

Net asset value of unlisted funds	+10%		-10%	
	Profit $'000	Equity $'000	Profit $'000	Equity $'000
2026	**3,869**	**3,869**	**(3,869)**	**(3,869)**
2025	4,020	4,020	(4,020)	(4,020)

e) Net realisable value measurement of financial instruments

At each year end, the carrying amount of financial assets is determined based on their net realisable value. As disposal costs for these investments are expected to be immaterial, the fair value of these financial assets approximates their net realisable value.

The Fund uses a number of methods to determine the fair value of its financial assets and financial liabilities. The methods comprise the following:

Level 1:	quoted prices (unadjusted) in active markets for identical assets or liabilities.
Level 2:	inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices).
Level 3:	inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The Fund measured and recognised the following financial instrument at fair value on a recurring basis:

- Interest rate derivative contracts- derivative financial instruments measured at fair value under the Level 2 method;

Valuation techniques used to derive Level 1 and Level 3 fair values

At balance date, the Fund held no Level 1 or Level 3 financial instruments.

Valuation techniques used to derive Level 2 fair values

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. These valuation techniques maximise the use of observable market data and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

Fair value of interest rate derivatives

Level 2 financial instruments held by the Fund include fixed to floating interest rate derivatives (over-the-counter derivatives). The fair value of the derivatives has been determined using pricing models based on discounted cash flow analysis which incorporates assumptions supported by observable market data at balance date including market expectations of future interest rates and discount rates adjusted for any specific features of the derivatives and counterparty or own credit risk.

Fair value of unlisted equity securities

The fair value of the Fund's financial assets at fair value through profit or loss are Level 2 fair value measurements. These investments comprise of unlisted equity securities of Cromwell managed investment schemes. The fair value of these financial instruments is based upon the net tangible assets as publicly reported by the underlying unlisted entity, adjusted for inherent risk where appropriate.

The Fund does not hold any other financial instruments at fair value in the current or prior year. The Fund's policy is to recognise transfers into and out of fair value hierarchy levels as at the end of the reporting period. There were no transfers between levels of the fair value hierarchy during the current and prior financial years.

f) Net realisable value of other financial instruments not measured at fair value

The carrying amounts of receivables, other current assets, trade and other payables and distributions payable are assumed to approximate their contractual settlement amount due to their short-term nature. The net realisable value of interest-bearing liabilities is determined by reference to their contractual settlement amount. This represents a change in methodology since 30 June 2025 due to the Fund preparing financial statements on a non-going concern basis, however there have been no material changes or write-downs to the carrying amount of the assets and liabilities other than for actual transactions.

g) Accounting policy

The accounting policies with respect to the initial recognition, measurement, classification and subsequent measurement of the Fund's financial assets and financial liabilities are detailed below:

Initial recognition and measurement

Financial assets and financial liabilities are recognised in the Fund's balance sheet when it becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. On initial recognition, financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are recognised net of transaction costs directly attributable to the acquisition of these financial assets or financial liabilities. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the consolidated statement of comprehensive income.

Financial assets

Classification and subsequent recognition and measurement

Subsequent to initial recognition the Fund classifies its financial assets in the following measurement categories:

- Those to be measured at fair value; and
- Those to be measured at amortised cost.

The classification depends upon the whether the objective of the Fund's relevant business model is to hold financial assets in order to collect contractual cash flows (business model test) and whether the contractual terms of the cash flows give rise on specified dates to cash flows that are solely payments of principal and interest (cash flow test).

Financial assets recognised at amortised cost

Receivables are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest and are measured at amortised cost. Interest income from these financial assets is included in finance income using the effective interest rate method.

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in the statement of profit or loss.

Collectability of receivables is reviewed on an ongoing basis. Debts which are known to be uncollectible are written off.

Financial assets recognised at fair value through profit or loss

Assets that do not meet the criteria for amortised cost are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss is recognised in the statement of profit or loss and presented net within other gains / (losses) in the period in which it arises.

Under the Fund's non-going concern basis of preparation, the carrying amount of these financial assets is determined based on their net realisable value. As disposal costs are expected to be immaterial, fair value is considered to approximate net realisable value.

Impairment

The Fund recognises a loss allowance for expected credit losses on receivables that are measured at amortised cost. The amount of expected credit losses is updated at each reporting date to reflect changes in credit risk since initial recognition of the respective financial instrument.

For receivables, the Fund applies the simplified approach, which requires expected lifetime credit losses to be recognised from initial recognition. The expected credit losses on these financial assets are estimated using a provision matrix based on the Fund's historical credit loss experience adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate.

Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at fair value through profit or loss.

Financial liabilities subsequently measured at amortised cost

Financial liabilities that are not contingent consideration of an acquirer in a business combination, held-for-trading, or designated as at fair value through profit or loss, are subsequently measured at amortised cost using the effective interest method.

Under the Fund's non-going concern basis of preparation, the carrying amount of interest-bearing liabilities is determined by reference to their contractual settlement amount.

Derecognition of financial liabilities

The Fund derecognises financial liabilities when, and only when, its obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in the statement of profit or loss.

13. Leased assets and related leases

a) Overview

The below table shows the information in relation to the Fund's leased assets and relevant lease liabilities for the year ending and as at 30 June 2026:

	$'000
Right-of-use assets (1)	
Reconciliation of movements in right-of-use assets:	
Balance at 30 June 2024	905
Amortisation (2)	(75)
Balance as at 30 June 2025	**830**
Adjustment	**895**
Amortisation (2)	**(132)**
Right-of-use assets at 30 June 2026	**1,593**
Lease liabilities	
Reconciliation of movements in lease liabilities:	
Balance at 30 June 2024	983
Principal payments	(66)
Balance as at 30 June 2025	**917**
Adjustment	**895**
Principal payments	**(85)**
Lease liabilities at 30 June 2026	**1,727**
2025	
Current	917
Non-current	-
Lease liabilities at 30 June 2025	917
2026	
Current	**1,727**
Non-current	**-**
Lease liabilities at 30 June 2026	**1,727**
Payments in relation to lease liabilities recognised above (3)	
2025	(91)
2026	**(123)**

(1) Right-of-use assets included as a component of investment property in the balance sheet. See note 6 for further information.
(2) Included as a component of property expenses and outgoings in the consolidated statement of profit or loss.
(3) Represents total cash flows in respect of leases.

b) Accounting policy

Accounting as lessee

The Fund recognises all relevant leases as a financial liability with a corresponding right-of-use asset, except for short-term leases and leases of low value assets (for these leases the Fund recognises the lease payments as an operating expense on a straight-line basis over the term of the lease unless another systematic basis is more representative of the pattern in which economic benefits from the leased assets are consumed).

The lease liability is initially measured as the present value of the lease payments that are unpaid at the commencement date, discounted using the rate implicit in the lease or relevant incremental borrowing rate. Subsequently the lease liability is adjusted for interest and lease payments, as well as the impact of lease modifications. The lease liability is presented as a component of Interest bearing liabilities in the balance sheet (see note 9).

The right-of-use assets comprise the initial measurement of the corresponding lease liability, lease payments made at or before commencement, less any lease incentives received and any initial direct costs. The right-of use asset is subsequently measured as cost less accumulated depreciation and impairments.

Right-of-use assets are depreciated on a straight-line basis over the shorter period of the lease term and useful life of the underlying asset. Impairments are recognised when identified.

Right-of-use assets are presented as components of Investment property in the balance sheet.

14. Cash flow information

a) Overview

This note provides further information on the cash flow statement of the Fund. It reconciles loss for the year to cash flows from operating activities and information about non-cash transactions.

b) Reconciliation of loss for the year to net cash provided by operating activities

	2026 $'000	2025 $'000
Gain / (loss) for the year	**20,637**	(22,791)
Movement in net realisable value:		
Investment properties	**(7,258)**	-
Asset held for sale	**(880)**	
Investments in unlisted property schemes (net of acquisition costs)	**1,513**	-
Derivative financial instruments	**(2,476)**	-
Fair value net loss:		
Investment properties	**-**	29,000
Investments in unlisted property schemes (net of acquisition costs)	**-**	2,073
Derivative financial instruments	**-**	2,071
Non-cash interest income from derivatives	**-**	(55)
Straight-line lease expense / (income)	**456**	(326)
Amortisation of lease cost and lease incentives	**10,355**	11,922
Amortisation of loan transaction costs	**332**	369
Amortisation of right-of-use asset	**132**	75
Changes in operating assets and liabilities		
Decrease/ (Increase) in:		
Receivables	**879**	(3,342)
Other current assets	**169**	(120)
Decrease/ (Increase) in:		
Payables	**(929)**	1,261
Unearned income	**(334)**	(340)
Net cash provided by operating activities	**22,596**	19,797

c) Accounting policy

Cash and cash equivalents includes cash on hand, deposits held at call with financial institutions and other short-term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

d) Non-cash items

	2026 $'000	2025 $'000
Units issued on reinvestment of distributions	**-**	604

e) Reconciliation of liabilities arising from financing activities

	Borrowings $000	Distributions payable $000	Derivative financial instruments $000	Lease liabilities $000	Total $000
Opening balance 1 July 2024	287,994	1,440	-	983	290,417
Changes from financing cash flows:					
Proceeds from borrowings	24,040	-	-	-	24,040
Repayments of borrowings	(58,740)	-	-	-	(58,740)
Payment of loan transaction costs	(23)	-	-	-	(23)
Payment of lease liabilities	-	-	-	(66)	(66)
Payment of distributions	-	(16,361)	-	-	(16,361)
Total changes from financing cash flows	(34,723)	(16,361)	-	(66)	(51,150)
Other movements:					
Fair value net gains / losses	-	-	871	-	871
Amortisation of loan transaction costs	369	-	-	-	369
Units issued on reinvestment of distributions	-	(604)	-	-	(604)
Distributions for the year	-	16,961	-	-	16,961
Balance at 30 June 2025	253,640	1,436	871	917	256,864
Changes from financing cash flows:					
Proceeds from borrowings	**4,600**				**4,600**
Repayments of borrowings	**(86,525)**	**-**	**-**	**-**	**(86,525)**
Payment of loan transaction costs	**(319)**	**-**	**-**	**-**	**(319)**
Payment of lease liabilities	**-**	**-**	**-**	**(85)**	**(85)**
Payment of distributions	**-**	**(16,565)**	**-**	**-**	**(16,565)**
Total changes from financing cash flows	**(82,244)**	**(16,565)**	**-**	**(85)**	**(98,894)**
Other movements:					
Movement in net realisable value	**-**	**-**	**1,143**	**-**	**1,143**
Amortisation of loan transaction costs	**332**	**-**	**-**	**-**	**332**
Lease liability adjustment				**895**	**895**
Distributions for the year	**-**	**16,468**	**-**	**-**	**16,468**
Balance at 30 June 2026	**171,728**	**1,339**	**2,014**	**1,727**	**176,808**

15. Related parties

a) Overview

Related parties include Directors and other key management personnel of the responsible entity and their close family members and any entities they control. They also include any associated entities of the responsible entities, such as entities that are also controlled by the parent entity of the responsible entity Cromwell Corporation Limited.

This note provides information about transactions with related parties during the year. All of the Fund's transactions with related parties are on normal commercial terms and conditions and at market rates.

b) Key management personnel disclosures

The following persons were Directors and other key management personnel of the responsible entity during the entire year and up to the date of this report, unless otherwise stated:

Cromwell Funds Management Limited	
Non-executive directors	
Ms TL Cox	Director – appointed 14 January 2021, Chair since 14 January 2021
Ms LJC Crombie	Director – appointed 30 June 2022
Ms RJ Lloyd	Director – appointed 18 July 2022
Mr GG Ross	Director – appointed 18 July 2022
Other key management personnel	
Mr J Callaghan	Chief Executive Officer
Ms M Dance	Chief Financial Officer

There were no key management personnel employed by the Fund at any time during the year.

c) Remuneration

Key management personnel are paid by Cromwell Operations Pty Ltd. Cromwell Operations Pty Ltd is a wholly owned subsidiary of Cromwell Corporation Limited, which is the parent entity of the responsible entity. Payments made from the Fund to either Cromwell Operations Pty Ltd or Cromwell Funds Management Limited do not include any amounts directly attributable to the compensation of key management personnel.

d) Unitholdings / loans

The Cromwell Diversified Property Trust (DPT), an entity related to the responsible entity, held 13,924,696.71 units in the Fund at 30 June 2026 (2025: 14,814,923.14).

The Directors and other KMP of the responsible entity, including their personally related parties, had no loans payable to/receivable from the Fund. A related party to Ms TL Cox held 349,383 units in the Fund at 30 June 2026 (2025: 371,720). No other KMP or their related parties held any units in the Fund during the financial year or at year end.

e) Transactions with the responsible entity and its associates

	2026 $	2025 $
Amounts paid / payable		
Fund administration fees	**2,549,693**	2,855,400
Property and facility management fees	**1,279,966**	1,369,529
Leasing commissions	**359,035**	398,743
Project management fees	**125,215**	182,660
Accounting service fee	**264,000**	264,000
Amounts reimbursed		
Reimbursement of scheme costs	**-**	-
Aggregate amount payable to the responsible entity and its associate at year end	**206,924**	550,415

The Fund's investment portfolio comprises investments in units of unlisted property trusts also managed by the responsible entity, Cromwell Funds Management Limited, for which it receives distributions from these trusts on a monthly basis.

16. Remuneration of auditor

During the year the following fees were paid or payable for services provided by the auditor of the Fund:

	2026 $	2025 $
Audit services		
Deloitte Touche Tohmatsu Brisbane		
• Audit and review of financial report	**48,500**	-
• Audit of compliance plan	**7,500**	-
• Outgoings audits	**14,700**	-
Total remuneration for audit services	**70,700**	-

There were no fees paid for other services.

	2026 $	2025 $
Audit services		
Pitcher Partners Brisbane		
• Audit and review of financial report	**-**	37,000
• Audit of compliance plan	**-**	8,200
• Outgoings audits	**-**	13,200
Total remuneration for audit services	-	58,400

17. Controlled entities and parent entity disclosure

a) Controlled entities

	Country of registration	Equity holding 2026 %	Equity holding 2025 %
Cromwell Creek Street Trust	Australia	100	100
Cromwell Farrer Place Trust	Australia	100	100
Cromwell Flinders Street Trust	Australia	100	100
Cromwell Grenfell Street Trust	Australia	100	100
Cromwell O'Riordan Street Trust	Australia	100	100
Cromwell Queen Street Trust	Australia	100	100
Cromwell Spring Hill Trust	Australia	100	100

b) Parent entity disclosure

The financial information below on the Fund's parent entity Cromwell Direct Property Fund ("DPF") as a stand-alone entity has been provided in accordance with the requirements of the *Corporations Act 2001* (Cth).

	Cromwell Direct Property Fund 2026 $'000	Cromwell Direct Property Fund 2025 $'000
Results		
Profit/ (loss) for the year	**20,637**	(22,791)
Total comprehensive income/ (loss) for the year	**20,637**	(22,791)
Financial position		
Current assets	**415,403**	508,089
Total assets	**415,403**	508,089
Current liabilities	**(175,667)**	(257,292)
Total liabilities	**(175,667)**	(257,292)
Net assets	**239,736**	250,797
Equity		
Contributed equity	**421,682**	436,912
Accumulated losses	**(181,946)**	(186,115)
Total equity	**239,736**	250,797

c) Accounting policy

The financial information of the parent entity of the Fund has been prepared on the same basis as the consolidated financial statements except for investments in subsidiaries and consolidated accounting policies adopted by the Fund.

Investments in subsidiaries are accounted for at fair value in the financial report of the parent entity. Distributions received from subsidiaries are not eliminated and are recognised in profit or loss.

d) Commitments

At balance date DPF had no commitments (2025: none) in relation to capital expenditure contracted for but not recognised as liabilities.

e) Guarantees provided

At balance date DPF provided no guarantees (2025: none) on behalf of its subsidiaries.

f) Contingent assets and contingent liabilities

At balance date DPF had no contingent assets or contingent liabilities (2025: none).

18. Unrecognised items

a) Overview

Items that have not been recognised on the Fund’s balance sheet include contractual commitments for future expenditure and contingent liabilities which are not sufficiently certain to qualify for recognition as a liability on the balance sheet. This note provides details of any such items.

b) Contingent assets and contingent liabilities

The Directors are not aware of any material contingent assets or contingent liabilities and the Directors are not aware of any material changes in contingent assets or contingent liabilities of the Fund.

c) Commitments

At balance date the Fund had $116,906 of commitments in relation to capital expenditure contracted for but not recognised as liabilities (2025: $1,550,000).

19. Subsequent events

On 10 September 2026, the Fund completed the sale of 100 Creek Street, Brisbane, for a sale price of $159.7 million. Net proceeds from the sale will be applied to repay debt under the Fund's financing arrangements, resulting in a reduction in the Fund's loan-to-value ratio. The remaining proceeds, estimated at approximately $70.0 million, are expected to be distributed to unitholders in October 2026 as part of the Fund's wind-up process.

Other than the matter noted above, no other matter or circumstance has arisen since 30 June 2026 that has significantly affected or may significantly affect:

- the Fund’s operations in future financial years; or
- the results of those operations in future financial years; or
- the Fund’s state of affairs in future financial years.

Directors' Declaration

In the opinion of the Directors of Cromwell Funds Management Limited as responsible entity for Cromwell Direct Property Fund:

(a) the attached financial statements and notes are in accordance with the *Corporations Act 2001* (Cth), including:

(i) complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Regulations 2001*; and

(ii) giving a true and fair view of the Funds' financial position as at 30 June 2026 and of its performance, for the financial year ended on that date based on the basis of preparation as disclosed in note 1 (non-going concern basis); and

(b) there are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Directors of Cromwell Funds Management Limited made pursuant to section 295(5) of the *Corporations Act 2001* (Cth).

Ms TL Cox

Chair

22 September 2026

Sydney

Deloitte.

Deloitte Touche Tohmatsu
ABN 74 490 121 060
Riverside Centre
Level 23, 123 Eagle Street
Brisbane, QLD, 4000
Australia

Phone: +61 7 3308 7000
www.deloitte.com.au

Independent Auditor's Report to the Members of Cromwell Direct Property Fund

Report on the audit of the financial report

Opinion

We have audited the financial report Cromwell Direct Property Fund (the "Fund") which comprises the consolidated statement of financial position as at 30 June 2026, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information and other explanatory information, and the directors' declaration of Cromwell Funds Management Limited as Responsible Entity for the Fund (the "directors").

In our opinion, the accompanying financial report of the Fund is in accordance with the *Corporations Act 2001*, including:

- Giving a true and fair view of the Fund's financial position as at 30 June 2026 and of its financial performance for the year then ended; and
- Complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the Fund in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* issued by the Accounting Professional & Ethical Standards Board Limited (the Code) that are relevant to audits of the financial report of public interest entities in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the Entity, would be in the same terms if given to the directors as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter Regarding Going Concern

We draw attention to Note 1 in the financial report, which outlines that withdrawal requests received during the Notification Period of the Fund's liquidity event have exceeded 50% of the Fund's total units on issue, and this has resulted in the Fund beginning the process of realising assets, ultimately leading to its eventual wind up in accordance with the Fund's Constitution. As stated in Note 1, the financial report has therefore not been prepared on a going concern basis.

Our opinion is not modified in respect of this matter.

In the context of our audit of the financial report as a whole, and in forming our opinion thereon, we have concluded that managements' preparation of the financial report on a non-going concern basis is appropriate.

Deloitte.

Other information

The directors are responsible for the other information. The other information comprises the information included in the Fund's Directors' Report for the year ended 30 June 2026, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the financial report

The directors are responsible:

- For the preparation of the financial report in accordance with the *Corporations Act 2001*, including giving a true and fair view of the financial position and performance of the Fund in accordance with Australian Accounting Standards; and
- For such internal control as the directors determine is necessary to enable the preparation of the financial report in accordance with the *Corporations Act 2001*, including giving a true and fair view of the financial position and performance of the Fund, and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the ability of the Fund to continue as a going concern. As disclosed in Note 1, the financial report has been prepared on a non-going concern basis as withdrawal requests received during the Notification Period exceeded 50% of the Fund's total units on issue. In line with the Fund's Constitution, the Responsible Entity has begun the process of realising assets.

Auditor's responsibilities for the audit of the financial report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

- Conclude on the appropriateness of the directors' use of the non-going concern basis of accounting. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Deloitte Touche Tohmatsu
DELOITTE TOUCHE TOHMATSU

Manuel Barth
Manuel Barth

Partner
Chartered Accountants

Brisbane, 22 September 2026