

Investment performance²

AS AT 28 FEBRUARY 2025

Funds	Distribution Yield ¹	Underlying Investments	Liquidity	1 Year	3 Year	5 Year	Since Inception	Inception Date	Fund Status
Cromwell Phoenix Property Securities Fund ARSN 129 580 267	n/a	Listed Property Securities	Daily	15.6%	5.5%	5.5%	8.3%	April 2008	Open
Cromwell Global Opportunities Fund ARSN 654 056 961	n/a	International Small Cap Equities	Monthly	25.0%	14.2%	13.9%	13.6%	December 2019	Open
Cromwell Direct Property Fund ARSN 165 011 905	6.3%	Direct Property	Not available	{12.7%}	{12.7%}	{4.6%}	3.4%	August 2013	Closed to Investment
Cromwell Phoenix Opportunities Fund³ ARSN 602 776 536	n/a	Australian Small Cap Equities	Monthly	15.6%	8.0%	15.9%	17.5%	December 2011	Closed to Investment
Cromwell Property Trust 12 ARSN 166 216 995	8.6%	Direct Property	Oct-25	{4.6%}	{7.8%}	4.3%	9.6%	October 2013	Closed to Investment
Cromwell Riverpark Trust ARSN 135 002 336	7.7%	Direct Property	Jul-21	{6.5%}	{8.5%}	0.9%	10.4%	June 2009	Closed to Investment

1. Based on unit prices as at 28 February 2025.

2. Total returns of Cromwell-managed funds since inception and over one to three year periods are net of fees and costs. Past performance is not a reliable indicator of future performance.

3. Total returns are inclusive of the value of franking credits.

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