



JANPAN PTY LTD
<D & J PANGRAZIO S/FUND A/C>
146 BLOOMFIELD STREET
CLEVELAND QLD 4163

31 July 2020

Cromwell Direct Property Fund Unitholder Investment Statement

ARSN: 165 011 905

INVESTMENT REFERENCE: 0008765871

TAX REFERENCE: Quoted

STATEMENT PERIOD: 01 April 2020 - 30 June 2020

TABLE A TRANSACTION SUMMARY - UNIT MOVEMENT					
Date	Transaction	Number of units	Price per unit ¹ (\$)	Total value (\$)	Balance of units
01/04/2020	Opening Balance	23,555.2764	\$1.2685	\$29,879.87	23,555.2764
30/06/2020	Closing Balance	23,555.2764	\$1.2278	\$28,921.17	23,555.2764

¹ The opening and closing balances are calculated using the withdrawal (ex-distribution) unit price for the applicable date.

TABLE B FUND DISTRIBUTION SUMMARY						
Record Date	Payment Date	Transaction	Gross Distribution (\$)	Withholding Tax (\$)	Net Distribution (\$)	Distribution Plan Allotment
30/04/2020	08/05/2020	Cromwell Direct Property Fund April 2020 Distribution	\$142.31	\$0.00	\$142.31	0.0000
31/05/2020	10/06/2020	Cromwell Direct Property Fund May 2020 Distribution	\$142.31	\$0.00	\$142.31	0.0000
30/06/2020	14/07/2020	Cromwell Direct Property Fund June 2020 Distribution	\$142.31	\$0.00	\$142.31	0.0000
Total for statement period			\$426.93	\$0.00	\$426.93	0.0000

Important Notes

Please check this statement carefully and retain it for your records.

The closing balance shown includes any transfers or other transactions registered as at close of business on the last day of the statement period indicated above. Unitholders should not rely on the balance shown in this statement as being a complete record of their current holding and the Issuer will not be liable for any financial loss incurred by the unitholder who relies on the balances shown without making their own adjustments for any transfers or other transactions which have yet to be registered.

To report a discrepancy please call 1300 268 078.

