

MR HARRY TUCKER &
 MRS PAULA TUCKER
 <TUCKER SUPER FUND A/C>
 31 BIBURY STREET
 WELLINGTON POINT QLD 4160

10 August 2021

Cromwell Direct Property Fund Unitholder Investment Statement

ARSN: 165 011 905

INVESTMENT REFERENCE: 0008771936

TAX REFERENCE: Quoted

STATEMENT PERIOD: 01 April 2021 - 30 June 2021

TABLE A TRANSACTION SUMMARY - UNIT MOVEMENT					
Date	Transaction	Number of units	Price per unit ¹ (\$)	Total value (\$)	Balance of units
01/04/2021	Opening Balance	27,795.2003	\$1.2425	\$34,535.54	27,795.2003
30/06/2021	Closing Balance	27,795.2003	\$1.2531	\$34,830.17	27,795.2003

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
30/04/2021	12/05/2021	Cromwell Direct Property Fund April 2021 Distribution	\$167.93	\$0.00	\$167.93	0.0000
31/05/2021	10/06/2021	Cromwell Direct Property Fund May 2021 Distribution	\$167.93	\$0.00	\$167.93	0.0000
30/06/2021	14/07/2021	Cromwell Direct Property Fund June 2021 Distribution	\$167.93	\$0.00	\$167.93	0.0000
Total for statement period			\$503.79	\$0.00	\$503.79	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.