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<WARDEN SUPER FUND A/C>
26-28 THORN STREET
ORMISTON QLD 4160

29 July 2022

Cromwell Direct Property Fund Unitholder Investment Statement

ARSN: 165 011 905

INVESTMENT REFERENCE: 0011298524

TAX REFERENCE: Quoted

STATEMENT PERIOD: 01 April 2022 - 30 June 2022

| TABLE A TRANSACTION SUMMARY - UNIT MOVEMENT | | | | | |
|--|-----------------|-----------------|-------------------------------------|---------------------|------------------|
| Date | Transaction | Number of units | Price per unit ¹ (\$) | Total value (\$) | Balance of units |
| 01/04/2022 | Opening Balance | 8,383.6351 | \$1.3441 | \$11,268.44 | 8,383.6351 |
| 30/06/2022 | Closing Balance | 8,383.6351 | \$1.3218 | \$11,081.49 | 8,383.6351 |

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 |
| 30/04/2022 | 11/05/2022 | Cromwell Direct Property Fund April 2022 Monthly Distribution | \$50.65 | \$0.00 | \$50.65 | 0.0000 |
| 31/05/2022 | 10/06/2022 | Cromwell Direct Property Fund May 2022 Monthly Distribution | \$50.65 | \$0.00 | \$50.65 | 0.0000 |
| 30/06/2022 | 19/07/2022 | Cromwell Direct Property Fund Jun 2022 Monthly & Special Distribution | \$156.88 | \$0.00 | \$156.88 | 0.0000 |
| Total for statement period | | | \$258.18 | \$0.00 | \$258.18 | 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.

