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 <RICHBON RETIREMENT A/C>
 PO BOX 377
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23 June 2021

Cromwell Direct Property Fund Unitholder Exit Statement

ARSN: 165 011 905

INVESTMENT REFERENCE: 0010970164

STATEMENT PERIOD: 01 July 2020 - 24 February 2021

TRANSACTION LIST

TABLE A TRANSACTION SUMMARY - UNIT MOVEMENT					
Date	Transaction	Number of units	Price per unit ¹ (\$)	Total value (\$)	Balance of units
01/07/2020	Opening Balance	240,308.8982	\$1.2278	\$295,051.27	240,308.8982
24/02/2021	Off Market Transfer	-240,308.8982	\$1.2484	-\$300,001.63	0.0000
24/02/2021	Closing Balance	0.0000	\$0.0000	\$0.00	0.0000

¹ The opening and closing balances are based on the withdrawal unit price (ex-distribution) that was applicable for withdrawal requests received at that time. In relation to off market transfers of units, the unit prices used for the calculations on this statement are based on the net asset value unit price of the Fund (excluding any buy or sell spread) on the day of transfer. This may be different to the unit prices actually paid or received for the off market transfer of units. If you require the transfer unit price, this information will be available by referring to your transfer statement, by logging onto www.investorserve.com.au or by calling Cromwell on 1300 268 078.

TABLE B FUND DISTRIBUTION SUMMARY						
Record Date	Payment Date	Transaction	Gross Distribution (\$)	Withholding Tax (\$)	Net Distribution (\$)	Distribution Plan Allotment
31/07/2020	10/08/2020	Cromwell Direct Property Fund July 2020 Distribution	\$1,451.87	\$0.00	\$1,451.87	0.0000
31/08/2020	10/09/2020	Cromwell Direct Property Fund August 2020 Distribution	\$1,451.87	\$0.00	\$1,451.87	0.0000
30/09/2020	09/10/2020	Cromwell Direct Property Fund September 2020 Distribution	\$1,451.87	\$0.00	\$1,451.87	0.0000
31/10/2020	10/11/2020	Cromwell Direct Property Fund October 2020 Distribution	\$1,451.87	\$0.00	\$1,451.87	0.0000
30/11/2020	11/12/2020	Cromwell Direct Property Fund November 2020 Distribution	\$1,451.87	\$0.00	\$1,451.87	0.0000
31/12/2020	12/01/2021	Cromwell Direct Property Fund December 2020 Distribution	\$1,451.87	\$0.00	\$1,451.87	0.0000
31/01/2021	11/02/2021	Cromwell Direct Property Fund January 2021 Distribution	\$1,451.87	\$0.00	\$1,451.87	0.0000
Total for statement period			\$10,163.09	\$0.00	\$10,163.09	0.0000

FEES AND COSTS SUMMARY

TABLE C

Fees deducted directly from your account

\$0

This amount has been deducted directly from your account (reflected in the transaction listed on this statement).

Fees and costs deducted from your investment

\$2,457.37

This approximate amount has been deducted from your investment and covers amounts that have reduced the return on your investment and that are not reflected as transactions listed on this statement or in the Additional explanation of fees and costs.

TABLE D

TOTAL FEES AND COSTS YOU PAID

\$2,457.37

This approximate amount includes all the fees and costs that affected your investment during the period.

**TABLE E
CALCULATION OF YOUR INVESTMENT RETURN ²**

Calculation of the Investment Return	Amount sourced from	Amount (\$)
Closing Balance	Table A	\$0.00
Add: withdrawal payment	Table A	\$300,001.63
Less: opening balance	Table A	\$295,051.27
Less: applications/allotments	Table A	\$0.00
Less: fee deducted directly from your account	Table C	\$0.00
Change in market value (growth return)		\$4,950.36
Add: gross distribution amounts (distribution return)	Table B	\$10,163.09
Investment return (total return)		\$15,113.45

² This is not a statement for tax purposes. We send a separate tax statement which contains all the information about your investment that you need to complete your tax return.

³ The 'growth return' amount is the realised gain or loss generated from the change in the reporting opening balance at the beginning of the statement period and the closing balance and any transactions that you undertook during the period. This amount is only for reporting purposes.

Handling Complaints

Please refer to information contained on Cromwell's Complaint Handling Policy at www.cromwell.com.au located under 'Contact' from the website tool bar.

If you have a complaint concerning your investment, the product itself, services, staff or the handling of a complaint please call out **Cromwell Investor Services Team on +61 1300 268 078 8:30am to 5:00pm Monday to Friday (AEST)**. The internal dispute resolution (IDR) requirements will be followed. In the event that you are still dissatisfied with our response, you may refer your complaint directly to the external resolution scheme, Australian Financial Complaints Authority (AFCA). This independent financial complaint ombudsman is free to consumers. AFCA's contact details are::

Website: www.afca.org.au
 Email: info@afca.org.au
 Telephone: 1800 931 678 (free call)
 Write to: Australian Financial Complaints Authority Limited, GPO BOX 3, Melbourne VIC 3001, AUSTRALIA

ASIC also has a free call information line of 1300 300 630.

Important Notes

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

To report a discrepancy please call 1300 268 078.