

**Cromwell Property Group**

Cromwell Corporation Limited ABN 44 001 056 980  
 Cromwell Diversified Property Trust ARSN 102 982 598  
 (the responsible entity of which is Cromwell Property Securities Limited  
 ABN 11 079 147 809, AFSL 238 052)



038 008282

PAMADEN PTY LTD  
 <PAMADEN SUPER FUND A/C>  
 15 KURRAJONG ST  
 CAPALABA QLD 4157

<b>Name:</b>	<b>CROMWELL PROPERTY GROUP comprises CROMWELL CORPORATION LIMITED and CROMWELL DIVERSIFIED PROPERTY TRUST (the Fund)</b>
<b>Responsible Entity of Fund:</b>	<b>Cromwell Property Securities Limited</b>
<b>Statement Period:</b>	<b>01/07/2021 – 30/06/2022</b>
<b>Unitholder Number:</b>	<b>X*****2117</b>

## CROMWELL PROPERTY GROUP PERIODIC STATEMENT

**Transaction details – period from 01/07/2021 to 30/06/2022**

Date	Transaction Details	Stapled Securities	Balance	CMW Price <sup>1</sup>	Value AUD\$ <sup>2</sup>
01/07/2021	Opening Balance	53,043	53,043	\$0.8750	\$46,412.63
29/09/2021	Holding Net Movement (CHESS 510)	7,000	60,043	\$0.8050	\$48,334.62
16/06/2022	Holding Net Movement (CHESS 510)	6,000	66,043	\$0.6950	\$45,899.89
30/06/2022	Closing Balance	66,043	66,043	\$0.7550	\$49,862.47

**Distribution details – period from 01/07/2021 to 30/06/2022**

Record Date	Payment Date	Stapled Securities	Distribution Rate \$	Gross Distribution \$	Withholding Tax \$	Net Distribution \$
30/09/2021	19/11/2021	60,043	\$0.01625000	\$975.70	\$0.00	\$975.70
31/12/2021	18/02/2022	60,043	\$0.01625000	\$975.70	\$0.00	\$975.70
31/03/2022	20/05/2022	60,043	\$0.01625000	\$975.70	\$0.00	\$975.70
30/06/2022	19/08/2022	66,043	\$0.01625000	\$1,073.20	\$0.00	\$1,073.20

1. The price quoted above for the opening balance is the last sale price on the Australian Securities Exchange (ASX) on the relevant day. The price quoted above for additions and disposals is the last sale price on the ASX on the relevant day, which may be different to the price at which you executed your transactions on the ASX. The price at which your transactions have been undertaken has not been disclosed to Cromwell Property Group.

2. The Value of your investment is equal to the number of Stapled Securities multiplied by the Stapled Security price as at the close of trading on the ASX on the relevant day.

## Fees and Costs Summary – period from 01/07/2021 to 30/06/2022

**Fees deducted directly from your account                      \$0.00**

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

**Fees and costs deducted from your investment                \$64.08**

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.

**Total fees and costs you paid                                        \$64.08**

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

## Investment returns

This statement does not show your return on investment during the period on an individual basis because the price at which you executed your transactions on the ASX is not provided to Cromwell Property Group. You can calculate your individual investment return by obtaining the price of your transactions from the broker who effected your transactions.

The following table shows the historical distributions for Cromwell Property Group Stapled Securities over the past five financial years to FY2022.

	<b>FY2022</b>	<b>FY2021</b>	<b>FY2020</b>	<b>FY2019</b>	<b>FY2018</b>
Operating earnings per security	<b>7.7 cents</b>	<b>7.4 cents</b>	<b>8.5 cents</b>	8.2 cents	8.4 cents
Change over previous year	<b>5%</b>	<b>(14%)</b>	<b>4%</b>	<b>(2%)</b>	<b>(3%)</b>
Distribution per security	<b>6.5 cents</b>	<b>7.0 cents</b>	<b>7.5 cents</b>	7.3 cents	8.3 cents
Change over previous year	<b>(7%)</b>	<b>(7%)</b>	<b>3%</b>	<b>(13%)</b>	<b>-%</b>

This is not a statement of returns for tax purposes. Following the end of each financial year, we send you a separate tax statement to enable you to complete your income tax return. Details of the taxable amounts are provided in your annual taxation statement. You should seek independent professional tax advice upon taxation matters.

The Australian Taxation Office (ATO) advises you to keep this statement. Disposal of securities may lead to capital gains tax. To obtain a copy of the ATO's "Guide to Capital Gains Tax", please phone the ATO publications distribution service on 1300 720 092, 13 36 77 (for the hearing impaired) or visit the ATO website at [www.ato.gov.au](http://www.ato.gov.au).

## Resolving complaints

Please refer to information contained on Cromwell's Complaint Handling Policy at [www.cromwellpropertygroup.com](http://www.cromwellpropertygroup.com) 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 our **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](http://www.afca.org.au)  
Email: [info@afca.org.au](mailto: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.

## Further Information

Further information in relation to your investment, including information on statements, contribution levels and other investment strategies, is available on request. If you have any questions or require further information in relation to your investment, please contact your financial planner, visit [www.linkmarketservices.com.au](http://www.linkmarketservices.com.au) or telephone Cromwell's Investor Services Team on +61 1300 268 078 (8.30am to 5.00pm, Monday to Friday).

Please address any correspondence and enquiries to the address detailed on the header of this statement (top right hand corner).