



**CROMWELL**  
FUNDS MANAGEMENT

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46 HERMITAGE CRESCENT  
THORNLANDS QLD 4164

16 September 2022

## Cromwell Direct Property Fund Unitholder Periodic Statement

ARSN: 165 011 905

INVESTMENT REFERENCE: 0008774943

STATEMENT PERIOD: 01 July 2021 - 30 June 2022

### TRANSACTION LIST

TABLE A TRANSACTION SUMMARY - UNIT MOVEMENT					
Date	Transaction	Number of units	Price per unit <sup>1</sup> (\$)	Total value (\$)	Balance of units
01/07/2021	Opening Balance	114,422.0751	\$1.2531	\$143,382.30	114,422.0751
01/07/2021	Distribution Plan Allotment	551.6718	\$1.2531	\$691.30	114,973.7469
01/08/2021	Distribution Plan Allotment	555.3485	\$1.2508	\$694.63	115,529.0954
01/09/2021	Distribution Plan Allotment	539.6968	\$1.2933	\$697.99	116,068.7922
01/10/2021	Distribution Plan Allotment	523.3990	\$1.3398	\$701.25	116,592.1912
01/11/2021	Distribution Plan Allotment	522.0945	\$1.3492	\$704.41	117,114.2857
01/12/2021	Distribution Plan Allotment	524.7867	\$1.3483	\$707.57	117,639.0724
01/01/2022	Distribution Plan Allotment	527.3725	\$1.3477	\$710.74	118,166.4449
30/06/2022	Closing Balance	118,166.4449	\$1.3218	\$156,192.41	118,166.4449

<sup>1</sup> 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](http://www.investorserve.com.au) or by calling Cromwell on 1300 268 078.

TABLE B TERMINATION VALUE OF HOLDING					
Date	Number of units	Price per Unit (\$)	Market Value (\$)	Termination Fee (\$) Fee payable on full redemption	Termination Value (\$)
30 June 2022	118,166.4449	\$1.32	\$156,192.41	N/A	\$156,192.41

**TABLE C  
FUND DISTRIBUTION SUMMARY**

Record Date	Payment Date	Transaction	Gross Distribution (\$)	Withholding Tax (\$)	Net Distribution (\$)	Distribution Plan Allotment
31/07/2021	10/08/2021	Cromwell Direct Property Fund July 2021 Distribution	\$694.63	\$0.00	\$694.63	555.3485
31/08/2021	10/09/2021	Cromwell Direct Property Fund August 2021 Distribution	\$697.99	\$0.00	\$697.99	539.6968
30/09/2021	12/10/2021	Cromwell Direct Property Fund September 2021 Distribution	\$701.25	\$0.00	\$701.25	523.3990
31/10/2021	11/11/2021	Cromwell Direct Property Fund October 2021 Distribution	\$704.41	\$0.00	\$704.41	522.0945
30/11/2021	10/12/2021	Cromwell Direct Property Fund November 2021 Distribution	\$707.57	\$0.00	\$707.57	524.7867
31/12/2021	12/01/2022	Cromwell Direct Property Fund December 2021 Distribution	\$710.74	\$0.00	\$710.74	527.3725
31/01/2022	16/02/2022	Cromwell Direct Property Fund January 2022 Distribution	\$713.92	\$0.00	\$713.92	0.0000
28/02/2022	11/03/2022	Cromwell Direct Property Fund February 2022 Distribution	\$713.92	\$0.00	\$713.92	0.0000
31/03/2022	12/04/2022	Cromwell Direct Property Fund March 2022 Distribution	\$713.92	\$0.00	\$713.92	0.0000
30/04/2022	11/05/2022	Cromwell Direct Property Fund April 2022 Monthly Distribution	\$713.92	\$0.00	\$713.92	0.0000
31/05/2022	10/06/2022	Cromwell Direct Property Fund May 2022 Monthly Distribution	\$713.92	\$0.00	\$713.92	0.0000
30/06/2022	19/07/2022	Cromwell Direct Property Fund Jun 2022 Monthly & Special Distribution	\$2,211.21	\$0.00	\$2,211.21	0.0000
<b>Total for statement period</b>			<b>\$9,997.40</b>	<b>\$0.00</b>	<b>\$9,997.40</b>	<b>3,192.6980</b>

**FEES AND COSTS SUMMARY**

**TABLE D**

**Fees deducted directly from you account**

**\$0.00**

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

**Fees and costs deducted from your investment<sup>2</sup>**

**\$8,125.03**

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.

**TABLE E**

**TOTAL FEES AND COSTS YOU PAID<sup>2</sup>**

**\$8,125.03**

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



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16 September 2022

## Cromwell Phoenix Opportunities Fund Unitholder Periodic Statement

ARSN: 602 776 536

INVESTMENT REFERENCE: 0008774943

STATEMENT PERIOD: 01 July 2021 - 30 June 2022

**TABLE A  
TRANSACTION SUMMARY - UNIT MOVEMENT**

Date	Transaction	Number of units	Price per unit <sup>1</sup> (\$)	Total value (\$)	Balance of units
01/07/2021	Opening Balance	39,982.7916	\$2.6330	\$105,274.69	39,982.7916
01/07/2021	Distribution Plan Allotment	578.3274	\$2.6462	\$1,530.37	40,561.1190
01/10/2021	Distribution Plan Allotment	475.6700	\$2.8171	\$1,340.01	41,036.7890
01/01/2022	Distribution Plan Allotment	1,163.3917	\$2.9100	\$3,385.47	42,200.1807
30/06/2022	Closing Balance	42,200.1807	\$2.3265	\$98,178.72	42,200.1807

<sup>1</sup> 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](http://www.investorserve.com.au) or by calling Cromwell on 1300 268 078.

**TABLE B  
TERMINATION VALUE OF HOLDING**

Date	Number of units	Price per Unit (\$)	Market Value (\$)	Termination Fee (\$) Fee payable on full redemption	Termination Value (\$)
30 June 2022	42,200.1807	\$2.33	\$98,178.72	N/A	\$98,178.72

**TABLE C  
FUND DISTRIBUTION SUMMARY**

Record Date	Payment Date	Transaction	Gross Distribution (\$)	Withholding Tax (\$)	Net Distribution (\$)	Distribution Plan Allotment
30/09/2021	14/10/2021	Cromwell Phoenix Opportunities Fund September 2021 Distribution	\$1,340.01	\$0.00	\$1,340.01	475.6700
31/12/2021	18/01/2022	Cromwell Phoenix Opportunities Fund December 2021 Distribution	\$3,385.47	\$0.00	\$3,385.47	1,163.3917
31/03/2022	14/04/2022	Cromwell Phoenix Opportunities Fund March 2022 Distribution	\$7,743.89	\$0.00	\$7,743.89	0.0000
30/06/2022	20/07/2022	Cromwell Phoenix Opportunities Fund Jun 2022 Quarterly Distribution	\$5,399.79	\$0.00	\$5,399.79	0.0000
<b>Total for statement period</b>			<b>\$17,869.16</b>	<b>\$0.00</b>	<b>\$17,869.16</b>	<b>1,639.0617</b>



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16 September 2022

## Cromwell Phoenix Property Securities Fund Unitholder Periodic Statement

ARSN: 129 580 267

INVESTMENT REFERENCE: 0008774943

STATEMENT PERIOD: 01 July 2021 - 30 June 2022

**TABLE A  
TRANSACTION SUMMARY - UNIT MOVEMENT**

Date	Transaction	Number of units	Price per unit <sup>1</sup> (\$)	Total value (\$)	Balance of units
01/07/2021	Opening Balance	36,345.1334	\$1.2993	\$47,223.23	36,345.1334
30/06/2022	Closing Balance	36,345.1334	\$1.1040	\$40,125.03	36,345.1334

<sup>1</sup> 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](http://www.investorserve.com.au) or by calling Cromwell on 1300 268 078.

**TABLE B  
TERMINATION VALUE OF HOLDING**

Date	Number of units	Price per Unit (\$)	Market Value (\$)	Termination Fee (\$) Fee payable on full redemption	Termination Value (\$)
30 June 2022	36,345.1334	\$1.10	\$40,125.03	N/A	\$40,125.03

**TABLE C  
FUND DISTRIBUTION SUMMARY**

Record Date	Payment Date	Transaction	Gross Distribution (\$)	Withholding Tax (\$)	Net Distribution (\$)	Distribution Plan Allotment
30/09/2021	14/10/2021	Cromwell Phoenix Property Securities Fund September 2021 Distribution	\$461.39	\$0.00	\$461.39	0.0000
31/12/2021	18/01/2022	Cromwell Phoenix Property Securities Fund December 2021 Distribution	\$470.53	\$0.00	\$470.53	0.0000
31/03/2022	14/04/2022	Cromwell Phoenix Property Securities Fund March 2022 Distribution	\$684.31	\$0.00	\$684.31	0.0000
30/06/2022	21/07/2022	Cromwell Phoenix Property Securities Fund Jun 2022 Quarterly Distribution	\$1,552.56	\$0.00	\$1,552.56	0.0000
Total for statement period			\$3,168.79	\$0.00	\$3,168.79	0.0000



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16 September 2022

## Cromwell Property Trust 12 Unitholder Periodic Statement

ARSN: 166 216 995

INVESTMENT REFERENCE: 0008774943

STATEMENT PERIOD: 01 July 2021 - 30 June 2022

**TABLE A  
TRANSACTION SUMMARY - UNIT MOVEMENT**

Date	Transaction	Number of units	Price per unit <sup>1</sup> (\$)	Total value (\$)	Balance of units
01/07/2021	Opening Balance	119,672.7486	\$0.9300	\$111,295.66	119,672.7486
30/06/2022	Closing Balance	119,672.7486	\$1.1900	\$142,410.57	119,672.7486

<sup>1</sup> The prices per unit used for the calculations on this statement are generally based on the Trust's Net Tangible Assets ('NTAs') per the Trust's most recent unaudited management accounts. The actual transfer price may be different to the NTA price displayed on this statement. Your actual transfer price paid or received should be confirmed from your records, by referring to your transfer statement, by logging onto [www.investorserve.com.au](http://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 (\$)
31/07/2021	10/08/2021	Cromwell Property Trust 12 July 2021 Distribution	\$573.43	\$0.00	\$573.43
31/08/2021	10/09/2021	Cromwell Property Trust 12 August 2021 Distribution	\$573.43	\$0.00	\$573.43
30/09/2021	08/10/2021	Cromwell Property Trust 12 September 2021 Distribution	\$573.43	\$0.00	\$573.43
31/10/2021	10/11/2021	Cromwell Property Trust 12 October 2021 Distribution	\$573.43	\$0.00	\$573.43
30/11/2021	10/12/2021	Cromwell Property Trust 12 November 2021 Distribution	\$573.43	\$0.00	\$573.43
31/12/2021	10/01/2022	Cromwell Property Trust 12 December 2021 Distribution	\$573.43	\$0.00	\$573.43
31/01/2022	10/02/2022	Cromwell Property Trust 12 January 2022 Distribution	\$573.43	\$0.00	\$573.43
28/02/2022	10/03/2022	Cromwell Property Trust 12 February 2022 Distribution	\$573.43	\$0.00	\$573.43
31/03/2022	08/04/2022	Cromwell Property Trust 12 March 2022 Distribution	\$573.43	\$0.00	\$573.43
30/04/2022	10/05/2022	Cromwell Property Trust 12 April 2022 Monthly Distribution	\$573.43	\$0.00	\$573.43
31/05/2022	10/06/2022	Cromwell Property Trust 12 May 2022 Monthly Distribution	\$573.43	\$0.00	\$573.43
30/06/2022	15/07/2022	Cromwell Property Trust 12 Jun 2022 Monthly Distribution	\$573.43	\$0.00	\$573.43
<b>Total for statement period</b>			<b>\$6,881.16</b>	<b>\$0.00</b>	<b>\$6,881.16</b>

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## Cromwell Riverpark Trust Unitholder Periodic Statement

**ARSN:** 135 002 336

**INVESTMENT REFERENCE:** 0008774943

**STATEMENT PERIOD:** 01 July 2021 - 30 June 2022

**TABLE A  
TRANSACTION SUMMARY - UNIT MOVEMENT**

Date	Transaction	Number of units	Price per unit <sup>1</sup> (\$)	Total value (\$)	Balance of units
01/07/2021	Opening Balance	100,000.0000	\$2.0800	\$208,000.00	100,000.0000
30/06/2022	Closing Balance	100,000.0000	\$2.2600	\$226,000.00	100,000.0000

<sup>1</sup> The prices per unit used for the calculations on this statement are generally based on the Trust's Net Tangible Assets ('NTAs') per the Trust's most recent unaudited management accounts. The actual transfer price may be different to the NTA price displayed on this statement. Your actual transfer price paid or received should be confirmed from your records, by referring to your transfer statement, by logging onto [www.investorserve.com.au](http://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 (\$)
31/07/2021	10/08/2021	Cromwell Riverpark Trust July 2021 Distribution	\$1,020.83	\$0.00	\$1,020.83
31/08/2021	10/09/2021	Cromwell Riverpark Trust August 2021 Distribution	\$1,020.83	\$0.00	\$1,020.83
30/09/2021	08/10/2021	Cromwell Riverpark Trust September 2021 Distribution	\$1,020.83	\$0.00	\$1,020.83
31/10/2021	10/11/2021	Cromwell Riverpark Trust October 2021 Distribution	\$1,020.83	\$0.00	\$1,020.83
30/11/2021	10/12/2021	Cromwell Riverpark Trust November 2021 Distribution	\$1,020.83	\$0.00	\$1,020.83
31/12/2021	10/01/2022	Cromwell Riverpark Trust December 2021 Distribution	\$1,020.83	\$0.00	\$1,020.83
31/01/2022	10/02/2022	Cromwell Riverpark Trust January 2022 Distribution	\$1,020.83	\$0.00	\$1,020.83
28/02/2022	10/03/2022	Cromwell Riverpark Trust February 2022 Distribution	\$1,020.83	\$0.00	\$1,020.83
31/03/2022	08/04/2022	Cromwell Riverpark Trust March 2022 Distribution	\$1,020.83	\$0.00	\$1,020.83
30/04/2022	10/05/2022	Cromwell Riverpark Trust April 2022 Monthly Distribution	\$1,020.83	\$0.00	\$1,020.83
31/05/2022	10/06/2022	Cromwell Riverpark Trust May 2022 Monthly Distribution	\$1,020.83	\$0.00	\$1,020.83
30/06/2022	15/07/2022	Cromwell Riverpark Trust Jun 2022 Monthly Distribution	\$1,020.83	\$0.00	\$1,020.83
<b>Total for statement period</b>			<b>\$12,249.96</b>	<b>\$0.00</b>	<b>\$12,249.96</b>