



ASX Announcement
7 October, 2010

CROMWELL FINALISES RIGHTS ISSUE SHORTFALL FACILITY

Cromwell Group (ASX: CMW) ("Cromwell") announces that, with effect from close of business yesterday (6 October 2010), it has closed the shortfall facility under its Rights Issue and expects to issue final securities under it shortly. An additional \$7.7 million was raised under the shortfall facility, with 10.7 million fully paid ordinary stapled securities being issued, or to be issued, at \$0.72 per security.

In total, Cromwell's recent capital raising successfully raised over \$75 million. Of the 101,791,306 stapled securities issued, or to be issued, as a result, 72,000,000 were issued at \$0.75 under the Placement, 19,051,708 were issued at \$0.72 under the Rights Issue and 10,739,598 were, and will be, issued at \$0.72 under the shortfall facility.

The shortfall facility price represents a small 0.7% premium to the closing security price of \$0.715 on 5 October 2010, the 30 day VWAP to 5 October 2010 and the 60 day VWAP 5 October 2010.

All new stapled securities issued under the shortfall facility are entitled to participate in the September 2010 quarter distribution and rank equally with other ordinary stapled securities. The record date for the September 2010 quarter distribution is 14 October 2010.

Cromwell had previously advised that it will consider a partial syndication of up to 50% of the Qantas Headquarters in Mascot, Sydney, to the extent that less than \$85 million was raised under the issue. Cromwell now intends the asset will remain wholly owned by the Group. The Group also continues to work towards the sale of a select number of smaller non-core assets, such as the recently announced sale of Village Cinemas Hobart.

The issue of securities under the shortfall facility does not impact on Cromwell's forecast operating earnings (7.3 – 7.8cps) and forecast distributions (7.0 – 7.4cps) for the 2011 financial year.

ENDS: Media Enquiries to Paul Weightman on 0411 111 028.

Cromwell Corporation Limited ABN 44 001 056 980

Cromwell Property Securities Limited ABN 11 079 147 809 AFSL 238052
as responsible entity for Cromwell Diversified Property Trust ABN 30 074 537 051 ARSN 102 982 598

Level 19, 200 Mary Street, GPO Box 1093, Brisbane QLD 4001
Telephone 07 3225 7777 Facsimile 07 3225 7788
Email cromwell@cromwell.com.au Internet www.cromwell.com.au