

A photograph of a modern building with a glass and steel facade, featuring large windows and a curved structure. The image is partially obscured by a large, semi-circular graphic element in the foreground.

PROPERTY PORTFOLIO

31 December 2010

GROUP PROFILE

Cromwell Property Group is an Australian Real Estate Investment Trust (A-REIT) and Property Fund Manager with over \$1.8 billion in assets under management.

About Us

Listed on the Australian Securities Exchange (ASX: CMW), Cromwell Property Group has over \$1.8 billion in assets under management and manages 30 commercial, industrial and retail properties throughout Australia.

The Group is on target to achieve operating earnings of over \$60 million in the 2011 financial year (FY11) with over 95% sourced from the Group's property portfolio.

Cromwell is well placed to continue to deliver the strong property income returns historically achieved, whilst being able to take advantage of current soft market conditions to buy quality property at attractive prices. Cromwell also intends to actively pursue opportunities for corporate activity which add to the quality of the Group's earnings and the medium term growth potential of the Group.

Key Features

- Security price of \$0.76 at 31 December 2010
- Represents approximately 9.2% pa yield on distribution guidance for FY11 of 7.0 cents per security
- Australian focus. No exposure to offshore markets
- Defensive portfolio with strong cash flow and minimal short-term lease expiry
- All debt facilities with major banks, with 92% of interest costs hedged for the 2011 financial year
- Experienced and stable executive team
- Over 95% of earnings from quality Australian property portfolios

Key Financial Statistics

	Dec 2010
Total assets	\$1.49 billion
Net assets	\$641 million
Net tangible assets	\$640 million
Securities on issue	911 million
NTA per security	\$0.70
Gearing (net debt: assets)	53%
Interest Cover (Trust)	2.5x

Integrated Property Management Model

Cromwell's philosophy is to actively manage all property assets internally.

Cromwell's internalised property management model is one of the Group's key competitive advantages. The property team oversees the strategic management of the assets, ensuring that tenants are happy, space is leased, buildings are operating efficiently and projects are delivered on time and on budget.

By keeping these functions in-house, Cromwell ensures that assets are managed in accordance with the interests of investors and to the expectations of tenants.

Cromwell's experience and approach to commercial asset management puts Cromwell at the forefront of the industry and the internalised model creates a seamless link between investors, the assets and their tenants.

Cromwell's approach is to constantly improve tenant satisfaction, property income returns and capital value.



PORTFOLIO OVERVIEW

Environmental Ratings

Since 2007, Cromwell has applied the National Australian Built Environment Rating System (NABERS) to measure the operational impacts of its properties* on the environment. With the *Building Energy Efficiency Disclosure Act 2010* to take affect in November 2010, the Group is already compliant.

	FY10
NABERS Energy Rating	3.9 Stars
NABERS Water Rating	4.0 Stars

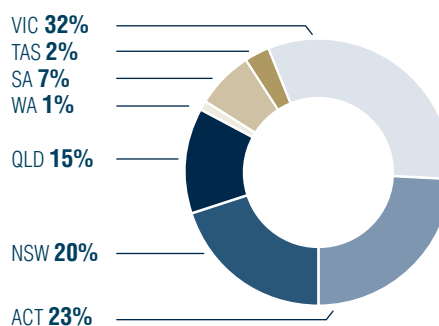
* NABERS assessments are undertaken for the whole portfolio, excluding some assets where the tenant has full operational control and manages the total resource consumption.

Key Property Statistics

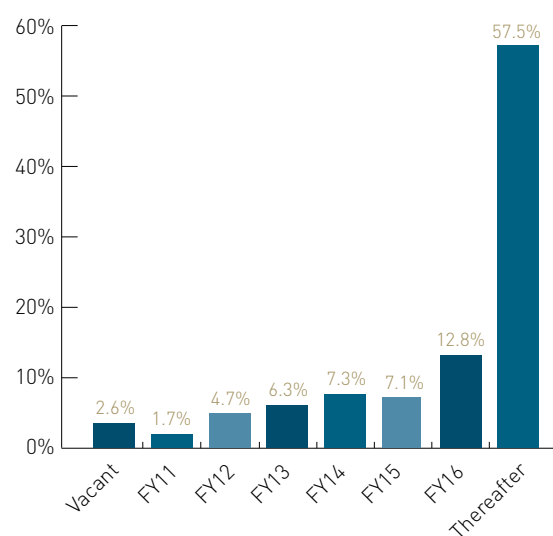
(Excludes properties in managed funds)

	Dec 2010
Total Value	\$1.40 billion
Number of properties	23
Occupancy	97.4%
Weighted average lease term	6.0 years
Weighted average cap rate	8.31%
Net lettable area	525,307 m ²
Percentage of office property (by income)	90%

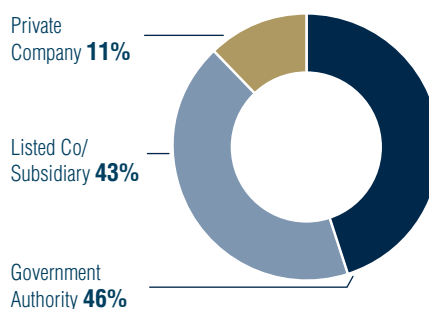
Geographic Diversification by Income



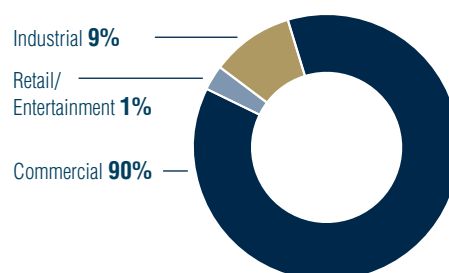
Lease Expiry Profile – % Gross Income by Financial Year



Tenant Classification by Income



Sector Diversification by Income



PROPERTY LEADERSHIP



Paul Weightman

Managing Director / CEO

Paul has been the key driver of Cromwell's success since the company's inception in 1998.

He has practised as a solicitor for more than 20 years and holds degrees in commerce and law. Paul has extensive experience in property development and investment, financial structuring, public listings, mergers and acquisitions, revenue matters and joint ventures.

Paul was Cromwell's Executive Chairman from 1998-2008 and has acted as a director of companies in the property, energy and retail sectors.



Phil Cowling

Associate Director / Transactions

Philip is a Chartered Engineer with over 25 years experience in building design, facilities and property management in Australia and the United Kingdom.

Philip's primary responsibilities include the technical due diligence on acquisitions, and the management of new development projects.

Philip is the Group's registered NABERS assessor, a green star professional and holds membership of the Energy Institute, the Institution of Occupational Safety and Health and is Qld Chairman for the Chartered Institution of Building Services Engineers. Philip also serves on the Property Council of Australia's sustainability and national building codes committees.



Noel Woodward

Head of Property Services

Noel has had an extensive career in the property profession, working for a number of leading listed Australian companies in senior roles, covering property, asset, development management and investment across all major asset classes in all national markets.

As Head of Property Services, he is responsible for providing strategic leadership and ensuring the optimal performance of Cromwell's property portfolio.

Noel is qualified as a Certified Shopping Centre Manager of Australia (CSMA) and a former Chair of the Education Committee of the Australian Council of Shopping Centres.



Paul McDonnell

National Asset Manager

Paul has more than 25 years experience in asset management, property management and leasing.

He has a strategic understanding of property markets throughout Australia, and is responsible for maximising income and value from each property in the Cromwell portfolio.

Paul holds a Bachelor of Economics, Associate Diploma of Business (Real Estate Valuation), post graduate Diploma in Applied Economics and is a Licensed Real Estate Agent. Paul is an Associate of the Australian Property Institute and is an active Committee member with the Property Council of Australia.

Cromwell has amassed an exceptional team of property experts who work together to ensure that the Group's property portfolio is managed to the highest standard for the benefit of investors and tenants alike.



Brad Collins

National Facilities Manager

Brad leads Cromwell's national team of in-house facilities managers throughout Australia within the property services division of Cromwell.

Brad was previously State Facilities Manager with Savills (Qld) and James Fielding Group (VIC), and has 15 years facilities management experience in the commercial, retail and industrial property sectors.

Brad has a Master of Facility Management, is a member of the Facility Management Association of Australia and The Chartered Institution of Building Services Engineers.



Bobby Binning

National Leasing Manager

Bobby is responsible for Cromwell's leasing activities including managing lease renewals with existing tenants, new leases and vacancies across its property portfolio.

Recently he was instrumental in successfully securing a major tenant on a 10 year lease over more than 30,000 sqm at 321 Exhibition Street.

Bobby has close to 15 years experience as a property professional with a number of firms in Australia and the United Kingdom.

He has a Bachelor of Business in Property Studies.



Jodie Clark

Transactions Manager

Jodie has 20 years experience in the property industry in Queensland and NSW across the commercial, industrial and residential sectors, including a number of development projects.

During this time she has held transactions, property management, business development and sales managerial positions.

Jodie is the Company's Corporate Real Estate Licensee across Australia and a director of Cromwell Property Services Pty Ltd.

Tuggeranong Office Park, Greenway ACT

The property comprises five buildings of up to four stories with enclosed walkways between. The basement includes both service areas and 291 car parks with a further 469 open car parks on-site. It is fully leased to the Commonwealth Government until 2016.



Details

Address	Athllon Drive, Tuggeranong ACT 2900
Sector	Commercial
Land area	80,780 sqm
Lettable area	30,757 sqm
Acquisition date	June 2008
Major tenants	Government Department of Families, Housing, Community Service and Indigenous Affairs.

Statistics

External valuation	\$167.5 m (30-Jun-10)
Book value	\$166 m
Occupancy	100%
Cap rate	8.75%
WALT	5.95 years

Environmental Ratings

NABERS Energy	Under Tenant Control
NABERS Water	Under Tenant Control

700 Collins Street, Melbourne VIC

The property comprises 12 levels of office accommodation, 3 levels of car parking and various retail areas. 700 Collins Street is located in the Docklands Precinct at the western end of the Melbourne CBD. Tenants enjoy uninterrupted views and direct access to the city.



Details

Address	700 Collins Street, Melbourne VIC 3008
Sector	Commercial
Land area	4,836 sqm
Lettable area	33,901 sqm
Acquisition date	December 2004
Major tenants	Bureau of Meteorology and Medibank Private

Statistics

External valuation	\$168.0 m (31-Dec-10)
Book value	\$168.0 m
Occupancy	100%
Cap rate	7.75%
WALT	4.55 years

Environmental Ratings

NABERS Energy	3.5 Stars (29-Nov-10)
NABERS Water	4.0 Stars (29-Nov-10)

Qantas Global Headquarters, Mascot NSW

The Qantas Global Headquarters comprises four purpose built buildings strategically positioned near Sydney airport, just south of the Sydney CBD and only 200 metres from Mascot railway station. Qantas recently re-signed for 10 years on a lease commencing in December 2010, reinforcing its strategic commitment to the precinct.



Details

Address	203 Coward Street, Mascot, NSW
Sector	Commercial
Land area	27,160 sqm
Lettable area	46,546 sqm
Acquisition date	August 2010
Major tenant	Qantas Airways Limited

Statistics

External valuation	\$143 m (20-Aug-10)
Book value	\$152 m
Occupancy	100%
Cap rate	8.00%
WALT	10.01 years

Environmental Ratings

NABERS Energy	Under Tenant Control
NABERS Water	Under Tenant Control

475 Victoria Avenue, Chatswood NSW

The complex comprises two 13-level office buildings complete with ground floor retail and 3 levels of basement car parking. There is also a freestanding annexe building and well maintained gardens separating the 2 office towers. Office space in the complex comprises a net lettable area of 24,139 sqm while the retail space covers an area of approximately 835 sqm.



Details

Address	475-501 Victoria Avenue, Chatswood NSW 2067
Sector	Commercial
Land area	6,030 sqm
Lettable area	24,974 sqm
Acquisition date	March 2006
Major tenants	Reed Elsevier Australia, Evans & Peck and Leighton Contractors

Statistics

External valuation	\$127.5 m (30-Jun-10)
Book value	\$127.5 m
Occupancy	97.5%
Cap rate	8.0%
WALT	4.89 years

Environmental Ratings

NABERS Energy	4.0 Stars (5-Oct-10)
NABERS Water	3.0 Stars (5-Oct-10)

AWB Building, Melbourne VIC

The La Trobe Street property is a modern A grade office complex with 21,959 sqm of office accommodation. The 18 level building has 2 separate foyers fronting La Trobe Street providing a separate entry point for the major tenant AWB, who solely occupy the upper portion of the building.



Details

Address	380-390 LaTrobe Street, Melbourne VIC 3000
Sector	Commercial
Land area	2,899 sqm
Lettable area	21,959 sqm
Acquisition date	December 2005
Major tenants	AWB Services Limited, Australian Taxation Office, Cambridge Integrated Services Victoria Pty Ltd and Victoria Legal Aid.

Statistics

External valuation	\$94.5 m (30-Jun-10)
Book value	\$97 m
Occupancy	100%
Cap rate	8.00%
WALT	3.76 years

Environmental Ratings

NABERS Energy	4.0 Stars (30-Sept-10)
NABERS Water	4.5 Stars (30-Sept-10)

321 Exhibition Street, Melbourne VIC

This 20 level office tower occupies a prominent north-east corner of Melbourne's CBD. The building is currently undergoing a major refurbishment which, when complete in mid 2011, will meet PCA A Grade standards and is designed to achieve a 5 Star Green Star version 3 rating and a 4.5 Star NABERS Energy rating. The refurbishment is supported by the Green Building Fund.



Details

Address	321 Exhibition Street, Melbourne VIC 3001
Sector	Commercial
Land area	2,914 sqm
Lettable area	30,179 sqm
Acquisition date	July 2010
Major tenant	Origin Energy (effective 1-Aug-11)

Statistics

External valuation	\$155 m ¹ (31-Mar-10)
Book value	\$115.9 m
Occupancy	vacant for refurbishment
Cap rate	7.75%
WALT	10.75 years ²

Environmental Ratings

NABERS Energy	Not rated in 2010 ³
NABERS Water	Not rated in 2010 ³

1) As if complete valuation following refurbishment

2) Includes Origin lease effective 1-Aug-11.

3) Due to building refurbishment.

200 Mary Street, Brisbane QLD

Cromwell House at 200 Mary Street is strategically located in Brisbane's CBD, just 125 metres from the GPO and in an area known as Brisbane's Golden Triangle. The 19 level office tower serves as the head office of Cromwell Property Group. Parts of the building enjoy views over the Brisbane River to Moreton Bay as well as Brisbane's hinterland.



Details

Address	200 Mary Street, Brisbane QLD 4000
Sector	Commercial
Land area	1,834 sqm
Lettable area	13,840 sqm
Acquisition date	June 2001*
Major tenants	Queensland Department of Public Works, Commonwealth Government, QER Pty Ltd

Statistics

External valuation	\$81.5 m (31-Dec-10)
Book value	\$81.5 m
Occupancy	99.6%
Cap rate	8.50%
WALT	3.37 years

Environmental Ratings

NABERS Energy	2.5 Stars (18-Oct-10)
NABERS Water	3.0 Stars (18-Oct-10)

Synergy, Kelvin Grove QLD

Synergy, completed in November 2008, is located within Kelvin Grove Urban Village, a master-planned inner-city Brisbane precinct merging business, technology, education and the arts. It is a state of the art A-grade building which has been awarded a 5 Star Green Star as designed rating. A 5 Star rating recognises and rewards "Australian Excellence" in building design.



Details

Address	76-88 Musk Avenue, Kelvin Grove QLD 4059
Sector	Office
Land area	3,878 sqm
Lettable area	14,144 sqm
Acquisition date	June 2007
Major tenant	Queensland University of Technology

Statistics

External valuation	\$68.0 m (31-Dec-10)
Book value	\$68.0 m
Occupancy	74.3%
Cap rate	8.75%
WALT	5.9 years

Environmental Ratings*

NABERS Energy	5.0 Stars
NABERS Water	4.5 Stars

* These are non-registered ratings, completed by the NABERS auditor, as the building does not meet the minimum occupancy requirements for registration.

TGA Complex, Symonston ACT

The Therapeutic Goods Administration (TGA) complex at Symonston consists of 2 separate buildings on a 17.35 hectare site approximately 8 kilometres from the Canberra CBD. The main building is a world class office and laboratory facility which is leased to the TGA until 2017. There is scope for significant expansion of the existing facilities.



Details

Address	136 Narrabundah Lane, Symonston ACT 2609
Sector	Commercial
Land area	173,500 sqm
Lettable area	18,524 sqm
Acquisition date	June 2002*
Major tenant	Therapeutic Goods Administration

Statistics

External valuation	\$75 m (31-Mar-10)
Book value	\$75 m
Occupancy	100%
Cap rate	8.50%
WALT	6.29 years

Environmental Ratings

NABERS Energy	Under Tenant Control
NABERS Water	Under Tenant Control

* Date when property was originally acquired by individual property syndicate which merged with the Trust in December 2006.

101 Grenfell Street, Adelaide SA

Located in a prime corner position in the heart of Adelaide's main commercial office precinct, 101 Grenfell Street sits comfortably amid other high quality office accommodation and some of the city's foremost retail precincts, including Rundle Mall.



Details

Address	101 Grenfell Street, Adelaide SA 5000
Sector	Commercial
Land area	2,670 sqm
Lettable area	13,277 sqm
Acquisition date	January 2006
Major tenant	South Australian Lands Department and Department of Primary Industries and Resources of South Australia

Statistics

External valuation	\$41 m (31-Dec-10)
Book value	\$41 m
Occupancy	97.7%
Cap rate	8.50%
WALT	7.09 years

Environmental Ratings

NABERS Energy	4.0 Stars (1-Oct-10)
NABERS Water	4.0 Stars (1-Oct-10)

Brooklyn Woolstore, Brooklyn VIC

The woolstore is strategically located in a major industrial area adjacent to arterial freeways, 10 kilometres west of the Melbourne CBD. There is also a freight line adjacent to the property. The building's size and road frontage provides the opportunity to divide the building into multiple industrial units in the future.



Details

Address	Lots 2 & 5, Frederick Road, Brooklyn VIC 3012
Sector	Industrial
Land area	165,200 sqm
Lettable area	104,342 sqm
Acquisition date	June 2004
Major tenant	Landmark Operations Limited (AWB Limited)

Statistics

External valuation	\$36.25 m (31-Dec-10)
Book value	\$36.25 m
Occupancy	100%
Cap rate	9.50%
WALT	2.51 years

19 National Circuit, Barton ACT

Located in Canberra's parliamentary precinct, the property occupies a prized location for Government tenants, with its proximity to Parliament House, the High Court of Australia, the majority of Commonwealth Embassies and High Commissions as well as the popular Kingston Shopping Precinct in the adjacent suburb.



Details

Address	19 National Circuit, Barton ACT 2600
Sector	Commercial
Land area	6,658 sqm
Lettable area	7,073 sqm
Acquisition date	July 2005
Major tenant	Australian National Audit Office

Statistics

External valuation	\$36 m (30-Jun-10)
Book value	\$36 m
Occupancy	100%
Cap rate	7.5%
WALT	7.76 years

Environmental Ratings

NABERS Energy	4.0 Stars (29-Nov-10)
NABERS Water	4.0 Stars (29-Nov-10)

Henry Waymouth Centre, Adelaide SA

The Henry Waymouth Centre is a 13 level A grade office building encompassing a net lettable area of more than 12,500 sqm. The building is an Adelaide CBD landmark located on the northern side of Waymouth Street at the western entrance to the city. With a virtually column-free average floor size of 1,000 sqm, the offices enjoy excellent natural light and extensive views.



Details

Address	100 Waymouth Street, Adelaide SA 5000
Sector	Commercial
Land area	1,435 sqm
Lettable area	12,589 sqm
Acquisition date	April 2003
Major tenant	WorkCover South Australia

Statistics

External valuation	\$34.25 m (31-Dec-10)
Book value	\$34.25 m
Occupancy	100%
Cap rate	8.25%
WALT	1.5 years

Environmental Ratings

NABERS Energy	4.5 Stars (29-Oct-10)
NABERS Water	3.0 Stars (29-Oct-10)

Oracle Building, Lyneham ACT

The Oracle Building is a modern A grade commercial office complex constructed in 1997 and enjoys double street frontage just 2 kilometres north of the Canberra CBD. The U-shaped building provides 4 levels of office accommodation, a central courtyard and 2 levels of covered car parking.



Details

Address	243 Northbourne Avenue, Lyneham ACT 2602
Sector	Commercial
Land area	7,765 sqm
Lettable area	8,490 sqm
Acquisition date	November 2001*
Major tenants	Verizon Business, Crimtrac, Oracle, SMEC, APRA

Statistics

External valuation	\$34.0 m (30-Jun-10)
Book value	\$34.0 m
Occupancy	100%
Cap rate	9.00%
WALT	3.65 years

Environmental Ratings

NABERS Energy	4.5 Stars (5-Oct-10)
NABERS Water	5.0 Stars (5-Oct-10)

Forsyth Distribution Centre, Hoppers Crossing VIC

The Forsyth Distribution Centre is a large modern industrial storage and distribution facility for Woolworths/Lowes. The centre is located approximately 25 kilometres southwest of the Melbourne CBD and adjoins the main Melbourne-Geelong freight and passenger rail link and the Princes Highway road link. The complex also has 20,000 sqm of future expansion potential.



Details

Address	364-426 Old Geelong Road, Hoppers Crossing VIC 3029
Sector	Industrial
Land area	145,100 sqm
Lettable area	52,612 sqm
Acquisition date	February 2005
Major tenant	Shellbelt Pty Ltd (Woolworths/Lowes)

Statistics

External valuation	\$38.8 m (31-Dec-10)
Book value	\$36.8 m
Occupancy	100%
Cap rate	8.50%
WALT	10.04 years

* Date when property was originally acquired by individual property syndicate which merged with the Trust in December 2006.

Terrace Office Park, Bowen Hills QLD

Situated on the border of Bowen Hills and Fortitude Valley only 2 kilometres from Brisbane's CBD, Terrace Office Park consists of 2 office towers over a basement car park. Holding a high profile position on one of the major arterials leading into Brisbane's CBD, the site has been immaculately landscaped and includes a tennis court and outdoor entertainment and function area.



Details

Address	527 Gregory Terrace, Bowen Hills QLD 4006
Sector	Commercial
Land area	7,003 sqm
Lettable area	7,463 sqm
Acquisition date	June 1999*
Major tenants	NEC and MEGT

Statistics

External valuation	\$28.0 m (31-Dec-10)
Book value	\$28.0 m
Occupancy	91.4%
Cap rate	8.75%
WALT	2.84 years

Environmental Ratings

NABERS Energy	3.0 Stars (29-Nov-10)
NABERS Water	4.5 Stars (29-Nov-10)

NQX Distribution Centre, Pinkenba QLD

The award-winning NQX Distribution Centre was completed to the tenant's specifications in October 2000 and is leased to national logistics company Toll Holdings which has recently exercised their 5 year option to renew their lease. Strategically located in Brisbane's Gateway precinct, the facility has easy access to the Port of Brisbane, Brisbane Airport and the Gateway Motorway.



Details

Address	180 Holt Street, Pinkenba QLD 4009
Sector	Industrial
Land area	63,040 sqm
Lettable area	18,728 sqm
Acquisition date	February 2003
Major tenant	Toll North Pty Ltd

Statistics

External valuation	\$25.75 m (30-Jun-10)
Book value	\$26 m
Occupancy	100%
Cap rate	8.50%
WALT	4.93 years

Vodafone Call Centre, Kingston TAS

The Vodafone Call Centre is a purpose built facility approximately 15 kilometres south of the Hobart CBD. The existing fitout has been designed as a call centre with the majority of space being open plan. The property is situated in the Huntingfield Estate, a light industrial subdivision developed in the early 1990s.



Details

Address	50 Huntingfield Avenue, Kingston TAS 7050
Sector	Commercial
Land area	30,500 sqm
Lettable area	6,222 sqm
Acquisition date	June 2004
Major tenant	Vodafone

Statistics

External valuation	\$15.85 m (31-Dec-10)
Book value	\$15.85 m
Occupancy	100%
Cap rate	9.75%
WALT	5.77 years

Environmental Ratings

NABERS Energy	Under Tenant Control
NABERS Water	Under Tenant Control

* Date when property was originally acquired by individual property syndicate which merged with the Trust in December 2006.

Elders Woolstore, Gillman SA

Constructed in 1986 as a purpose built wool store, the property is operated by Australian Wool Handlers and processes the core testing of South Australian wool. The property is approximately 12 kilometres northwest of the Adelaide CBD and strategically located 500 metres east of shipping facilities on the Port Adelaide River, and the Darwin-Adelaide railway.



Details

Address	Lot 2, Grand Trunkway, Gillman SA 5013
Sector	Industrial
Land area	60,840 sqm
Lettable area	31,677 sqm
Acquisition date	June 2004
Major tenant	Elders Limited

Statistics

External valuation	\$14.1 m (31-Dec-10)
Book value	\$14.1 m
Occupancy	100%
Cap rate	9.50%
WALT	3.43 years

Regent Cinema Centre, Albury NSW

Originally developed in 1927, the historic Village Albury is the city's only cinema complex and serves as a valuable social hub for the community. A major redevelopment in 2004 has seen the complex expanded to house 9 screens with seating for 1,708 patrons. The building also houses a number of retail tenants including a TAB, a restaurant and a hairdresser.



Details

Address	450-460 Dean Street, Albury NSW 2640
Sector	Entertainment / Retail
Land area	2,916 sqm
Lettable area	5,849 sqm
Acquisition date	June 2004
Major tenant	Village Cinemas

Statistics

External valuation	\$13.1 m (31-Dec-10)
Book value	\$13.1 m
Occupancy	100%
Cap rate	8.75%
WALT	7.43 years

Environmental Ratings

NABERS Energy	Under Tenant Control
NABERS Water	Under Tenant Control

Village Cinemas, Geelong VIC

The cinema complex is well located within Geelong's established retail and restaurant precinct. The cinemas are purpose built and located in the main street of Geelong, in a commercial/entertainment precinct. The cinema has 11 standard screens and 2 Gold Class cinemas.



Details

Address	194-204 Ryrie Street, Geelong VIC 3220
Sector	Entertainment / Retail
Land area	2,916 sqm
Lettable area	4,701 sqm
Acquisition date	June 2004
Major tenant	Village Cinemas

Statistics

External valuation	\$11.5 m (31-Dec-10)
Book value	\$11.5 m
Occupancy	100%
Cap rate	9.25%
WALT	2.21 years

Environmental Ratings

NABERS Energy	Under Tenant Control
NABERS Water	Under Tenant Control

Scrivener Building, Bruce ACT

The Scrivener Building is situated in Canberra's Fern Hill Technology Park, approximately 7 kilometres north-west of the CBD. Completed in 1991, the complex consists of 3 split levels of office facilities surrounding a fully landscaped central courtyard.



Details

Address	27 Thynne Street, Bruce ACT 2617
Sector	Commercial
Land area	10,560 sqm
Lettable area	5,022 sqm
Acquisition date	June 2000*
Major tenant	Vacant

Statistics

External valuation	\$10 m (30-Jun-10)
Book value	\$9.5 m
Occupancy	Vacant
Cap rate	8.75%
WALT	0 years

Environmental Ratings

NABERS Energy	Under Tenant Control
NABERS Water	Under Tenant Control

78 Mallard Way, Cannington WA

The logistics facility is located in Cannington, an established area of Perth which is emerging as one of the city's key transport and commercial precincts. The property is leased to a logistics company. The location of the site presents the opportunity for residential development in the future. Property is under contract and is expected to settle in March 2011.



Details

Address	78 Mallard Way, Cannington WA 6107
Sector	Industrial
Land area	27,870 sqm
Lettable area	12,438 sqm
Acquisition date	June 2004
Major tenant	Caffi Logistics

Statistics

External valuation	\$8.4 m (31-Dec-10)
Book value	\$8.5 m
Occupancy	100%
Cap rate	10.25%
WALT	2.68 years

* Date when property was originally acquired by individual property syndicate which merged with the Trust in December 2006.

Notes



Cromwell House, 200 Mary Street, Brisbane QLD

Visit us online

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Disclaimer

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