

CROMWELL PROPERTY FUND MEETING DOCUMENTS SENT

Further to the announcement on 31 August 2012 about its proposed acquisition of all the units in the unlisted Cromwell Property Fund (**Fund**) it does not already own (the **Merger**), Cromwell Property Group (**Cromwell**) announces that the explanatory memorandum and notice of meeting has today been despatched to Fund unitholders.

Amongst other things the Merger is subject to approval by Fund unitholders. A meeting of the Fund's unitholders will be held on Wednesday 3 October 2012. The results of the meeting will be announced to the market.

From close of business today, a copy of the explanatory memorandum and notice of meeting can be obtained by calling Cromwell Investor Services on 1300 276 693 or on www.cromwell.com.au/cpfmerger.

If the Merger is implemented, Fund unitholders will receive 0.2298 Cromwell securities for each Fund unit held. The offer of Cromwell securities will be made in the explanatory memorandum, which constitutes a combined prospectus and product disclosure statement in respect of Cromwell securities. Fund unitholders should consider the explanatory memorandum in full when deciding whether or not to acquire or continue to hold Cromwell securities as a result of the Merger.

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