



Northpoint Tower

100 Miller Street, North Sydney NSW

29 November 2013



Northpoint
North Sydney's Landmark Tower

Important Information & Disclaimer



This presentation is dated 29 November 2013 and has been prepared by the Cromwell Property Group, which comprises Cromwell Corporation Limited (ACN 001 056 980) and Cromwell Diversified Property Trust (ARSN 102 982 598) of which Cromwell Property Securities Limited (ACN 079 147 809; AFSL 238052) is the responsible entity. Units in the Cromwell Diversified Property Trust are stapled to shares in Cromwell Corporation Limited. The stapled securities are listed on the Australian Securities Exchange (ASX Code: CMW).

Financial Information

This Presentation contains summary information as at 29 November 2013. All information is in Australian dollars and all statistics are as at 29 November 2013 unless otherwise stated.

Not an Offer

This Presentation is not an offer or an invitation to acquire securities in Cromwell Property Group or units in any Cromwell managed funds or any other financial products and is not a prospectus, product disclosure statement or other offering document under Australian law or any other law. It is for information purposes only. This Presentation may not be distributed or released in the United States.

Cromwell Property Group does not intend to offer any stapled securities or securities to the public in any country outside of Australia.

Summary Information

The information in this Presentation is subject to change without notice and does not purport to be complete or comprehensive. It does not purport to

summarise all information that an investor should consider when making an investment decision. It should be read in conjunction with Cromwell Property Group's other periodic and continuous disclosure announcements lodged with the Australian Securities Exchange, which are available at www.asx.com.au.

Past Performance

Cromwell Property Group does not guarantee any particular rate of return or the performance of Cromwell Property Group or any other financial product nor do they guarantee the repayment of capital from Cromwell Property Group, any other financial product or any particular tax treatment. Past performance information given in this Presentation is given for illustrative purposes only and should not be relied upon as (and is not) an indication of future performance. Actual results could differ materially from those referred to in this Presentation.

Future Performance

This Presentation contains certain "forward looking" statements. Forward looking statements, opinions and estimates are based on assumptions and contingencies which are subject to change without notice. Forward-looking statements, including projections, indications or guidance on future earnings or financial position and estimates are provided as a general guide only and should not be relied upon as an indication or guarantee of future performance.

There can be no assurance that actual outcomes will not differ materially from these statements. To the fullest extent permitted by law, Cromwell Property

Group and its directors, officers, employees, advisers, agents and intermediaries disclaim any obligation or undertaking to release any updates or revisions to the information to reflect any change in expectations or assumptions.

Reliance

The information in this Presentation has been obtained from or based on sources believed by Cromwell Property Group to be reliable. To the maximum extent permitted by law, Cromwell Property Group, their officers, employees, agents and advisers do not make any warranty, express or implied as to the currency, accuracy, reliability or completeness of the information in this Presentation and disclaim all responsibility and liability for the information (including without limitation, liability for negligence).

Not financial product advice

Cromwell Corporation Limited is not licensed to provide financial product advice. To the extent that general financial product advice is provided in this Presentation it is provided by Cromwell Property Securities Limited. Cromwell Property Securities Limited and its related bodies corporate, and their associates, will not receive any remuneration or benefits in connection with that advice. Directors and employees of Cromwell Property Securities do not receive specific payments of commission for the authorised services provided under its Australian financial services licence. They do not receive salaries and may also be entitled to receive bonuses, depending upon performance. Cromwell Property Securities Limited is a wholly owned subsidiary of Cromwell Corporation Limited.

Property Summary



The 42-storey Northpoint Tower was constructed in 1977. It provides a diversified income stream from its office and retail tenancies and car park.

Northpoint Tower is one of Sydney's best repositioning opportunities.

Cromwell intends to commence work on the refurbishment and repositioning of the asset immediately after its acquisition.

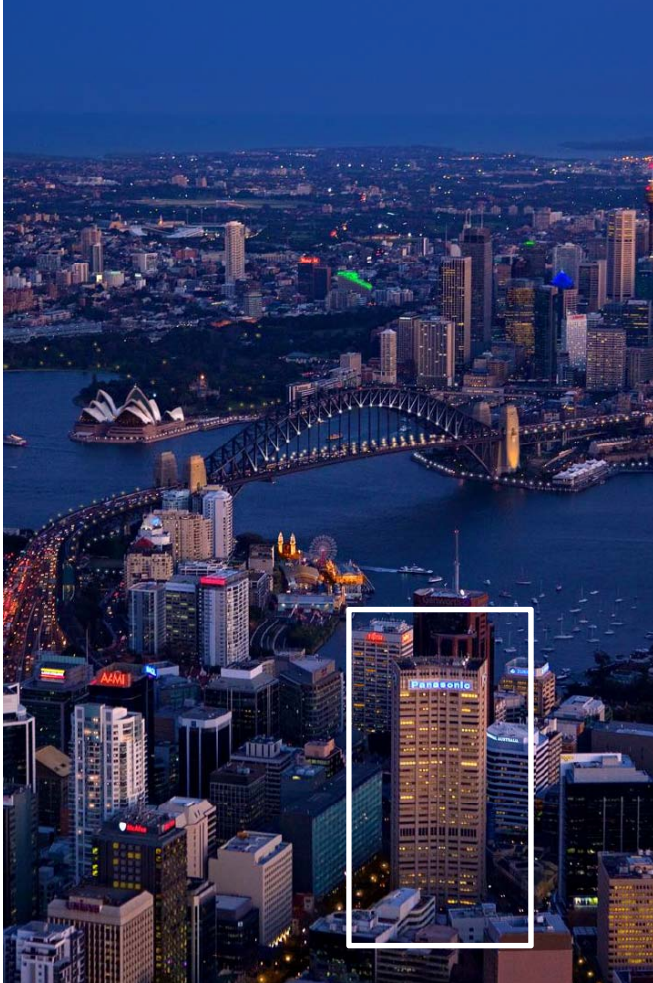
Property Stats

Address:	100 Miller Street, North Sydney
Sector:	Commercial/Retail
Land area:	5,020 sqm
NLA:	Office: 32,542 sqm Retail: 2,603 sqm Carparks: 423
Purchase Price:	\$278.7 million
Occupancy:	>99%
Initial Yield:	8.7%
WALE:	3 years (as at 1 Dec 2013)



Northpoint
North Sydney's Landmark Tower

Location



The building has a prime corner position on Miller Street and the Pacific Highway, with expansive street frontage to both.

The commercial tower enjoys panoramic views of North Sydney, Sydney Harbour, Sydney CBD and surrounding suburbs.

The property's central location provides direct and easy access to all public transportation, including the North Sydney bus and rail interchange, which is one of Sydney's busiest, servicing the north shore and the inner and outer north-western suburbs.

Three major rail routes pass through North Sydney train station, just 150 metres from Northpoint Tower, with connecting services to the CBD running every 3-6 minutes throughout the working week.

Travel time to the Sydney CBD via rail, taxi or bus is approximately 5-6 minutes.



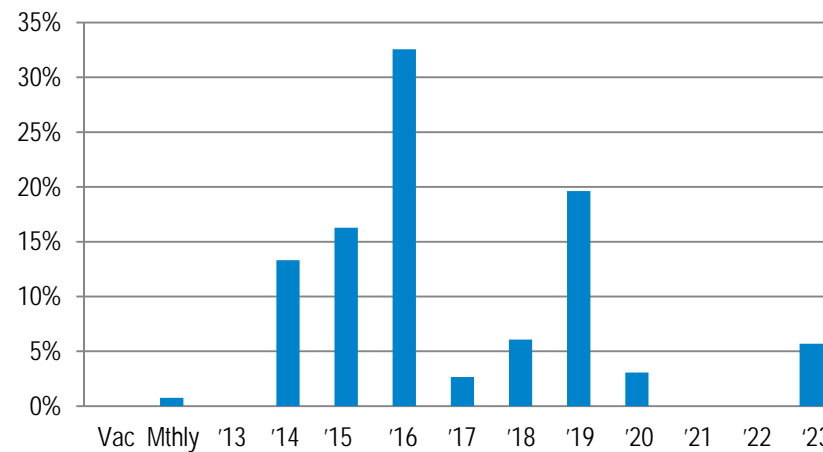
Northpoint
North Sydney's Landmark Tower

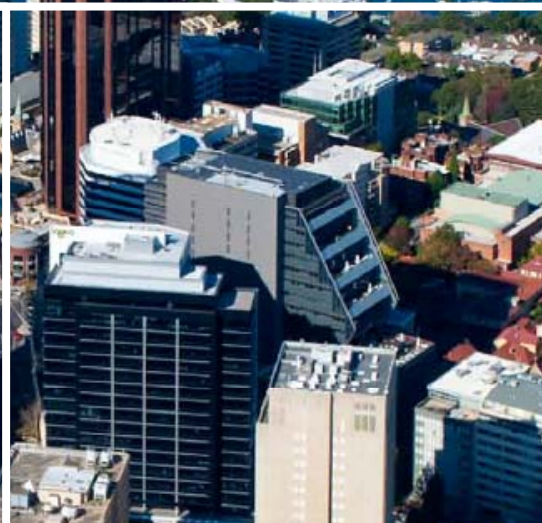
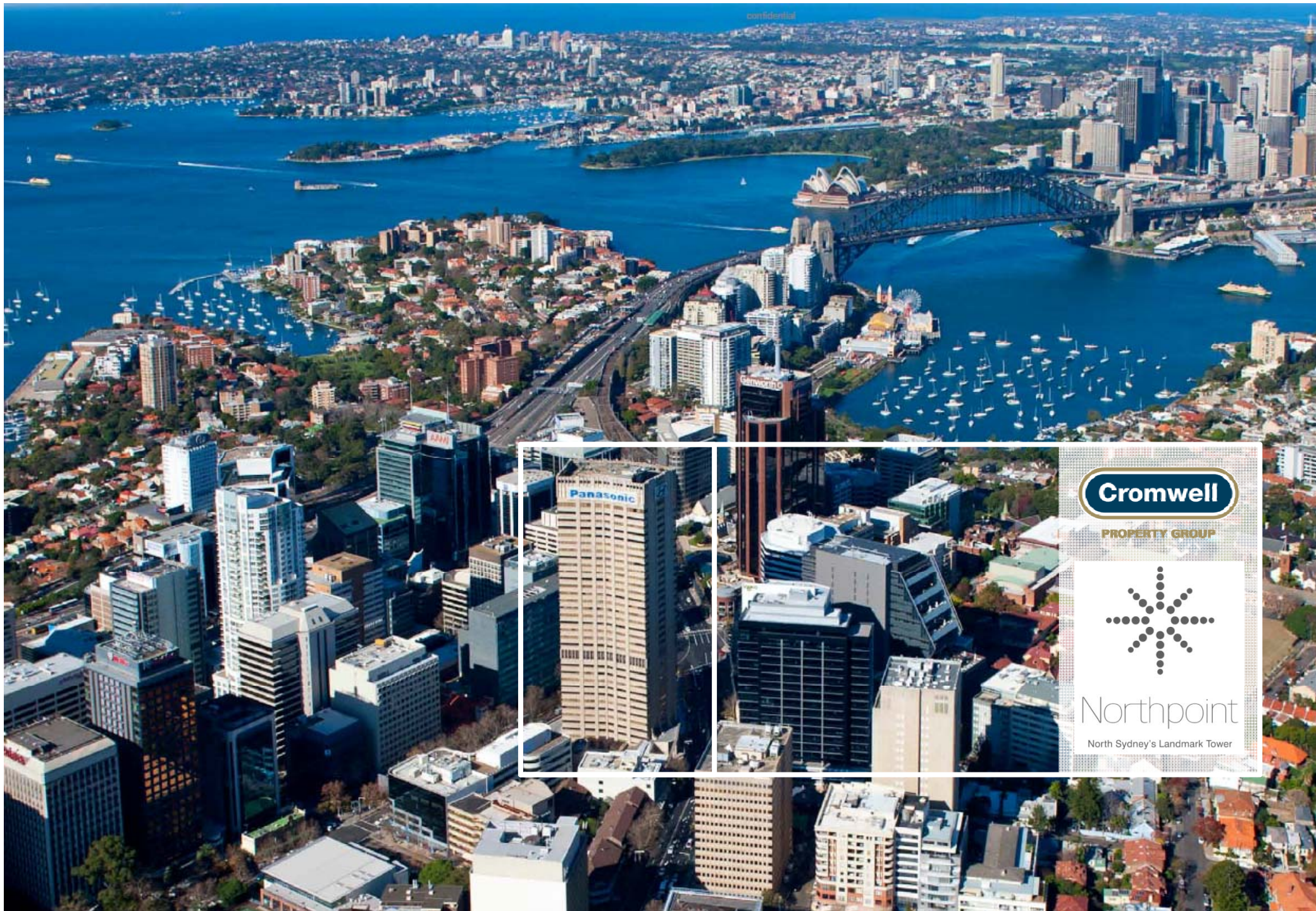
Tenancy Profile



Key tenants	Area	Area %	Gross Income %
Think Education Services	4,726	13%	7%
Griffith Hack Lawyers	1,885	5%	5%
Objective Corporation	1,398	4%	4%
Remaining Office	24,533	70%	65%
Retail	2,603	7%	9%
Car Park		0%	9%
Other		0%	1%
	35,145	100%	100%

Lease Expiry by Gross Rent





Cromwell

PROPERTY GROUP



Northpoint

North Sydney's Landmark Tower