



# GENERAL MEETING PRESENTATION

28 March 2018



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# Directors

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**Geoffrey H Levy, A.O.**  
INDEPENDENT NON-EXECUTIVE  
CHAIRMAN



**Paul Weightman**  
MANAGING DIRECTOR / CEO



**Michelle McKellar**  
INDEPENDENT NON-EXECUTIVE  
DIRECTOR



**Jane Tongs**  
INDEPENDENT NON-EXECUTIVE  
DIRECTOR



**Andrew Konig**  
NON-EXECUTIVE DIRECTOR



**Marc Wainer**  
NON-EXECUTIVE DIRECTOR



**Leon Blitz**  
INDEPENDENT NON-EXECUTIVE  
DIRECTOR

# Meeting Agenda

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- Open
- CEO's Address
- Formal Voting
- Item of Business

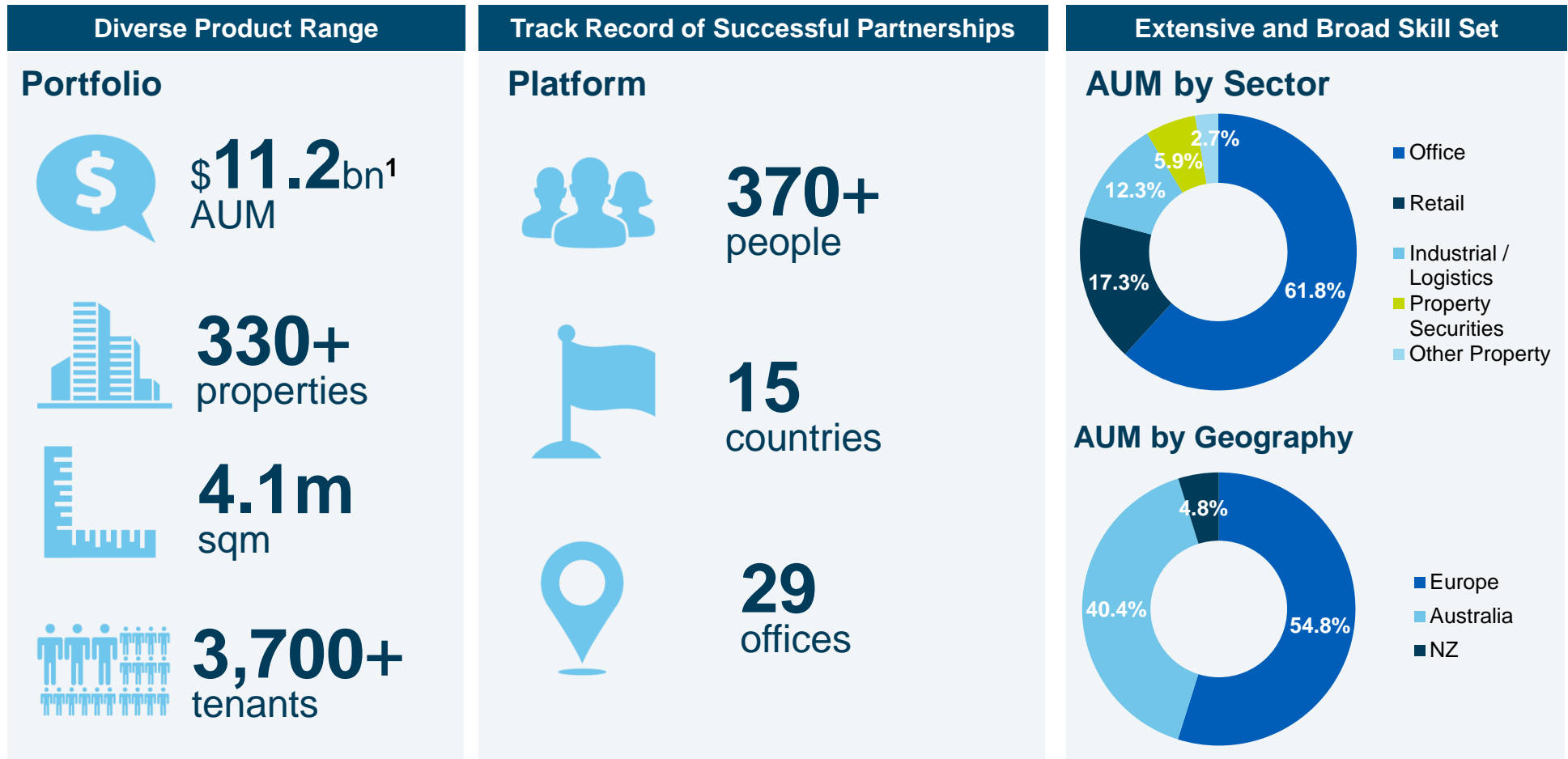


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# **CEO's Address**

## **Mr. Paul Weightman**

# Cromwell Property Group Overview



1) Includes assets under construction at 'as if complete', 45% Phoenix Portfolios and 50% of Oyster Group assets under management

# Cromwell Property Group Overview

- Cromwell is a real estate investor and manager operating on three continents with a global investor base
- We are focused on creating value and providing sustainable returns for investors and security holders
- We offer securityholders an attractive combination of stable long term cash flows, demonstrated asset enhancement capabilities and transactional profits, and low risk exposure to Asian capital flows and European economic growth

## Direct Property Investment



**Maintain defensive core portfolio**  
characteristics of strong tenant covenant, long WALE and fixed rental increment



**Repurpose, reposition or transform** active asset portfolio to improve asset quality and realise additional value



**Transition to Core**      **Realise Profits**



**Manage property internally** to understand risk and opportunity more clearly than others



Continually in market looking for value based investment opportunities

## Funds Management

WHOLESALE



Focus on **core, core plus and value add** opportunities

**Select wholesale partnerships**

Ability to execute mandates across all investment styles

RETAIL



Provide investors with a **range of product** options

Via either open ended funds or closed, unlisted trusts

Focus on delivering an attractive yield with low volatility

LISTED



Provide investors with a liquid investment and stable, secure and sustained distributions per security

# Key Recent Milestones

<b>30 September 2017</b>	▪ Soward Way, ACT (HY18 valuation of \$260 million) reaches practical completion
<b>4 October 2017</b>	▪ Sold 9.83% stake in Investa Office Fund (ASX: IOF), profit of \$25 million, IRR of 18%
<b>2 November 2017</b>	▪ Hedging profile (excluding the 3.39% cap) extended to 2.6 years, 73% hedged
<b>29 November 2017</b>	▪ Health and Forestry House sold for \$66 million, IRR 20%
<b>30 November 2017</b>	▪ Successful listing of the €1.4 billion Cromwell European REIT (CEREIT) on the SGX-ST
<b>11 December 2017</b>	▪ \$170 million strategic placement to SingHaiyi Group Ltd and Haiyi Holdings Pte. Ltd
<b>15 February 2018</b>	▪ Security Purchase Plan closed at \$35 million
<b>28 February 2018</b>	▪ Cromwell announces HY18 results, reconfirms FY18 guidance
<b>7 March 2018</b>	▪ ARA Asset Management agrees to purchase 19.5% of Cromwell from Redefine Properties
<b>22 March 2018</b>	▪ Cromwell successfully prices €230 million Convertible Bond Offer





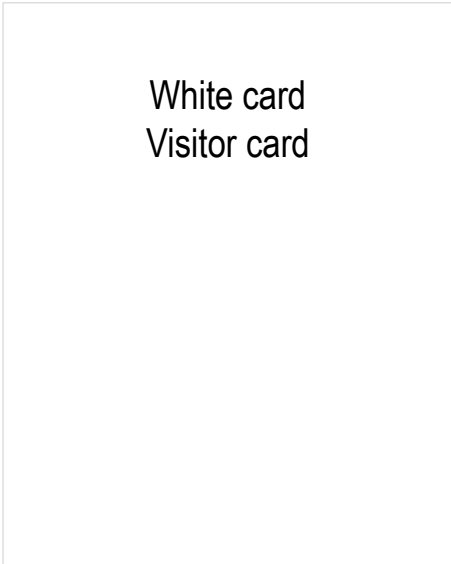
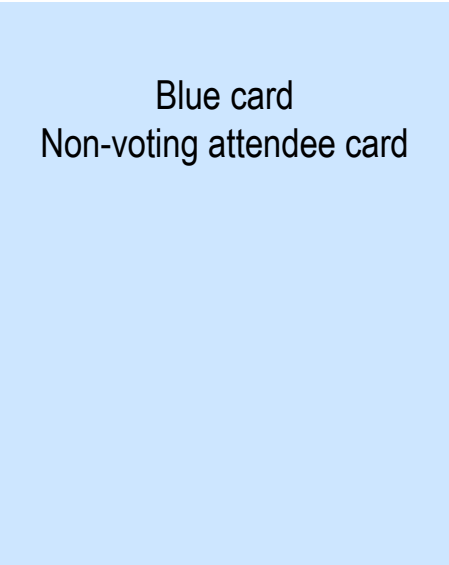
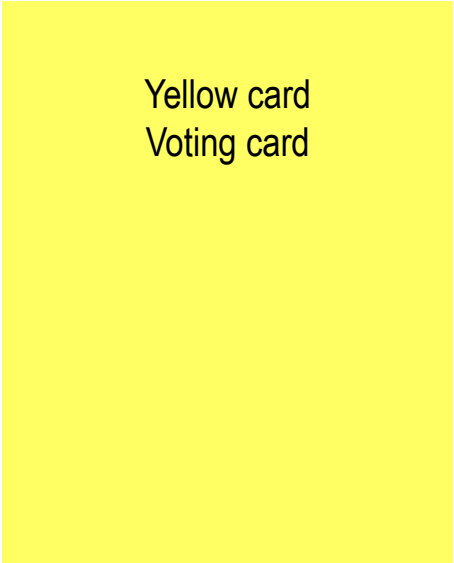
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# Formal Voting

## Mr. Geoffrey H Levy, AO

# Voting Cards

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# Item of Business

# Item 1

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## Ratification of the issue of New Stapled Securities for the purposes of ASX Listing Rule 7.4

“That the issue of 175,052,515 New Stapled Securities in accordance with the terms of issue of the Strategic Placement, as described in the Explanatory Memorandum accompanying this Notice of Meeting convening the Meeting, is ratified and approved for the purposes of ASX Listing Rule 7.4 and for all other purposes.”

	<b>Number</b>	<b>% of proxies received</b>
<b>For</b>	970,856,712	90.11%
<b>Open</b>	10,447,402	0.97%
<b>Against</b>	96,070,033	8.92%
<b>Abstain</b>	2,197,148	



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