



CROMWELL
PROPERTY GROUP

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Friday 11 December 2020

ASX Market Announcements Office
Exchange Centre
20 Bridge Street
SYDNEY NSW 2000

Dear Sir/Madam

Cromwell Property Group (ASX:CMW)

ARA Real Estate Investors 28 Limited's off-market proportional offer dated 21 August 2020 to acquire 29% of each Cromwell Property Group securityholder's stapled securities expired at 7.00pm AEDT on Monday 30 November 2020.

As required under ASX Listing Rule 3.4.2, attached is a copy of:

- a distribution schedule, in accordance with ASX Listing Rule 4.10.7; and
- the names of, and percentages held by, the 20 largest holders, in accordance with ASX Listing Rule 4.10.9.

Yours faithfully

CROMWELL PROPERTY GROUP

LUCY LAAKSO

COMPANY SECRETARY

Authorised for lodgement by Lucy Laakso (Company Secretary) and Michael Wilde (Chief Financial Officer).

Media Enquiries:

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ABOUT CROMWELL PROPERTY GROUP

Cromwell Property Group (ASX:CMW) is a diversified real estate investor and manager with operations on three continents and a global investor base. As at 30 June 2020, Cromwell had a market capitalisation of \$2.4 billion, a direct property investment portfolio valued at \$3.0 billion and total assets under management of \$11.5 billion across Australia, New Zealand and Europe.



Distribution Schedule of Stapled Securityholders

Category of Holding	Number of Stapled Securities	Number of Holders	% Held of Issued Stapled Securities
100,001 and Over	2,319,809,998	1,125	88.63
10,001 to 100,000	278,700,888	7,856	10.65
5,001 to 10,000	12,085,601	1,579	0.46
1,001 to 5,000	6,412,697	2,225	0.25
1 to 1,000	461,491	1,302	0.02
Total	2,617,470,675	14,087	100.00

20 Largest Stapled Securityholders

Rank	Stapled Securityholder	Number of Stapled Securities Held	% Held of Issued Stapled Securities
1	CITICORP NOMINEES PTY LIMITED	436,358,540	16.67
2	ARA REAL ESTATE INVESTORS XXI PTE LTD	329,520,331	12.59
3	J P MORGAN NOMINEES AUSTRALIA PTY LIMITED	299,128,820	11.43
4	ARA REAL ESTATE INVESTORS XXI PTE LTD	287,872,078	11.00
5	HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED	271,127,490	10.36
6	ARA REAL ESTATE INVESTORS 28 LIMITED	186,294,797	7.12
7	NATIONAL NOMINEES LIMITED	54,310,120	2.07
8	BNP PARIBAS NOMINEES PTY LTD <AGENCY LENDING DRP A/C>	45,471,936	1.74
9	CS THIRD NOMINEES PTY LIMITED <HSBC CUST NOM AU LTD 13 A/C>	20,212,500	0.77
10	CITICORP NOMINEES PTY LIMITED <COLONIAL FIRST STATE INV A/C>	17,968,440	0.69
11	PAUL LOUIS WEIGHTMAN	11,514,353	0.44
12	STARA INVESTMENTS PTY LTD	10,096,525	0.39
13	HUMGODA INVESTMENTS PTY LTD	8,328,943	0.32
14	PANMAX PTY LTD <PANMAX PTY LTD S/FUND A/C>	6,827,001	0.26
15	BNP PARIBAS NOMS PTY LTD <DRP>	6,415,608	0.25
16	NEALE EDWARDS PTY LTD	6,026,400	0.23
17	CS FOURTH NOMINEES PTY LIMITED <HSBC CUST NOM AU LTD 11 A/C>	5,738,030	0.22
18	WALLACE SMSF PTY LTD <PJ & BM WALLACE PS/F A/C>	4,911,779	0.19
19	HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED	3,933,405	0.15
20	STARA INVESTMENTS PTY LTD <P L WEIGHTMAN SUPER FUND A/C>	3,921,030	0.15
	Total	2,015,978,126	77.02