

STRATEGIC ASSET REALISATION AND FUND WIND UP

Cromwell Property Group (ASX:CMW) advises that Cromwell Funds Management Limited (CFM), the Responsible Entity for the Cromwell Direct Property Fund (DPF or the Fund), will begin the process of realising the Fund assets and ultimately winding up the Fund in accordance with its constitution. This decision follows the conclusion of the recent Liquidity Event.

Net proceeds will be distributed progressively, with timing dependent on market conditions and asset-specific strategies.

The asset realisation and wind-up process is not expected to be material to Cromwell's FY26 operating earnings, with no change to FY26 distribution guidance of 3.0 cps.

Authorised for lodgement by Andrew Murray (Chief Legal and Commercial Officer) and Michael Foster (Company Secretary and Senior Legal Counsel).

Ends.

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ABOUT CROMWELL PROPERTY GROUP

Cromwell Property Group (ASX:CMW) is a real estate investment manager with \$4.2 billion of assets under management in Australia and New Zealand at 30 June 2025. Cromwell is a trusted partner and investment manager to a range of local and global investors, capital providers and banking partners and has a strong track record of creating value and delivering superior risk-adjusted returns throughout the real estate investment cycle.