



Announcement Summary

Entity name

CROMWELL PROPERTY GROUP

Date of this announcement

Thursday November 27, 2025

The +securities the subject of this notification are:

+Other securities issued under an +employee incentive scheme that are not intended to be quoted on ASX

Total number of +securities to be issued/transferred

ASX +security code	Security description	Total number of +securities to be issued/transferred	Issue date
CMWAY	PERFORMANCE RIGHTS EXPIRING VARIOUS DATES	4,816,564	21/11/2025

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

1.1 Name of entity

CROMWELL PROPERTY GROUP

We (the entity named above) give notice of the issue, conversion or payment up of the following unquoted +securities.

1.2 Registered number type

ABN

Registration number

44001056980

1.3 ASX issuer code

CMW

1.4 The announcement is

New announcement

1.5 Date of this announcement

27/11/2025



Part 2 - Issue details

2.1 The +securities the subject of this notification are:

+Other securities issued under an +employee incentive scheme that are not intended to be quoted on ASX

2.2a This notification is given in relation to an issue of +securities in a class which is not quoted on ASX and which:

has an existing ASX security code ("existing class")



Part 3B - number and type of +securities the subject of this notification (existing class) where issue has not previously been notified to ASX in an Appendix 3B

ASX +security code and description

CMWAY : PERFORMANCE RIGHTS EXPIRING VARIOUS DATES

Date the +securities the subject of this notification were issued

21/11/2025

Will these +securities rank equally in all respects from their issue date with the existing issued +securities in that class

Yes

Were any of the +securities issued to +key management personnel (KMP) or an +associate?

Yes

Provide details of the KMP or +associates being issued +securities.

Name of KMP	Name of registered holder	Number of +securities
Jonathan Callaghan	Jonathan Peter Callaghan	1,829,440
Michelle Dance	Michelle Dance	539,430

Please provide a URL link for a document lodged with ASX detailing the terms of the +employee incentive scheme or a summary of the terms

Cromwell Property Group Performance Rights Plan Rules: <https://www.cromwellpropertygroup.com/wp-content/uploads/sites/3/2023/10/Cromwell-Property-Group-Performance-Rights-Plan-Rules.pdf>

Any other information the entity wishes to provide about the +securities the subject of this notification

The performance rights granted to Jonathan Callaghan and Michelle Dance have a performance period of 1 July 2025 to 30 June 2028. Please refer to Cromwell Property Group's 2025 Remuneration Report for further detail about Key Management Personnel Long Term Incentive Arrangements.

Issue details**Number of +securities**

4,816,564

Part 4 - +Securities on issue

Following the issue, conversion or payment up of the +securities the subject of this notification, the +securities of the entity will comprise:

The figures in parts 4.1 and 4.2 below are automatically generated and may not reflect the entity's current issued capital if other Appendix 2A, Appendix 3G or Appendix 3H forms are currently with ASX for processing.

4.1 Quoted +securities (Total number of each +class of +securities issued and quoted on ASX)

ASX +security code and description	Total number of +securities on issue
CMW : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES	2,618,866,699

4.2 Unquoted +securities (Total number of each +class of +securities issued but not quoted on ASX)

ASX +security code and description	Total number of +securities on issue
CMWAY : PERFORMANCE RIGHTS EXPIRING VARIOUS DATES	16,235,111



Part 5 - Other Listing Rule requirements

5.1 Were the +securities issued under an exception in Listing Rule 7.2 and therefore the issue did not need any security holder approval under Listing Rule 7.1?

No

5.2 Has the entity obtained, or is it obtaining, +security holder approval for the issue under listing rule 7.1?

No

5.2b Are any of the +securities being issued without +security holder approval using the entity's 15% placement capacity under listing rule 7.1?

Yes

5.2b.1 How many +securities are being issued without +security holder approval using the entity's 15% placement capacity under listing rule 7.1?

4,816,564

5.2c Are any of the +securities being issued without +security holder approval using the entity's additional 10% placement capacity under listing rule 7.1A (if applicable)?

No