

Appendix 4E

Results for Announcement to the Market

CROMWELL PROPERTY GROUP

The Appendix 4E should be read in conjunction with the annual financial report of Cromwell Property Group for the year ended 30 June 2026.

1. CROMWELL PROPERTY GROUP STRUCTURE

This report is for the Cromwell Property Group ("Cromwell"), consisting of Cromwell Corporation Limited (ABN 44 001 056 980) ("the Company"), and Cromwell Diversified Property Trust (ARSN 102 982 598) ("the Trust").

Cromwell Property Group was formed in December 2006 by the stapling of shares in the Company to units in the Trust. Each stapled security consists of one share in the Company and one unit in the Trust, which cannot be dealt with or traded separately.

The responsible entity of the Trust is Cromwell Property Securities Limited (ABN 11 079 147 809), a subsidiary of the Company.

2. REPORTING PERIOD

The financial information contained in this report is for the year ended 30 June 2026. Comparative amounts, unless otherwise indicated, are for the year ended 30 June 2025.

3. HIGHLIGHTS OF RESULTS

	30 Jun 2026 A\$'M	30 Jun 2025 A\$'M	% Change
Revenue and other income	266.3	185.8	43%
Funds from operations attributable to stapled security holders as assessed by the directors ⁽¹⁾	110.3	105.0	5%
Funds from operations per stapled security as assessed by the directors ^{(1) (2)}	4.2 cents	4.0 cents	5%
Other items (including fair value adjustments)	25.5	(127.6)	120%
Profit / (loss) after tax attributable to stapled security holders	135.8	(22.6)	701%
Basic earnings per stapled security ⁽²⁾	5.19 cents	(0.86) cents	703%
Diluted earnings per stapled security ⁽³⁾	5.16 cents	(0.86) cents	700%
Distributions per stapled security	3.00 cents	3.00 cents	-
Total assets	2,443.9	2,270.4	8%
Net assets	1,510.9	1,453.9	4%
Net tangible assets ("NTA") ⁽⁴⁾	1,506.9	1,454.2	4%
Net debt ⁽⁵⁾	818.9	680.0	20%
Gearing (%) ⁽⁶⁾	34.2%	31.1%	10%
Securities issued (M)	2,618.9	2,618.9	-
NTA per security	\$0.58	\$0.56	4%
NTA per security (excluding interest rate derivatives)	\$0.57	\$0.55	4%

(1) Funds from operations is calculated after adjusting for certain items (including fair value adjustments, realised gains on sale and other items) as set out in the Directors Report of the 2026 annual financial report. Comparatives for the year ended 30 June 2025 have been recalculated following the change from Operating Profit to Funds from Operations (FFO) and associated changes to the FFO calculation.

(2) Earnings per stapled security calculated using weighted average number of stapled securities on issue during the relevant period.

(3) Earnings per stapled security calculated using weighted average number of stapled securities and potential stapled securities on issue during the relevant period.

(4) Net assets less deferred tax assets, intangible assets, deferred tax liabilities, right of use assets and lease liabilities.

(5) Borrowings less cash and cash equivalents and restricted cash.

(6) Net debt divided by total tangible assets less cash and cash equivalents.

4. COMMENTARY ON THE RESULTS

Refer to the Directors' Report of the 2026 annual financial report for a commentary on the results of Cromwell.

5. DISTRIBUTIONS AND DIVIDENDS

Distributions/dividends declared during the current and previous years were as follows:

Cromwell	Dividend per Security	Distribution per Security	Total per Security	Total A\$'M	Franked amt per Security	Record Date	Payment Date
2026							
Interim distribution	-	0.7500¢	0.7500¢	19.6	-	30/09/25	14/11/25
Interim distribution	-	0.7500¢	0.7500¢	19.6	-	31/12/25	13/02/26
Interim distribution	-	0.7500¢	0.7500¢	19.6	-	01/04/26	15/05/26
Final distribution	-	0.7500¢	0.7500¢	19.6	-	30/06/26	18/08/26
	-	3.0000¢	3.0000¢	78.4	-		
2025							
Interim distribution	-	0.7500¢	0.7500¢	19.6	-	30/09/24	15/11/24
Interim distribution	-	0.7500¢	0.7500¢	19.6	-	31/12/24	14/02/25
Interim distribution	-	0.7500¢	0.7500¢	19.6	-	31/03/25	16/05/25
Final distribution	-	0.7500¢	0.7500¢	19.6	-	30/06/25	15/08/25
	-	3.0000¢	3.0000¢	78.4	-		

6. DISTRIBUTION REINVESTMENT PLAN

In accordance with Rule 13 of the Cromwell Property Group distribution reinvestment plan ("Plan"), the Plan was suspended for the quarters ended 30 September 2025, 31 December 2025, 31 March 2026 and 30 June 2026 respectively and relevant distributions were paid to securityholders in cash.

7. INVESTMENTS IN JOINT VENTURES

Refer to Note 9 of the 2026 annual financial report for details of investments in joint ventures and associates.

8. CHANGES IN CONTROL OVER GROUP ENTITIES

Refer to Note 17 of the 2026 annual financial report for details of entities over which control was gained or lost.

9. COMPLIANCE STATEMENT

This report has been prepared in accordance with AASB Standards (including Australian Interpretations) and other standards acceptable to ASX. The report, and the annual financial report upon which the report is based, use the same accounting policies unless otherwise stated in the notes to the financial report.

The information contained in this report is based on the audited financial report for the year ended 30 June 2026.

Authorised for lodgement by Andrew Murray (Company Secretary) and Michelle Dance (Chief Financial Officer).

Michelle Dance
Chief Financial Officer
27 August 2026