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Cromwell Direct Property Fund Liquidity Event commences 1 July 2025

Dear Platform,

The second full Periodic Withdrawal Opportunity ("Liquidity Event") for the Cromwell Direct Property Fund (the Fund) commences on 1 July 2025.

As a platform facilitating investments in the Fund, please note that advisers may execute trades directly through your platform on behalf of their clients during the notice period. Please ensure these electronic withdrawal messages are sent to the registry, Boardroom.

The Notification Period commences on **1 July 2025 and will conclude at 5pm AEST on the 31 July 2025.**

| Key Date | Event |
|--------------|--|
| 24 June 2025 | Record Date |
| 1 July 2025 | Liquidity Event Notice Period commences |
| 31 July 2025 | Liquidity Event Notice Period concludes (5pm AEST) |

A copy of the **Withdrawal Form** is now available [here](#).

Need assistance?

If you have any questions, please contact Cromwell's Investor Services Team directly on 1300 268 078 or invest@cromwell.com.au

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Sincerely,

Cromwell Funds Management

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Cromwell Funds Management Limited ABN 63 114 782 777 AFSL 333214 (CFM) has prepared this communication and is the responsible entity of, and the issuer of units in, the Cromwell Direct Property Fund ARSN 165 011 905 (Fund). In making an investment decision in relation to the Funds, it is important that you read the Product Disclosure Statement dated 17 November 2020 (PDS) and the Target Market Determination (TMD) of the Fund. The PDS and TMD are issued by CFM and are available from www.cromwell.com.au/dpf or by calling Cromwell's Investor Services Team on 1300 268 078 or emailing invest@cromwell.com.au. Applications for units in the Fund can only be made on the application form accompanying the PDS. This update has been prepared without taking into account your objectives, financial situation or needs. Before making an investment decision, you should consider the PDS and TMD, available from Cromwell and assess, with or without your financial or tax adviser, whether the Fund fits your objectives, financial situation or needs. CFM and its related bodies corporate, and their associates, do not receive any remuneration or benefits for the general advice given in this update. If you acquire units in the Fund, CFM and certain related parties may receive fees from the Fund and these fees are disclosed in the PDS.

Please note: Any investment, including an investment in the Fund, is subject to risk. If a risk eventuates, it may result in reduced distributions and/or a loss of some or all of the capital value of your investment. See the PDS for examples of key risks. Past performance is not indicative of future performance. Forward-looking statements in this update are provided as a general guide only. Capital growth, distributions and tax consequences cannot be guaranteed. Forward-looking statements and the performance of the Fund are subject to the risks and assumptions set out in the PDS.

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