

ANNUAL RESULTS FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025

Cromwell Property Group (ASX:CMW) (Cromwell or the Group) announces its financial results for the year ended 30 June 2025.

KEY HIGHLIGHTS

- **Strong portfolio performance, sector leading occupancy of 97.6%¹**, demonstrating Cromwell's effective leasing strategy execution.
- **Investment Portfolio valuations are up \$3.5 million** over six months, signalling office market stabilisation, supported by ongoing active asset management.
- **Platform transformation delivered**, with \$1.6 billion in total asset sales since 2022 to reduce debt and enable focus on growth in the Australian funds management business.
- **Strong balance sheet ready for capital deployment** with low gearing of 28.2% and liquidity of \$504.3 million to support growth.
- **Funds Management growth pipeline initiated with Barton ACT development underway**, featuring a 15-year lease to a Commonwealth Government tenant, with a 5-year extension option.
- **Distribution guidance** of 3.0 cps is provided for FY26, to be paid quarterly.

FINANCIAL PERFORMANCE

Cromwell reports operating profit of \$108.6 million driven primarily by the strong ongoing performance of the Investment Portfolio. The Group reports funds from operations (FFO) of \$105.7 million (4.0 cps) with a payout ratio of 74.2%. Net Tangible Assets (NTA) are \$0.56 per security, well above the current trading price and offering a discounted buying opportunity. Gearing reduces to 28.2% following the sale of 475 Victoria Ave, Chatswood, down significantly from 38.9% at 30 June 2024. The Group has ample liquidity of \$504.3 million, providing capital for deployment into value-accretive growth opportunities.

INVESTMENT PORTFOLIO PERFORMANCE

Strong portfolio performance over the period with sector-leading occupancy of 97.6%¹. Leasing markets remained active, with over 51,000 sqm² of new or renegotiated leases committed during the financial year. Portfolio valuations increased by \$3.5 million (0.17%) from HY25, reflecting a stabilisation in office market values. FY26 vacancy risk has been significantly mitigated through the signing of a Heads of Agreement with a government-funded organisation at 400 George Street, Brisbane which accounts for 55% of the forecast vacancy in that period.

STRATEGIC GROWTH INITIATIVES

Cromwell's strengthened balance sheet, with ample liquidity and low debt, will support future growth initiatives to drive securityholder value. Cromwell has commenced strategic capital deployment with the recently announced 19,800 sqm office development in Barton, ACT, leased to a Commonwealth Government tenant on a 15-year lease, with 5-year option to extend. This \$201 million project is

anticipated to deliver a yield on cost of more than 6.3%. Cromwell will introduce capital partners at the appropriate time to reduce its ownership stake, consistent with its transition to a capital-light investment management model.

Dr Gary Weiss, Chair of Cromwell, stated: "Much was achieved during the 2025 financial year to simplify the business and strengthen its financial position. The completion of the sale of non-core assets, including the European Platform, are key steps in simplifying the business structure and reducing Group gearing. Cromwell is now positioned as a well-capitalised, Australia/New Zealand-focused investment manager with capacity to undertake accretive growth initiatives in an improving market."

FUNDS MANAGEMENT UPDATE

Cromwell's Funds Management business manages \$2.1 billion across Australia and New Zealand. Transaction activity was muted, and valuations in the Cromwell Direct Property Fund (DPF) declined by 5.3% to \$537 million over the financial year to 30 June 2025, and only 1.3% from HY25. In July 2025, DPF held a Full Periodic Liquidity Event with the outcome expected end September 2025. In December 2024, unitholders in the Cromwell Riverpark Trust also voted in favour to extend the Fund's investment term by two years.

REGISTER DIVERSIFICATION FOLLOWING ESR EXIT

In May 2025, ESR Group divested 10.8% of its holding in Cromwell to a mix of new and existing institutional and sophisticated investors. In July 2025, ESR completed the sale of its remaining 19.9% interest in Cromwell to Brookfield Asset Management. The strong uptake reflects positive interest in Cromwell's repositioned platform, strategic direction, and value proposition.

BOARD UPDATE

Mr Rob Blain will step down from the Board today but will continue to support Cromwell in an advisory capacity. In line with Cromwell's commitment to a leaner and more agile operating structure, the Board has decided not to appoint a replacement for Rob. We express sincere thanks to Rob for his outstanding contributions to Cromwell's strategic transformation.

OUTLOOK

Looking ahead, Cromwell remains focused on active asset management of the current Investment Portfolio to maintain strong occupancy and continue to maximise rental income. Prudent capital deployment will drive growth through new product development, platform acquisitions, and strategic expansion of the investment management business.

Jonathan Callaghan, CEO of Cromwell, commented: "As Cromwell enters a growth phase, our priority remains on delivering stable, long-term growth through disciplined capital management and allocation. With a simplified business model, strong liquidity, and a high-quality portfolio, we are well positioned to take advantage of emerging market opportunities to create enduring value for our securityholders."

Authorised for lodgement by Jonathan Callaghan (Managing Director/Chief Executive Officer) and Michael Foster (Company Secretary and Senior Legal Counsel).

Ends.

Cromwell Property Group (ASX:CMW)
ASX Announcement 28 August 2025

Footnotes:

1. Excluding 475 Victoria Avenue, Chatswood, NSW, contracted for sale.
2. Includes Barton, ACT, currently under construction.

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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.

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