

# CROMWELL PROPERTY FUND

ARSN 119 080 410 | PIC CODE (DIRECT) CRM0004AU | PIC CODE (IDPS OPTION) CRM0005AU



*The Cromwell Property Fund (CPF) is a diversified, open-ended, unlisted property fund and aims to provide tax deferred, monthly distributions from a \$464 million and growing Australian property portfolio.*

## Features of the Fund

- **Attractive monthly distributions**  
Since its commencement, the CPF has distributed not less than an annualised 8 cents per unit.<sup>2</sup>
- **Up to 100% tax deferred**<sup>1</sup>  
Up to 100% of distributions may be tax deferred. Deferred tax may be reduced in future by capital gains tax discounts or other individual investor circumstances.
- **Blue Chip tenants**  
42 tenants with 83% of gross rental income coming from Government or blue chip tenants and a 4.6 year weighted average lease term.<sup>3</sup>
- **Investment Diversity**  
The CPF contains 11 non-residential properties across 5 Australian States and Territories valued at \$464 million.<sup>3</sup>
- **Daily unit pricing**  
To better reflect the value of investors' holdings.
- **Limited monthly withdrawal facility**  
This allows investors to exit the Fund on a monthly basis subject to the facility limits.
- **Ability to reinvest distributions to compound growth.**
- **Potential for capital growth.**<sup>4</sup>

## Experienced Fund Manager

Cromwell Group is an Australian owned property investment company with a proven track record of developing high quality, high yielding investment products.

With investor returns reliant on the continued occupancy and improvement of the portfolio, Cromwell is committed to an internal property management philosophy for its \$1.7 billion assets under management.

## Who can invest in this fund?

### The CPF has the potential to provide:

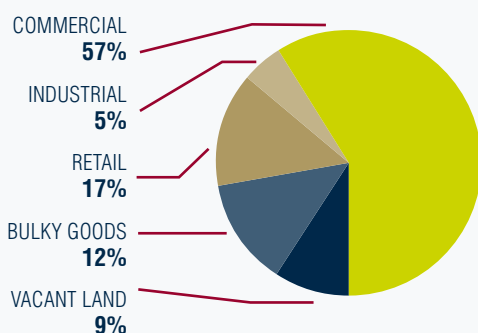
- stable monthly distributions
- tax deferred income
- capital growth<sup>4</sup>
- low risk, long term performance.

### The fund caters for:

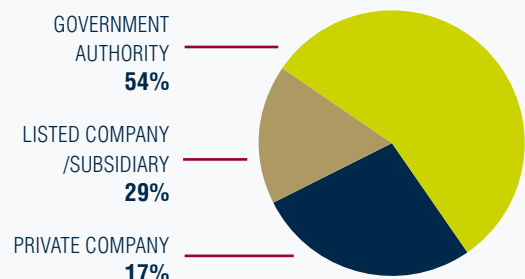
- Self managed super funds
- Investors seeking monthly income distributions
- Investors seeking growth who can take advantage of the CPF's distribution reinvestment facility.

**For further information visit [www.cromwell.com.au](http://www.cromwell.com.au), call us on 1800 334 533 or speak to your financial advisor.**

## Sector Diversification by Value



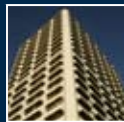
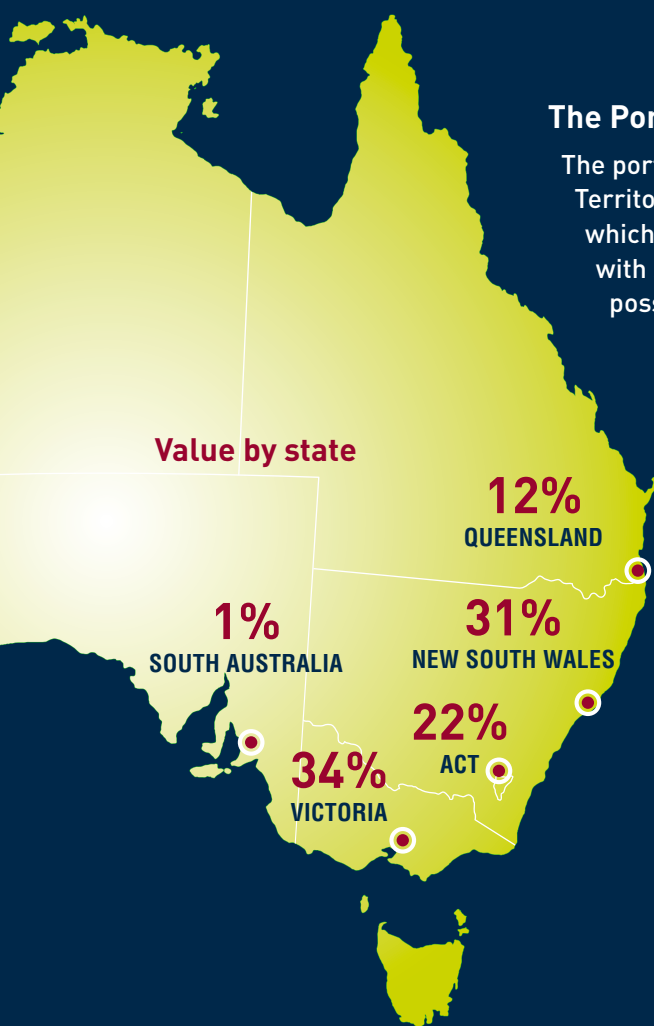
## Tenant Classification



## The Portfolio

The portfolio contains 11 properties across 5 Australian States and Territories valued at \$464 million.<sup>3</sup> The Fund will acquire additional assets which we believe will allow the Fund to continue to provide investors with stable monthly distributions, tax deferred<sup>1</sup> income and wherever possible also create an opportunity to deliver capital growth potential.<sup>4</sup>

### Value by state



**LOVETT TOWER  
WODEN, ACT**  
VALUATION \$77,000,000



**321 EXHIBITION  
STREET, VIC**  
VALUATION \$123,500,000



**TGA COMPLEX  
SYMONSTON, ACT**  
VALUATION \$26,033,333<sup>(1/3)</sup>



**43 BRIDGE STREET  
HURSTVILLE, NSW<sup>6</sup>**  
VALUATION \$40,000,000



**HOMEBASE CENTRE  
PROSPECT, NSW**  
VALUATION \$56,000,000



**FORUM PROPERTIES  
GOLD COAST, QLD**  
VALUATION \$53,500,000



**SMITHFIELD  
INDUSTRIAL, NSW**  
VALUATION \$24,100,000



**ERSKINE PARK  
SYDNEY, NSW**  
VALUATION \$21,935,000<sup>5</sup>



**ALTONA  
MELBOURNE, VIC**  
VALUATION \$15,300,000<sup>5</sup>



**EDINBURGH PARK  
ADELAIDE, SA**  
VALUATION \$2,700,000<sup>5</sup>



**SERVICE CENTRES  
AVALON, VIC**  
VALUATION \$23,850,000

**Cromwell**

### Investing in the Cromwell Property Fund

To order a Product Disclosure Statement and Application Form or for the answer to any questions you have regarding the Cromwell Property Fund, please contact the Cromwell Investor Services Team on:

**1800 334 533** or visit

**[www.cromwell.com.au](http://www.cromwell.com.au)**

The CPF is available on the Macquarie, Net Wealth and BT Wrap (non-super option).



Flyer dated 31 December 2007

<sup>(1)</sup> The proportion of distributions that are tax deferred is dependent on a number of factors (for example building amortisation and depreciation of plant and equipment) and will vary from year to year. Deferred tax may be payable, in whole or in part, on the sale, transfer or redemption of units in the CPF.

<sup>(2)</sup> Past performance is not an indication of future performance. <sup>(3)</sup> Figures at 31 December 2007. <sup>(4)</sup> Capital growth is not guaranteed. <sup>(5)</sup> Prices quoted for these specific assets at purchase valuation.

Units in the CPF are issued by Cromwell Property Securities Limited (ABN 11 079 147 809). Application for units can only be made on the application form in the Product Disclosure Statement (PDS) available from us. This document has been prepared without taking into account your objectives, financial situation or needs. Therefore, in deciding whether to acquire or continue to hold an investment in CPF, you should consider the PDS and assess, with or without your financial or taxation advisor, whether the product fits your objectives, financial situation or needs.

Cromwell Property Securities Limited – Level 19, 200 Mary Street, GPO Box 1093, Brisbane QLD 4001. Telephone (07) 3225 7777 Facsimile (07) 3225 7788