

CROMWELL DIRECT PROPERTY FUND

ARSN 165 011 905



Request to check and update banking details

Dear Custodian or Platform

This week, Cromwell Funds Management Limited (CFML), as responsible entity of the Cromwell Direct Property Fund (CDPF or the Fund), has advised unitholders that it will temporarily suspend accepting applications into CDPF and offering the CDPF Distribution Reinvestment Plan (DRP). These changes take effect from 14 November 2023. CDPF Applications and the DRP offering will likely be reinstated in early 2024. [Click to view this Continuous Disclosure Notice](#) on our website.

As you're an investor currently participating in the DRP, future distributions will be paid via EFT into your nominated bank account and not reinvested during the period of suspension.

We ask you to log-in to Boardroom at www.investorserve.com.au prior to 30 November 2023 to confirm bank details are correct for the next distribution payment due 11 December 2023.

For more information on Cromwell Direct Property Fund or this notice, please contact Cromwell's Investor Services Team on 1300 268 078 or your Relationship Manager directly or visit the website: www.cromwell.com.au/dpf.

Kind regards,

Cromwell Funds Management

Phone: 1300 268 078

Email: invest@cromwell.com.au



Cromwell Funds Management Limited ABN 63 114 782 777 AFSL 333214 (CFM) has prepared this notice and is the responsible entity of, and the issuer of units in, the Cromwell Direct Property Fund ARSN 165 011 905 (Fund). In deciding whether to acquire or continue to hold an investment you should consider the Product Disclosure Statement (PDS) and assess, with (or without) your financial adviser, whether products fit your objectives, financial situation or needs. A target market determination (TMD) is also available. Applications for units in the Fund can only be made on the application form. The PDS, TMD and application form 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. This content has been prepared without taking account of 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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