



CROMWELL UNLISTED FUNDS CONTINUE TO DELIVER FOR INVESTORS

Cromwell Funds Management Limited (Cromwell) has announced distribution increases and positive revaluations across a number of its unlisted property funds, reiterating the benefits of unlisted property.

As at July 2017, monthly distributions for *Property Trust 12*, *Riverpark Trust* and *Ipswich City Heart Trust* each increased by 0.25 cents per unit, bolstered by increases in annual rental income from quality assets owned and managed by Cromwell and leased by blue-chip corporate and government tenants.

Hamish Wehl, Head of Retail Funds Management at Cromwell, said the uptick in distributions reinforced Cromwell's commitment to maximising income for unitholders.

"The success of these funds is testament to our expertise in identifying, selling and holding quality assets with our unitholders investment goals in mind. Our ability to consistently deliver returns and provide predictable monthly income is highly valued," Mr Wehl said.

"Quality unlisted property can be a great addition to an investment portfolio, given the nature of regular distributions over a long-term time frame and diversification benefits."

Cromwell recently launched an e-book, *The Essential Guide to Investing In Unlisted Property Trusts*, to educate investors about unlisted property.

"Unlisted property can be quite complex. Research indicated that many investors do not fully understand the sector, the investment vehicles or the benefits, so we saw an opportunity to create an easy-to-comprehend guide to help investors make informed investment decisions," Mr Wehl said.

ABOUT THE FUNDS

Cromwell Riverpark Trust

The 0.25 cent increase per unit raises the distribution to 11.25 percent p.a., based on the unit issue price of \$1.00. An external valuation of the fund's single asset, Energex House in Newstead, Brisbane, has also seen a 6.9 percent increase in value to \$264 million, up from \$246.9 million as at 31 December 2016.

In July 2016, unitholders overwhelmingly voted in favour of extending the Trust for an additional five years.

Cromwell Property Trust 12

The 0.25 cent increase per unit raises the distribution to 8.50 percent p.a., based on the unit issue price of \$1.00. A valuation of 19 George Street in Dandenong, Victoria, has also seen a 0.5 percent increase in value to \$90.3 million, up from \$92.5 million as at 30 September 2016.

Cromwell Ipswich City Heart Trust

The 0.25 cent increase per unit raises the distribution to 9.25 percent p.a., based on the unit issue price of \$1.00.

To download the free *The Essential Guide to Investing In Unlisted Property Trusts* e-book, click [here](#).



ENDS

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ABOUT CROMWELL FUNDS MANAGEMENT

Cromwell Funds Management Limited (Cromwell) is an Australian real estate fund manager that owns, manages and invests in commercial property. Cromwell Funds management is part of the Cromwell Property Group.

Cromwell Property Group (ASX:CMW) is a Global Real Estate Investment Manager. The Group is included in the S&P/ASX 200. As at 31 December 2016, Cromwell had a market capitalisation of \$1.7 billion, a direct property investment portfolio in Australia valued at \$2.4 billion and total assets under management of \$9.8 billion across Australia, New Zealand and Europe.