



Announcement Summary

Entity name

CROMWELL PROPERTY GROUP

Date of this announcement

Thursday November 18, 2021

The +securities the subject of this notification are:

+Other securities issued under an +employee incentive scheme that are not intended to be quoted on ASX

Total number of +securities to be issued/transferred

ASX +security code	Security description	Total number of +securities to be issued/transferred	Issue date
CMWAY	PERFORMANCE RIGHTS EXPIRING VARIOUS DATES	3,535,108	11/11/2021

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

1.1 Name of entity

CROMWELL PROPERTY GROUP

We (the entity named above) give notice of the issue, conversion or payment up of the following unquoted +securities.

1.2 Registered number type

ABN

Registration number

44001056980

1.3 ASX issuer code

CMW

1.4 The announcement is

New announcement

1.5 Date of this announcement

18/11/2021



Part 2 - Issue details

2.1 The +securities the subject of this notification are:

+Other securities issued under an +employee incentive scheme that are not intended to be quoted on ASX

2.2a This notification is given in relation to an issue of +securities in a class which is not quoted on ASX and which:

has an existing ASX security code ("existing class")



Part 3B - number and type of +securities the subject of this notification (existing class) where issue has not previously been notified to ASX in an Appendix 3B

ASX +security code and description

CMWAY : PERFORMANCE RIGHTS EXPIRING VARIOUS DATES

Date the +securities the subject of this notification were issued

11/11/2021

Will these +securities rank equally in all respects from their issue date with the existing issued +securities in that class Yes**Were any of the +securities issued to +key management personnel (KMP) or an +associate?** Yes**Provide details of the KMP or +associates being issued +securities.**

Name of KMP	Name of registered holder	Number of +securities
Jonathan Callaghan	Jonathan Callaghan	706,563
Michael Wilde	Michael Wilde	1,057,183
Robert Percy	Robert Percy	394,767

Please provide a URL link for a document lodged with ASX detailing the terms of the +employee incentive scheme or a summary of the terms

https://www.cromwellpropertygroup.com/_data/assets/pdf_file/0007/20212/Cromwell-Property-Group-Performance-Rights-Plan-Rules.pdf

Any other information the entity wishes to provide about the +securities the subject of this notification

In relation to Mr Michael Wilde, 377,582 performance rights were in respect of the period of his appointment as Acting CEO. Such performance rights have a performance period of 1 July 2020 to 30 June 2023 and the same conditions as the 2021 KMP LTI Plan. Please refer to Cromwell Property Group's 2021 Remuneration Report for further detail about the 2021 KMP LTI Plan.



Issue details

Number of +securities

3,535,108

Part 4 - +Securities on issue

**Following the issue, conversion or payment up of the +securities the subject of this application, the +securities of the entity will comprise:
(A discrepancy in these figures compared to your own may be due to a matter of timing if there is more than one application for quotation/issuance currently with ASX for processing.)**

4.1 Quoted +Securities (Total number of each +class of +securities quoted)

ASX +security code and description	Total number of +securities on issue
CMW : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES	2,617,470,675

4.2 Unquoted +Securities (Total number of each +class of +securities issued but not quoted on ASX)

ASX +security code and description	Total number of +securities on issue
CMWAY : PERFORMANCE RIGHTS EXPIRING VARIOUS DATES	18,723,742
CMWAD : BONDS MATURING 29-MAR-2025	2,300



Part 5 - Other Listing Rule requirements

5.1 Were the +securities issued under an exception in Listing Rule 7.2 and therefore the issue did not need any security holder approval under Listing Rule 7.1?

No

5.2 Has the entity obtained, or is it obtaining, +security holder approval for the issue under listing rule 7.1?

No

5.2b Are any of the +securities being issued without +security holder approval using the entity's 15% placement capacity under listing rule 7.1?

Yes

5.2b.1 How many +securities are being issued without +security holder approval using the entity's 15% placement capacity under listing rule 7.1?

3,535,108.

5.2c Are any of the +securities being issued without +security holder approval using the entity's additional 10% placement capacity under listing rule 7.1A (if applicable)?

No