

SUSPENSION OF DISTRIBUTION REINVESTMENT PLAN

Real estate investor and fund manager, Cromwell Property Group (ASX:CMW) (Cromwell), today announces the suspension of its distribution reinvestment plan (DRP) with immediate effect until further notice.

Under Rule 13 of the DRP rules, the Cromwell Board may suspend the DRP at any time. The Cromwell Board has made the decision to suspend the DRP until further notice because it considers, having regard to a number of relevant factors including the fact that Cromwell's stapled security market price is currently below the per stapled security NTA (net tangible assets), it is not in the best interests of Cromwell's securityholders as a whole for stapled securities to be issued under the DRP.

Accordingly, the DRP will not operate for the quarterly distribution for the quarter ended 31 December 2022, which will be paid to securityholders in cash.

No action is required by securityholders. Should the suspension of the DRP be lifted, each securityholder's existing DRP status will be reinstated subject to the DRP rules.

A copy of the DRP rules can be accessed on Cromwell's website at:

www.cromwellpropertygroup.com/securityholder-centre/distribution-reinvestment-plan

This announcement is made in accordance with ASX Listing Rule 3.10.8.

Authorised for lodgement by Michael Wilde (Chief Financial Officer) and Lucy Laakso (Company Secretary and Corporate Counsel).

Ends.

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ABOUT CROMWELL PROPERTY GROUP

Cromwell Property Group (ASX:CMW) is a real estate investor and fund manager with operations on three continents and a global investor base. Cromwell is included in the S&P/ASX200. As at 30 June 2022, Cromwell had a market capitalisation of \$2.0 billion, an Australian investment portfolio valued at \$3.0 billion and total assets under management of \$12.0 billion across Australia, New Zealand and Europe.