Announcement Summary

Entity name

CROMWELL PROPERTY GROUP

Announcement Type

New announcement

Date of this announcement

Tuesday November 24, 2026

Details of +securities that have ceased

ASX +security code	Security description	Number of +securities that have ceased	The +securities have ceased due to	Date of cessation
CMWAY	PERFORMANCE RIGHTS EXPIRING VARIOUS DATES	3,868,096	Lapse of conditional right to securities because the conditions have not been, or have become incapable of being, satisfied	25/09/2026

Refer to next page for full details of the announcement

Part 1 - Announcement Details

1.1 Name of +Entity

CROMWELL PROPERTY GROUP

We (the entity named above) provide the following information about our issued capital.

1.2 Registered Number Type	**Registration Number**
ABN	44001056980

1.3 ASX issuer code

CMW

1.4 The announcement is

New announcement

1.5 Date of this announcement

24/11/2026

Part 2 - Details of +equity securities or +debt securities that have ceased

ASX +Security Code and Description

CMWAY : PERFORMANCE RIGHTS EXPIRING VARIOUS DATES

Unquoted +equity securities that have ceased

Number of securities that have ceased

3,868,096

Reason for cessation

Lapse of conditional right to securities because the conditions have not been, or have become incapable of being, satisfied

Date of cessation

25/9/2026

Is the entity paying any consideration for the cessation?

No

Any other information the entity wishes to notify to ASX about the cessation?

Please refer to Cromwell Property Group's 2026 Remuneration Report (section 3.4 Executive KMP LTI Performance).

Part 3 - Issued capital following changes

Following the cessation of the +securities the subject of this notification, the issued capital of the entity will comprise:

The figures in parts 3.1 and 3.2 below are automatically generated and may not reflect the entity's current issued capital if other Appendix 2A, Appendix 3G or Appendix 3H forms are currently with ASX for processing.

3.1 Quoted +equity securities and +debt securities (total number of each +class of +securities quoted on ASX)

ASX +security code and description	Total number of +securities on issue
CMW : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES	523,773,340
CMWDA : FPO/UNITS STAPLED SECURITIES DEFERRED SETTLEMENT	523,773,340

3.2 Unquoted +equity securities (total number of each +class of +equity securities issued but not quoted on ASX)

ASX +security code and description	Total number of +securities on issue
CMWAY : PERFORMANCE RIGHTS EXPIRING VARIOUS DATES	11,258,098

Note: the figures stated in the tables above are used to calculate the total market capitalisation of the entity published by ASX from time to time. The table will not include those classes of +securities that have ceased or lapsed in their entirety in ASX records before the announcement date described in Q1.5, even if the entity has advised ASX of a change to that class of +security in Part 2 of this form.