ASX Announcement
24 November 2026

CROMWELL COMPLETES STAPLED SECURITY CONSOLIDATION

Cromwell Property Group (ASX:CMW) (Cromwell) advises that the stapled security consolidation, as approved at the Annual General Meeting (**AGM**) on 17 November 2026 and detailed in the Notice of Meeting and Explanatory Memorandum issued on 15 October 2026, is now complete.

At the AGM securityholders approved the consolidation of every 5 stapled securities into 1 stapled security, and where the consolidation results in a fraction of a security being held by a securityholder, to round that fraction up to the nearest whole stapled security.

The consolidation of the stapled securities has now been completed, and Cromwell now has 523,775,960 quoted stapled securities and 2,251,609 unquoted performance rights on issue.

Cromwell confirms that it has completed the dispatch of the holding statements to securityholders advising them of the consolidation of their security holdings. Copies of the correspondence to securityholders and sample holding statements are attached.

Ends.

Authorised for lodgement by Andrew Murray (Chief Legal and Commercial Officer) and Robert Percy (Chief Investment Officer).

For investor relations:
Libby Langtry
Cromwell Property Group
+61 2 8278 3690
libby.langtry@cromwell.com.au

For retail securityholders:
Cromwell's Investor Services Team
1300 268 078
+61 7 3225 7777
invest@cromwell.com.au

ABOUT CROMWELL PROPERTY GROUP

Cromwell Property Group (ASX:CMW) is a real estate investor and manager with $4.7 billion of assets under management in Australia and New Zealand at 30 June 2026. Cromwell is a trusted partner to a broad range of local and global investors, capital providers and banking partners, with a strong track record of creating value and delivering risk-adjusted returns throughout the real estate investment cycle.

Having trouble reading this email? View it in your browser.



Dear [insert],

Following implementation of the Cromwell Property Group (CMWMS) 1-for-5 Stapled Security Consolidation, every five existing CMWMS Stapled Securities have been consolidated into one, with fractional entitlements rounded up to the nearest whole Stapled Security.

To view your updated employee share plan holding balance:

- Go to Investor Centre
- Login with your registered email and password*.
- Select your employee plan holding.
- Follow the prompts to view your plan details.

*If you have forgotten your Password, please click on **Forgotten Password** to reset. This email may be your personal email address.

Important Note: If you hold unrestricted Cromwell Ordinary shares on your employee holding you will receive a holding statement with the updated balance. Holding statements were mailed on 24 November 2026.

Need more information?

If you have any questions about the CMW Stapled Security Consolidation, please call the general information line (Monday to Friday, 8:30am to 5:30pm, Sydney time) on 1300 554 474 (within Australia) and +61 1300 554 474 (from outside Australia).

If you need help or have any questions on your employee holding please call the Contact Centre on 1800 111 281 or email EPSSupport@cm.mpms.mufg.com stating your Employee ID in the subject line.

Regards,

Equity Plan Solutions
MUFG Corporate Markets



Dear Securityholder

Following implementation of the Cromwell Property Group (CMW) Stapled Security Consolidation, your Transaction Confirmation Statement is available to securely view and download through MUFG Investor Centre. Every five existing CMW Stapled Securities have been consolidated into one, with fractional entitlements rounded up to the nearest whole Stapled Security.

To access your Transaction Confirmation Statement(s) visit the MUFG website and follow the instructions below:

• Click on the View a single holding login section.

• Enter the issuer (CMW or Cromwell Property Group), your HIN or SRN and postcode (or country code). Complete the security verification and accept the terms and conditions. Your HIN/SRN can be found on a previous holding statement.

• Select “Statements” and download the statement dated 24 November 2026 using the PDF icon. You may also print the statement.

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If you are having trouble viewing this email please click here.

Dear [insert],

Following implementation of the Cromwell Property Group (CMW) 1-for-5 Stapled Security Consolidation, every five existing Performance Rights have been consolidated into one, with fractional entitlements rounded down to the nearest whole Performance Right.

To view your updated employee share plan holding balance:

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Regards,

Equity Plan Solutions
MUFG Corporate Markets

Cromwell Property Group
Cromwell Corporation Limited ABN 44 001 056 980
Cromwell Diversified Property Trust ARSN 102 982 598
(the responsible entity of which is Cromwell Property Securities Limited
ABN 11 079 147 809, AFSL 238 052)

All Registry communications to:
MUFG Corporate Markets (AU) Limited
A division of MUFG Pension & Market Services
Locked Bag A14
Sydney South NSW 1235 Australia
Telephone (free call within Australia): +61 1300 554 474
Facsimile: +61 2 9287 0303
ASX Code: CMW
Email: registrars@cm.mpms.mufg.com
Website: au.investorcentre.mpms.mufg.com

Date: Tuesday, 24 November 2026

IID:

SRN/HIN:

Subregister: [Issuer/CHESS Sponsored]

CMW – FULLY PAID ORDINARY/UNITS STAPLED SECURITIES
TRANSACTION CONFIRMATION STATEMENT

DATE	TRANSACTION DESCRIPTION	CMW SECURITIES HELD PRIOR TO CONSOLIDATION	CMW SECURITIES HELD POST CONSOLIDATION
24/11/2026	Consolidation of capital on the basis that every 5 existing CMW Stapled Securities will be consolidated into 1 CMW Stapled Security, with any fractional entitlements rounded up to the nearest whole Stapled Security.	[Opening Balance]	[Closing Balance]

This statement reflects the Securityholder's registered holding as at the date of this statement. Securityholders should not rely on the balance shown in this statement as being a complete record of their current holding and the Issuer will not be liable for any financial loss incurred by a Securityholder who relies on the balance shown without making their own adjustments for any transfers or other dealings which have been lodged but not registered as at that date. If you have a pending dealing or believe your holding is incorrect, please call the general information line (Monday to Friday, 8:30am to 5:30pm, Sydney time) on 1300 554 474 (within Australia) and +61 1300 554 474 (from outside Australia). Nothing in this statement excludes or limits any rights or remedies available under law.

Please note your SRN/HIN recorded above. This SRN/HIN must be used in all communications with the company or registry and with your stockbroker when buying or selling these securities. This statement is an important document and should be kept in a safe place. If lost or destroyed a charge will be levied for a replacement statement. Full terms and conditions of the above securities can be obtained from the registry.

Please retain this statement for income tax purposes.

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Cromwell Corporation Limited ABN 44 001 056 980
Cromwell Diversified Property Trust ARSN 102 982 598
(the responsible entity of which is Cromwell Property Securities Limited
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ASX Code: CMWMS
Email: registrars@cm.mpms.mufg.com
Website: au.investorcentre.mpms.mufg.com

Date: Tuesday, 24 November 2026

Emp ID: [insert]

CMW – FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

TRANSACTION CONFIRMATION STATEMENT

DATE	TRANSACTION DESCRIPTION	CMWMS SECURITIES HELD PRIOR TO CONSOLIDATION	CMWMS SECURITIES HELD POST CONSOLIDATION
24/11/2026	Consolidation of capital on the basis that every 5 existing CMWMS Employee Securities will be consolidated into 1 CMWMS Employee Security, with any fractional entitlements rounded up to the nearest whole Stapled Security.	[Opening Balance]	[Closing Balance]

MUFG

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