Rule 3.19A.2

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity Cromwell Property Group (Cromwell) comprising Cromwell Corporation Limited (Company) and the Cromwell Diversified Property Trust (Trust) (the responsible entity of which is Cromwell Property Securities Limited (RE).
ABN 44 001 056 980 (Company); ARSN 102 982 598 (Trust); ABN 11 079 147 809 (RE).

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Jonathan Peter Callaghan.
Date of last notice	2 October 2026.

Part 1 - Change of director's relevant interests in securities
In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Direct and indirect.
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	2,180,939 stapled securities held by Mactire Pty Ltd as trustee for the Burrabirra Family Trust (controlled by JP Callaghan as director, shareholder and beneficiary).
Date of change	24 November 2026.
No. of securities held prior to change	3,916,956 stapled securities. 3,913,454 performance rights.
Class	Stapled securities and performance rights.
Number acquired	Nil.
Number disposed	Nil.
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	Not Applicable – see nature of change below.
No. of securities held after change	783,392 stapled securities. 782,690 performance rights.

+ See chapter 19 for defined terms.

Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Following completion of the 5-for-1 consolidation of Cromwell Property Group Stapled Securities, with fractional entitlements rounded up to the nearest whole Stapled Security, as approved at the General Meeting held on 17 November 2026, and the consequential 5-for-1 consolidation of Performance Rights, with any resulting fraction disregarded.

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	Not applicable.
Nature of interest	Not applicable.
Name of registered holder (if issued securities)	Not applicable.
Date of change	Not applicable.
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	Not applicable.
Interest acquired	Not applicable.
Interest disposed	Not applicable.
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	Not applicable.
Interest after change	Not applicable.

Part 3 – +Closed period

Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?	No.
If so, was prior written clearance provided to allow the trade to proceed during this period?	Not applicable.

+ See chapter 19 for defined terms.

If prior written clearance was provided, on what date was this provided?	Not applicable.

Dated: 24 November 2026

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

+ See chapter 19 for defined terms.