

CROMWELL LAUNCHES BRISBANE OFFICE VENTURE

Cromwell Property Group (ASX:CMW) (Cromwell) is pleased to announce a new investment venture with PAG.

The venture will acquire 100 Creek Street, Brisbane for approximately \$159 million, net of adjustments. PAG will hold a 95% interest in the venture, with Cromwell co-investing 5%.

Cromwell will act as manager, leveraging its integrated platform to deliver active asset management, leasing and operational expertise.

Completion of the transaction is expected in Q1 FY27, subject to customary conditions, including regulatory approvals.

Ends.

Authorised for lodgement by Jonathan Callaghan (Managing Director/Chief Executive Officer) and Andrew Murray (Chief Legal and Commercial Officer).

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ABOUT CROMWELL PROPERTY GROUP

Cromwell Property Group (ASX:CMW) is a real estate investor and manager with \$5.0 billion of assets under management in Australia and New Zealand at 31 December 2025. 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.