

## 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

<b>Name of entity</b> 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)).
<b>ABN</b> 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.

<b>Name of Director</b>	Jonathan Peter Callaghan.
<b>Date of last notice</b>	18 December 2024.

#### **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.

<b>Direct or indirect interest</b>	Direct and indirect.
<b>Nature of indirect interest (including registered holder)</b> Note: Provide details of the circumstances giving rise to the relevant interest.	1,116,118 stapled securities are held by Mactire Pty Ltd as trustee for the Burrabirra Family Trust (controlled by JP Callaghan as director, shareholder and beneficiary).
<b>Date of change</b>	17 March 2025.
<b>No. of securities held prior to change</b>	1,869,127 stapled securities. 5,081,075 performance rights.
<b>Class</b>	Stapled securities.
<b>Number acquired</b>	311,812 stapled securities.
<b>Number disposed</b>	Not applicable.
<b>Value/Consideration</b> Note: If consideration is non-cash, provide details and estimated valuation	\$118,488.56.
<b>No. of securities held after change</b>	2,180,939 stapled securities. 5,081,075 performance rights.

+ See chapter 19 for defined terms.

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<p><b>Nature of change</b>          Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</p>	<p>Stapled securities acquired on market and granted under the Cromwell Property Group Stapled Security Incentive Plan as part of Jonathan Callaghan's Short-Term Incentive awarded in respect of the 2024 financial year performance period (STI), which are subject to a holding lock for a period of 12 months. Please refer to Cromwell Property Group's 2024 Remuneration Report (section 2.4) for further detail.</p>
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**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.

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

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**Part 3 – <sup>+</sup>Closed period**

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

Dated: 20 March 2025

Authorised for lodgement by Michael Foster (Company Secretary and Senior Legal Counsel) and Andrew Murray (Chief Legal and Commercial Officer).

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