



CROMWELL RIVERPARK TRUST



ARSN 135 002 336 | PIC CODE CRM0009AU



Anchor Tenant Profile

The anchor tenant of the Riverpark Building is one of the Australia's largest and fastest-growing organisations, the Queensland Government-owned electricity supplier Energex.

Energex is a Top 100 Australian company with more than \$7 billion in distribution assets and 3500 staff working in a range of roles to supply electricity to 1.3 million residential, industrial, and commercial customers in South-East Queensland.

The company has entered into an agreement to lease 93% of the Riverpark Building for 15 years, starting from practical completion which is scheduled for June, 2010. It also has three further option periods totalling 12 years. Its lease includes all of the building's commercial floors and 252 basement parking bays.

Energex is an ideal anchor tenant for the Riverpark Building. It is one of

Queensland's largest utility companies, with more than 80 years of industry experience. As at October 2008, the company was rated AA+ by Fitch Ratings Australia.

Energex's electricity distribution network spans more than 25,000 square kilometres throughout South East Queensland including the dynamic growth regions of Brisbane, Ipswich, Gold Coast and Sunshine Coast. In the past 10 years the population has dramatically increased in these areas. This has led to a 30 % growth in the number of customers and a consequent rise in overall energy demand. As a result the networks have expanded by 30 % in this time.

With demand and energy sales forecast to grow significantly in the next few years, Energex will continue to invest hundreds of millions of dollars in building and maintaining these networks to keep pace with one of Australia's fastest growing regions.

During its next five-year funding period, Energex is proposing to increase network capacity by a further 40% to cope with a forecast 71% increase in peak electricity demand in South East Queensland over the next decade.

Source: www.energex.com.au

Key Stats

Distributions	8.25% pa ¹
Tax Deferred Distributions	100% ²
Fund Inception	8 July '09
Asset Valuation	\$173m ³
Property Occupancy	100% ⁴
Weighted Avg Lease Expiry	14.1yrs ⁵

Offer Closed Fully Subscribed

After a rush of applications in the lead-up to Christmas, the capital raising for the Cromwell Riverpark Trust was completed on 23 December 2009, fully subscribed.

The successful \$91 million capital raising is the most substantial retail fund raising in the property sector in the past two years and has confirmed Cromwell's unique position and reputation in this market.

Throwing Light on Green Design

To help achieve its 6 Star Green Star energy rating, the Riverpark Building features an innovative, energy-saving material which it shares with world-famous buildings such as Beijing's Water Cube aquatic centre.

The material, Ethylene tetrafluoroethylene or ETFE, is the translucent plastic sheeting which gives both the Water Cube and the world's largest greenhouse, the UK's Eden Project, their distinctive white appearance.

In the Riverpark Building, ETFE is being used as the roof covering over the building's Atria to ensure a light and airy internal atmosphere while repelling the harsh Queensland sun.

The ETFE roofing system allows for a pocket of air between two sheets of ETFE material to be inflated or deflated. By changing the space between the ETFE sheets, it is possible to adjust the amount of light and heat entering the building through the Atria's roofs.

This significantly reduces the energy required to cool, heat and light the building, produces less greenhouse gas emissions and cuts running expenses for the tenant.

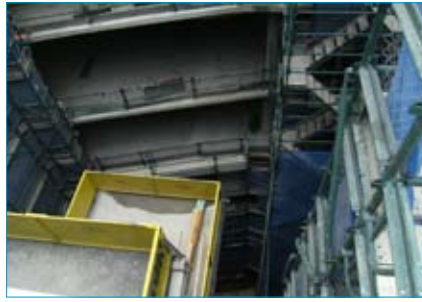
The ETFE is being supplied by leading manufacturer Vector Foiltec.

ETFE roofing is just one of many innovative techniques being employed at the Riverpark Building to ensure it has market-leading environmental credentials that will protect the long-term value of the asset for investors.



PROGRESS REPORT

The Riverpark Building has progressed to schedule over the last quarter of 2009 with a number of key construction elements achieved. This pictorial summary illustrates some of the key elements of the building's progress.



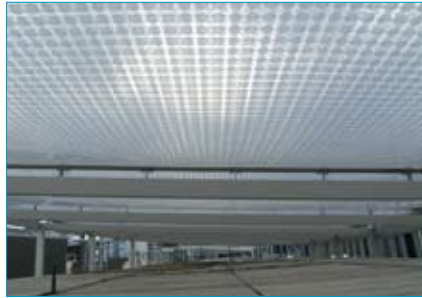
Internal Atria taking shape



Café construction viewed from rooftop



Air conditioning plant positioned and ductwork connection in progress



Atria light and heat adjustable ETFE roof system installation in progress



Data, lights and install of programmable lighting controllers in progress



Rooftop plant under construction



The energy efficient chilled beam air conditioning installed levels 1 to 5



The facade glazing is 80% complete and works have begun on ground level retail

Cromwell Investor Service Team

For the answer to any questions regarding the Cromwell Riverpark Trust, please contact your financial advisor or the Cromwell Investor Service Team direct

on **1800 334 533** or visit **www.cromwell.com.au/crt**



Areas ready for office fit out



Fire system pumps and controls installation in progress

Units in the Cromwell Riverpark Trust ("CRT") are issued by Cromwell Property Securities Limited (ABN 11 079 147 809, AFSL 238052). The Trust is no longer open to new investment. This information has been prepared without taking into account your objectives, financial situation or needs. Therefore, you should assess, with or without your financial or taxation advisor, whether the product fits your objectives, financial situation or needs.

All information relates to A Class Units in the Cromwell Riverpark Trust. (1) Capital growth and distributions are not guaranteed. Subject to assumptions and risks contained in the PDS and SPDS. (2) The proportion of distributions that are tax deferred is dependent on a number of factors (for example building amortisation and depreciation of plant and equipment) and may vary from year to year. Deferred tax may be payable, in whole or in part, on the sale, transfer or redemption of units in the Trust. (3) Based on "as if complete" valuation by Landmark White Brisbane Pty Ltd. (4) Based on Energex's agreement for lease and the FKP lease described in the PDS. (5) Based on 15 year agreement for lease from date of practical completion, estimated at June 2010.

Cromwell Property Securities Limited – Level 19, 200 Mary Street, GPO Box 1093, Brisbane QLD 4001. Telephone (07) 3225 7777 Facsimile (07) 3225 7788