Cromwell Corporation Limited

March 16, 2004

CROMWELL BOOSTS MANAGEMENT PORTFOLIO WITH $152 MILLION PURCHASE

Cromwell Corporation Ltd (ASX: CMW) has today announced the Cromwell Diversified Property Trust (CDPT) will purchase 11 properties from Challenger Financial Services Group Limited (ASX: CGF) for $152 million.

The CDPT is an unlisted property trust which is managed by Cromwell Property Securities Limited.

The properties include five Village cinemas, three industrial properties and three office buildings. The properties are spread across a diverse range of industries and geographical areas.

Cromwell Executive Chairman Paul Weightman said "the properties will compliment the CDPT's existing suite of diversified property interests and, with the purchase of 700 Collins St last year will create a well rounded portfolio of assets."

Cromwell has attracted a strong following of loyal investors as a result of its policy of acquiring assets with secure long-term leases.

"We have undertaken considerable due diligence to ensure these properties meet the CDPT's strict investment criteria and will remain quality assets well into the future."

The assets to be purchased include:

Wesfarmers Woolstore – Brooklyn, VIC ($34.0 million)
Village City Centre – Melbourne, VIC ($31.9 million)
Village Cinema – Hobart, TAS ($16.0 million)
Vodafone Call Centre – Kingston, TAS ($15.9 million)
Bird Cameron Building – Perth, WA ($11.1 million)
Elders Woolstore – Gillman, SA ($10.9 million)
Village Cinema – Albury, NSW ($9.9 million)
Village Cinema – Geelong, VIC ($8.9 million)
Spicers Warehouse – Cannington, WA ($7.6 million)
Village Cinema – Launceston, TAS ($3.5 million)
Heidelberg Building – Bowen Hills, QLD ($2.3 million)

The properties will be offered together with the $133 million 700 Collins Street building in Melbourne under the second offer of units in the CDPT. Full details of the offer will be made public in late March.

The signing of unconditional contracts on the properties will allow Cromwell to finalise the second offer, which is expected to increase assets under management to more than $700 million.

Following completion of the acquisitions, the CDPT will own 15 properties in six states. The properties have a weighted average lease term of eight years. The portfolio is 98% leased, with over 80% of the income sourced from Government organizations or listed companies.

The CDPT currently holds Adelaide's $31 million Henry Waymouth Centre, the $17.8 million NQX Distribution Centre in Brisbane and the $9.7 million Hellmann Logistics Distribution Centre at Tullamarine in Victoria.

ENDS: Media Enquiries to Paul Weightman on (07) 3225 7777 or 0411 111 028.

Level 19, 200 Mary Street, GPO Box 1093, Brisbane QLD 4001 ABN 44 001 056 980
Telephone 07 3225 7777 Facsimile 07 3225 7788 Email cromwell@cromwell.com.au Internet www.cromwell.com.au