Cromwell Corporation Limited

ASX ANNOUNCEMENT – MEDIA RELEASE

CROMWELL FULL YEAR EARNINGS UP 63 PER CENT

HIGHLIGHTS – 12 MONTHS TO 30 JUNE, 2006

- Record full year net profit of $7.9 million, up 63 per cent
- Revenue of $25.4 million, up 33 per cent
- Assets under management (AUM) of $1.37 billion, up 86 per cent
- Final dividend of 4.5 cents per share, up from 1.5 cents in 04/05
- Raised in excess of $200 million for Cromwell Diversified Property Trust
- Completed settlement or contracted to purchase property valued at $575 million
- Launched Cromwell Property Fund (CPF)

September 12, 2006 – Brisbane-based property and funds management group Cromwell Corporation Limited (ASX: CMW) is pleased to report its second consecutive year of record earnings with a net profit after tax for the year to 30 June 2006 of $7.9 million.

The net profit represents a 63 per cent increase on the previous year and was achieved on a 33 per cent increase in total revenue to $25.4 million. Total revenue included a 25 per cent increase in funds management income to $23.2 million. Recurring funds management income rose 30 per cent to $6.1 million.

The result includes the impact of property acquisitions for the year of approximately $300 million for the Cromwell Diversified Property Trust (CDPT) and $80 million for the newly-launched Cromwell Property Fund (CPF). Further, $196 million assets were under contract by CPF at year-end and will generate revenues for the Group in FY07.

The directors have declared a final partly franked dividend of 4.5 cents per ordinary share, compared to a final partly franked dividend of 1.5 cents per ordinary share in the previous year. The dividend will apply for registered shareholders on 5 October 2006, and will be paid on 12 October 2006.

Cromwell Executive Chairman Paul Weightman said the record earnings were a reflection of Cromwell's ability to create, manage and market direct property investment vehicles which appeal to a broad range of investors.

"This strong result was achieved on the back of significantly higher revenues from funds management activities and a continued focus on enhancing cost efficiencies as our assets under management grow," Mr Weightman said.

"Successive successful capital raisings for the Cromwell Diversified Property Trust and a proven ability to not only acquire quality assets but manage those assets in the interests of investors has established a strong base for future growth.

During the year the company shifted capital raising focus from the CDPT to the CPF. The CDPT was closed in April after raising more than $440 million – including $200 million in the 05/06 year - from over 6,500 investors.

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The new CPF was launched in early July following the acquisition of five foundation properties. The product will continue to target investor demand for unlisted property trusts with a diversified asset base and stable income stream.

Basic earnings per share (EPS) increased to 5.22 cents from 3.14 cents in the previous corresponding half while the company's net tangible asset backing (NTA) increased from 5.5 cents to 9.4 cents in the year.

The results were prepared under Australian Equivalents to International Financial Reporting Standards (AIFRS) and comparative figures where appropriate have been adjusted and restated.

CURRENT YEAR GUIDANCE

Mr Weightman said the group was well placed to take advantage of the expected continuation of strong equity inflows into the Cromwell Property Fund.

"Strong inflows will give us the ability to continue growing assets under management through the acquisition of quality properties," he said. "Our ability to acquire quality assets of course remains subject to the availability of these assets in the market."

Earnings in the year to 30 June 2007 are expected to continue to grow at a similar rate to the previous year with forecast earnings before tax (EBT) of $11.5 million and dividends totaling six cents per share.

The forecast includes the planned sale of a vacant industrial property at 200 Holt Street, Eagle Farm, in Brisbane at its current valuation of $7 million. The property was purchased in August 2006 for $4.78 million.

Current year earnings are also dependent on the purchase of an additional $150 million of property assets and the successful completion of the current $143 million CPF capital raising.

ENDS

For further information please contact:

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Cromwell Corporation Limited is listed on the Australian Stock Exchange and since recapitalisation in 1998, has established and maintained a track record for developing high quality, high yielding property investment products for investors and delivering value for shareholders.

Cromwell Property Securities Limited, a wholly-owned subsidiary of Cromwell Corporation Limited, is an unlisted public company and was incorporated expressly for the purpose of promoting and managing planned investments. Cromwell Property Securities Limited was issued a Dealers Licence by the ASIC in 1997 entitling it to act as single responsible entity of direct property and mortgage schemes.

Cromwell Property Services Pty Ltd is a wholly-owned subsidiary of Cromwell Corporation Limited, holds a Corporate Real Estate Licence, and performs an ongoing role in managing the company's property portfolio.

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