

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 31 DECEMBER 2018

Following are the components of the Cromwell Property Group (ASX:CMW) (comprising Cromwell Corporation Limited and Cromwell Diversified Property Trust) distribution for the quarter ended 31 December 2018. The distribution payment is expected to be made on Friday 22 February 2019 to persons who held Cromwell Property Group stapled securities at 5.00pm on Monday 31 December 2018.

Cromwell Corporation Limited

Estimated Components

Franked dividend	0.000000
Unfranked dividend	<u>0.000000</u>
Total dividend	<u>0.000000</u>

Cromwell Diversified Property Trust

Estimated Components

Capital gains (Australian taxable property) – discounted (grossed up)	0.000020
Capital gains (Australian taxable property) – non-discounted	0.000000
Other Australian taxable income	<u>0.335354</u>
Fund payment	0.335354
Interest income	0.000000
Unfranked dividend	0.000006
Amounts not subject to withholding taxes	<u>1.477140</u>
Total distribution	<u>1.812500</u>

For the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the *Taxation Administration Act 1953* (Cth) (the Act), this distribution includes a 'fund payment' amount of 0.335354 cents per security in respect of the income year ending 30 June 2019.

The Cromwell Diversified Property Trust declares that it is a withholding managed investment trust for the purposes of Subdivision 12-H of the Act. Cromwell Property Securities Limited, as the Responsible Entity, made a choice for the Cromwell Diversified Property Trust to be an attribution managed investment trust from the year ended 30 June 2018.

The components are provided solely for the purposes of Subdivision 12-H and Division 12A of the Act and should not be used for any other purpose. In particular, Australian resident stapled securityholders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of dividends and distributions will be provided in the 2019 Attribution Managed Investment Trust Member Annual Statement.

Ends.

Cromwell Securityholder Enquiries:

Cromwell's Investor Services Team
1300 268 078 (within Australia)
+61 7 3225 7777 (outside Australia)
invest@cromwell.com.au