Cromwell Corporation Limited

**ASX Release**
**16 January 2006**

# PROPERTY PREFERENCE SHARE DIVIDEND

The Directors of Cromwell Corporation Limited have declared a dividend payment for holders of CMWPA Property Preference shares of 4.275 cents unfranked and CMWPB Property Preference Shares of 0.855 cents unfranked with a record date of 27 January 2006. The dividends will be paid on 14 February 2006.

The dividends represent an effective return of 8.55% per annum for the period to 31 December 2005. This is in line with the terms of the securities, which provide for a minium yield of 8.50% per annum.

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**For further information please contact:** Daryl Wilson, Finance Director, Cromwell Corporation, Phone: (07) 3225 7777.

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 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.

Cromwell Finance Limited is a wholly-owned subsidiary of Cromwell Corporation Limited, which issues fixed term debentures for terms of up to 3 years to provide funding for the group to undertake property related projects.