ASX Announcement
June 19, 2009

JUNE QUARTER 2009 DISTRIBUTION AND FY09 OPERATING EARNINGS

Distribution

Cromwell Group (CMW), comprising Cromwell Corporation Limited ("the Company") and Cromwell Diversified Property Trust ("the Trust"), announces that the record date for determining securityholders' entitlement to the June quarter (1 April 2009 to 30 June 2009) distribution will be 5.00 pm on Tuesday 30 June 2009.

Cromwell Group stapled securities will be quoted ex-distribution on Wednesday 24 June 2009.

The estimated distribution for the June quarter is 1.5 cents per stapled security, to be paid wholly from the Trust. This brings the total distribution for the financial year to 9.0 cents per stapled security. This is consistent with previous guidance.

Cromwell Group intends to confirm the June quarter distribution as soon as possible but no later than the announcement of the full year preliminary financial results, which is expected to occur by 31 August 2009.

Payment of the distribution is expected to be made on Monday 31 August 2009.

Operating Earnings

The Group remains on target for minimum operating earnings of 9.0 cents per stapled security, in line with guidance provided on 18 February 2009.

In addition, a Cromwell managed unlisted property syndicate, the Cromwell Riverpark Trust, has entered into a conditional contract with a member of listed FKP Property Group to acquire land at Breakfast Creek Road Newstead. If the acquisition proceeds, it will enter into development and construction agreements with the FKP Property Group and accept an assignment of the lease arrangements with Energex Limited. Full details of the transaction are contained in the Product Disclosure Statement for the Cromwell Riverpark Trust.

There are numerous conditions precedent to settlement of the acquisition, including some that relate to the development and construction agreements and others that relate to agreement of Energex to the variation and assignment of the lease arrangements. As of today's date, certain of the conditions precedent to settlement are yet to be met. The parties are working towards satisfaction of these conditions precedent and settlement of the land by 30 June 2009. However, there is no certainty that this will occur.

As a result, the above estimate of operating earnings does not include any allowance for fees which may be earned by the Group from this transaction.

For further information, please contact a member of our investor service team on 1800 334 533.

Cromwell Corporation Limited ABN 44 001 056 980

Cromwell Property Securities Limited ABN 11 079 147 809 AFSL 238052
as responsible entity for Cromwell Diversified Property Trust ABN 30 074 537 051 ARSN 102 982 598

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