

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 31 DECEMBER 2017

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 2017. For new stapled securities issued to new wholesale investors under the strategic placement announced on Monday 11 December 2017 (CMWNB) components are also shown below. The distribution payment is expected to be made on Friday 23 February 2018 to persons who held Cromwell Property Group stapled securities at 5.00pm on 29 December 2017.

	CMW	CMWNB
Cromwell Corporation Limited		
Estimated Components		
Franked dividend	0.000000	0.000000
Unfranked dividend	0.000000	0.000000
Total dividend	<u>0.000000</u>	<u>0.000000</u>
Cromwell Diversified Property Trust		
Estimated Components		
Gross capital gain (on taxable Australian property)	0.549038	0.101434
Other Australian taxable income	0.642262	0.118657
Fund payment	<u>1.191300</u>	<u>0.220091</u>
Interest income	0.029587	0.005466
Unfranked dividend	0.000010	0.000002
Amounts not subject to withholding taxes	0.864103	0.159641
Total distribution	<u>2.085000</u>	<u>0.385200</u>
<i>Other information</i>		
Discounted capital gain (on taxable Australian property)	<u>0.274519</u>	<u>0.050717</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 1.191300 cents per security for CMW securityholders and 0.220091 cents per security for CMWNB securityholders in respect of the income year ending 30 June 2018.

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, has made a choice for 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 2018 Attribution Managed Investment Trust Member Annual Statement.

Ends.

Cromwell Securityholder Enquiries:

Cromwell's Investor Services Team
1300 276 693 (within Australia)
+61 7 3225 7777 (outside Australia)
invest@cromwell.com.au