



ASX Announcement
February 14, 2008

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 31 DECEMBER 2007

Following are the components of the Cromwell Group distribution for the quarter ended 31 December 2007. The distribution rate is 2.5 cents per security and will be paid to Securityholders on 15 February 2008.

Cromwell Corporation Limited

No dividend is payable for the quarter ended 31 December 2007.

Cromwell Diversified Property Trust

Component	December quarter cents per unit
Capital gains - discount amount	0.653
Capital gains - concession amount	<u>0.653</u>
Sub-total 'grossed-up' amount	1.306
Capital gains - 'other'	-
Sub-total capital gains	1.306
Other income	<u>0.623</u>
Fund payment	1.929
Interest income	0.571
Tax deferred income	-
Foreign income	-
Total distribution	<u><u>2.500</u></u>

For the purposes of section 12-415 of Schedule 1 of the *Taxation Administration Act 1953* (Cth) ("the Act"), this distribution includes a 'fund payment' amount of 1.929 cents per unit in respect of the income year ending 30 June 2008.

The Cromwell Diversified Property Trust is a managed investment trust for the purposes of subdivision 12-H of the Act in respect of the income tax year ending 30 June 2008.

These components are provided for the purposes of subdivision 12-H of the Act are estimates only, and should not be used for any other purpose. In particular, Australian resident Securityholders should not rely on this notice for the purposes of completing income tax returns. Details of the full year components of distributions/dividends will be provided in the annual tax statement, which will be dispatched to Securityholders in August 2008.

For further information please contact 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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