



ASX Announcement  
13 February, 2009

## DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 31 DECEMBER 2008

Following are the components of the Cromwell Group distribution for the quarter ended 31 December 2008. The distribution rate is 2.5 cents per stapled security and payment is expected to be made to Securityholders on 16 February 2009.

### Cromwell Corporation Limited

Estimated Components	Dec quarter cents per share
Franked dividend	0.000
Unfranked dividend	<u>0.000</u>
<b>Total dividend</b>	<u><u>0.000</u></u>

### Cromwell Diversified Property Trust

Estimated Components	Dec quarter cents per unit
Gross capital gain (on taxable Australian property)	0.000
Other Australian taxable income	<u>0.000</u>
Fund payment	0.000
Interest income	0.709
Franked dividend	0.002
Unfranked dividend	0.003
Tax deferred income	1.785
Foreign source income	<u>0.001</u>
<b>Total distribution</b>	<u><u>2.500</u></u>

<i>Other information</i>	
Discounted capital gain (on taxable Australian property)	0.000

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 0.000 cents per unit in respect of the income year ending 30 June 2009.

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 2009.

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 after the end of the financial year.

For further information please contact our investor service team on 1800 334 533.

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as responsible entity for Cromwell Diversified Property Trust ABN 30 074 537 051 ARSN 102 982 598

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