

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 31 DECEMBER 2020

Following are the non-resident withholding tax components of the Cromwell Property Group (ASX:CMW) (comprising Cromwell Corporation Limited and Cromwell Diversified Property Trust) distribution for the quarter ended 31 December 2020. The distribution payment is expected to be made on Friday 19 February 2021 to persons who held Cromwell Property Group stapled securities at 5.00pm on Thursday 31 December 2020.

Cromwell Corporation Limited

Estimated Components

Franked dividend	0.000000
Unfranked dividend	0.000000
Total dividend	0.000000

Cromwell Diversified Property Trust

Estimated Components

Capital gains (Australian taxable property) – discounted (grossed up)	0.000000
Capital gains (Australian taxable property) – non-discounted	0.000000
Other Australian taxable income – excluded from Non-concessional MIT Income	0.005632
Other Australian taxable income – Non-concessional MIT Income	0.000000
Other Australian taxable income	0.603499

Fund payment	0.609131
Interest income	0.038927
Unfranked dividend	0.000000
Total amounts subject to withholding taxes	0.648058

Total cash distribution	1.875000
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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 0.609131 cents per security in respect of the income year ending 30 June 2021.

The portion of the fund payment amount for the quarter ended 31 December 2020 which is attributable from a clean building managed investment trust is nil.

The Cromwell Diversified Property Trust declares that it is a withholding managed investment trust for the purposes of Subdivision 12-H of the Act.

17 February 2021

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 2021 Attribution Managed Investment Trust Member Annual Statement.

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