

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 30 JUNE 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 30 June 2020. The distribution payment is expected to be made on Friday 21 August 2020 to persons who held Cromwell Property Group stapled securities at 5.00pm on Tuesday 30 June 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)	0.559168
Capital gains (Australian taxable property) – non-discounted	0.000000
Other Australian taxable income – excluded from Non-concessional MIT Income	0.037304
Other Australian taxable income – Non-concessional MIT Income	0.000000
Other Australian taxable income	1.087733

Fund payment	1.684205
Interest income	0.000243
Unfranked dividend	0.000224
Total amounts subject to withholding taxes	1.684672

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 1.684205 cents per security in respect of the income year ending 30 June 2020.

The portion of the fund payment amount for the quarter ended 30 June 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.

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 2020 Attribution Managed Investment Trust Member Annual Statement.

Authorised for lodgement by Lucy Laakso (Company Secretary) and Michael Wilde (Chief Financial Officer).

Ends.

Cromwell Securityholder Enquiries:

Cromwell's Investor Services Team
1300 268 078 (within Australia)
+61 7 3225 7777 (outside Australia)
invest@cromwell.com.au

ABOUT CROMWELL PROPERTY GROUP

Cromwell Property Group (ASX:CMW) is a diversified real estate investor and manager with operations on three continents and a global investor base. As at 31 December 2019, Cromwell had a market capitalisation of \$3.1 billion, a direct property investment portfolio valued at \$3.2 billion and total assets under management of \$11.9 billion across Australia, New Zealand and Europe.