

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 30 JUNE 2023

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 2023. The distribution payment is expected to be made on Friday 18 August 2023 to persons who held Cromwell Property Group stapled securities at 5.00pm on Friday 30 June 2023.

| 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) | 0.651730 |
| Capital gains (Australian taxable property) – non-discounted | 0.000000 |
| Other Australian taxable income – excluded from non-concessional MIT income | 0.000000 |
| Other Australian taxable income – non-concessional MIT income | 0.000000 |
| Other Australian taxable income | 0.059358 |
| Other Australian income (clean building MIT income) | 0.000000 |
| Fund payment | 0.711088 |
| Interest income | 0.000000 |
| Unfranked dividend | 0.004652 |
| Total amounts subject to withholding taxes | 0.715740 |
| Total cash distribution | 1.375000 |

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 0.711088 cents per security in respect of the income year ending 30 June 2023.

15 August 2023

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 2023 Attribution Managed Investment Trust Member Annual Statement.

Cromwell Securityholder Enquiries:

Cromwell's Investor Services Team

1300 268 078 (within Australia)

+61 7 3225 7777 (outside Australia)

invest@cromwell.com.au