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

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

Cromwell Corporation Limited

No dividend is payable for the quarter ended 31 March 2008.

Cromwell Diversified Property Trust

Estimated Components	December quarter cents per unit
Capital gains – discount amount	0.784
Capital gains – concession amount	0.784
Sub-total 'grossed-up' amount	1.568
Capital gains – 'other'	-
Sub-total capital gains	0.000
Other income	0.333
Fund payment	1.901
Interest income	0.596
Franked dividends	0.003
Tax deferred income	-
Foreign income	-
Total distribution	2.500

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 1.901 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.