

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 31 MARCH 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 March 2020. The distribution payment is expected to be made on Friday 22 May 2020 to persons who held Cromwell Property Group stapled securities at 5.00pm on Tuesday 31 March 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)	1.811386
Capital gains (Australian taxable property) – non-discounted	0.000000
Other Australian taxable income	0.570303
Fund payment	2.381689
Interest income	0.019835
Unfranked dividend	0.000000
Total amounts subject to withholding taxes	2.401524

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 2.381689 cents per security in respect of the income year ending 30 June 2020.

The total amounts subject to withholding taxes is larger than the total cash distribution due to capital gains expected to be derived from transactions during the year.

The portion of the fund payment amount in respect of the year ended 30 June 2020 which is attributable to non-concessional managed investment trust income or fund payments from clean building managed investment trusts 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. Cromwell Property Securities Limited, as the Responsible

Entity, made a choice for the Cromwell Diversified Property Trust to be an attribution managed investment trust from the year ended 30 June 2018.

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:

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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.