

## DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 31 MARCH 2021

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 2021. The distribution payment is expected to be made on Friday 21 May 2021 to persons who held Cromwell Property Group stapled securities at 5.00pm on Wednesday 31 March 2021.

<b>Cromwell Corporation Limited</b>	
<b>Estimated Components</b>	
Franked dividend	0.000000
Unfranked dividend	0.000000
<b>Total dividend</b>	<b>0.000000</b>
<b>Cromwell Diversified Property Trust</b>	
<b>Estimated Components</b>	
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	0.003480
Other Australian taxable income – Non-concessional MIT income	0.004292
Other Australian taxable income	0.432805
Other Australian income (Clean Building MIT income)	0.150913
<b>Fund payment</b>	<b>0.591490</b>
Interest income	0.057982
Unfranked dividend	0.000000
<b>Total amounts subject to withholding taxes</b>	<b>0.649472</b>
<b>Total cash distribution</b>	<b>1.625000</b>

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 0.591490 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 March 2021 which is attributable to Clean Building MIT income is 0.150913 cents.

19 May 2021

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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 2021 Attribution Managed Investment Trust Member Annual Statement.

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**Cromwell Securityholder Enquiries:**

Cromwell's Investor Services Team

1300 268 078 (within Australia)

+61 7 3225 7777 (outside Australia)

[invest@cromwell.com.au](mailto:invest@cromwell.com.au)