

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 31 MARCH 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 31 March 2023. The distribution payment is expected to be made on Friday 19 May 2023 to persons who held Cromwell Property Group stapled securities at 5.00pm on Friday 31 March 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)	0.706244
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	0.070036
Other Australian income (clean building MIT income)	0.000000
Fund payment	0.776280
Interest income	0.052015
Unfranked dividend	0.000000
Total amounts subject to withholding taxes	0.828295
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 0.776280 cents per security in respect of the income year ending 30 June 2023.

17 May 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.

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