



ASX Announcement
November 13, 2008

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 30 SEPTEMBER 2008

Following are the components of the Cromwell Group distribution for the quarter ended 30 September 2008. The distribution rate is 2.5 cents per stapled security and payment is expected to be made to Securityholders on 14 November 2008.

Cromwell Corporation Limited

Estimated Components	Sept quarter cents per share
Franked dividend	0.000
Unfranked dividend	<u>0.000</u>
Total dividend	<u>0.000</u>

Cromwell Diversified Property Trust

Estimated Components	Sept quarter cents per unit
Gross capital gain (on taxable Australian property)	0.001
Other Australian taxable income	<u>0.036</u>
Fund payment	0.037
Interest income	0.279
Franked dividend	0.002
Unfranked dividend	0.002
Tax deferred income	2.179
Foreign source income	<u>0.001</u>
Total distribution	<u>2.500</u>

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 0.037 cents per unit in respect of the income year ending 30 June 2009.

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 2009.

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 after the end of the financial year.

For further information please contact our investor service team on 1800 334 533.

Cromwell Corporation Limited ABN 44 001 056 980

Cromwell Property Securities Limited ABN 11 079 147 809 AFSL 238052
as responsible entity for Cromwell Diversified Property Trust ABN 30 074 537 051 ARSN 102 982 598

Level 19, 200 Mary Street, GPO Box 1093, Brisbane QLD 4001
Telephone 07 3225 7777 Facsimile 07 3225 7788
Email cromwell@cromwell.com.au Internet www.cromwell.com.au