



ASX Announcement
12 November, 2009

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 30 SEPTEMBER 2009

Following are the components of the Cromwell Group (comprising Cromwell Corporation Limited and Cromwell Diversified Property Trust) distribution for the quarter ended 30 September 2009. The distribution rate is 2.0 cents per stapled security and payment is expected to be made to persons who held Cromwell Group stapled securities at 5.00 pm on 6 October 2009.

Cromwell Corporation Limited

Estimated Components	September 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	September quarter cents per unit
Gross capital gain (on taxable Australian property)	0.071
Other Australian taxable income	<u>0.831</u>
Fund payment	<u>0.902</u>
Interest income	0.077
Franked dividend	0.000
Unfranked dividend	0.000
Tax deferred income	1.021
Foreign source income	<u>0.000</u>
Total distribution	<u>2.000</u>
<i>Other information</i>	
Discounted capital gain (on taxable Australian property)	0.036

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 0.902 cents per unit in respect of the income year ending 30 June 2010.

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 2010.

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 stapled security holders 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

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