

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 30 SEPTEMBER 2012

Following are the components of the Cromwell Property Group (ASX: CMW) (comprising Cromwell Corporation Limited and Cromwell Diversified Property Trust) distribution for the quarter ended 30 September 2012. The distribution payment is expected to be made on 14 November 2012 to persons who held Cromwell Property Group stapled securities at 5.00 pm on 5 October 2012.

Cromwell Corporation Limited

Estimated Components

Franked dividend	0.0000
Unfranked dividend	<u>0.0000</u>
Total dividend	<u>0.0000</u>

Cromwell Diversified Property Trust

Estimated Components

Gross capital gain (on taxable Australian property)	0.0000
Other Australian taxable income	<u>0.6386</u>
Fund payment	<u>0.6386</u>
Interest income	0.0799
Franked dividend	0.0000
Unfranked dividend	0.0000
Tax deferred income	1.0940
Foreign source income	<u>0.0000</u>
Total distribution	<u>1.8125</u>

<i>Other information</i>	<u>0.0000</u>
Discounted capital gain (on taxable Australian property)	0.0000

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 0.6386 cents per security in respect of the income year ending 30 June 2012.

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 2013.

The 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.

ENDS.

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