

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 31 MARCH 2022

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 2022. The distribution payment is expected to be made on Friday 20 May 2022 to persons who held Cromwell Property Group stapled securities at 5.00pm on Thursday 31 March 2022.

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)	0.945104
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	0.744186
Other Australian income (clean building MIT income)	0.000000
Fund payment	1.689290
Interest income	0.154650
Unfranked dividend	0.000000
Total amounts subject to withholding taxes	1.843940
Total cash distribution	1.625000

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 1.689290 cents per security in respect of the income year ending 30 June 2022.

The total amount subject to withholding taxes is larger than the total cash distribution mainly due to capital gains expected to be derived from transactions during the year.

18 May 2022

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 2022 Attribution Managed Investment Trust Member Annual Statement.

Cromwell Securityholder Enquiries:

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