

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 30 SEPTEMBER 2017

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 2017. The distribution payment is expected to be made on 17 November 2017 to persons who held Cromwell Property Group stapled securities at 5.00pm on 29 September 2017.

Cromwell Corporation Limited	
Estimated Components	
Franked dividend	0.000000
Unfranked dividend	<u>0.000000</u>
Total dividend	<u><u>0.000000</u></u>
Cromwell Diversified Property Trust	
Estimated Components	
Gross capital gain	0.343656
(on taxable Australian property)	
Other Australian taxable income	<u>0.586469</u>
Fund payment	0.930125
Interest income	0.016731
Unfranked dividend	0.000011
Amounts not subject to withholding taxes	<u>1.138133</u>
Total distribution	<u><u>2.085000</u></u>
<i>Other information</i>	
Discounted capital gain (on taxable Australian property)	<u>0.171828</u>

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 0.930125 cents per security in respect of the income year ending 30 June 2018.

The Cromwell Diversified Property Trust declares that it is a withholding managed investment trust for the purposes of Subdivision 12-H of the Act. Cromwell Property Securities Limited, as the Responsible Entity has made a choice for Cromwell Diversified Property Trust to be an attribution managed investment trust from the year ended 30 June 2018.

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 security holders 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 2018 Attribution Managed Investment Trust Member Annual Statement.

ENDS.

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