



ASX Announcement
August 27, 2008

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

Following are the components of the Cromwell Group distribution for the quarter ended 30 June 2008. The distribution rate is 2.5 cents per stapled security and payment is expected to be made to Securityholders on 29 August 2008.

Cromwell Corporation Limited

Estimated Components	June quarter cents per share
Franked dividend	0.500
Unfranked dividend	0.500
Total dividend	<u>1.000</u>

Cromwell Diversified Property Trust

Estimated Components	June quarter cents per unit
Capital gains - discount amount CWA	0.000
Capital gains - concession amount CWA	0.000
Capital gains - 'other' CWA	<u>0.000</u>
Sub-total capital gains distributed	0.000
Other income	<u>0.000</u>
Fund payment	0.000
Interest income	0.434
Franked dividend	0.000
Unfranked dividend	0.001
Tax deferred income	1.065
Foreign source income	<u>0.000</u>
Total distribution	<u>1.500</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 0.000 cents per unit in respect of the income year ending 30 June 2008.

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 2008.

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, which is expected to be dispatched to Securityholders with the 30 June 2008 dividend payment advice on 29 August 2008.

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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