

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 31 MARCH 2015

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 31 March 2015. The distribution payment is expected to be made on 13 May 2015 to persons who held Cromwell Property Group stapled securities at 5.00pm on 31 March 2015.

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 | 0.8374 |
| (on taxable Australian property) | |
| Other Australian taxable income | <u>0.6093</u> |
| Fund payment | <u>1.4467</u> |
| Interest income | 0.0598 |
| Franked dividend | 0.0000 |
| Unfranked dividend | 0.0000 |
| Tax deferred income | 0.4860 |
| Tax free amount | |
| Foreign source income | <u>0.0000</u> |
| Total distribution | <u>1.9925</u> |

Other information

| | |
|--|---------------|
| Discounted capital gain (on taxable Australian property) | <u>0.4187</u> |
|--|---------------|

For the purposes of subdivision 12-H of Schedule 1 of the *Taxation Administration Act 1953 (Cth)* ("the Act"), this distribution includes a 'fund payment' amount of 1.4467 cents per security in respect of the income year ending 30 June 2015.

The Cromwell Diversified Property Trust declares that it 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 2015.

The components are provided solely for the purposes of subdivision 12-H 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 distributions/dividends will be provided in the annual tax statement which will be sent to members in August 2015.

ENDS.

Cromwell Securityholder Enquiries:

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