

ASX Announcement

12 February 2013

Cromwell

PROPERTY GROUP

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 31 DECEMBER 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 31 December 2012. The distribution payment is expected to be made on 13 February 2013 to persons who held Cromwell Property Group stapled securities at 5.00 pm on 31 December 2012.

ASX Code	CMW	CMWN
Date of issue of securities	n/a	14-Dec-12
	cps	cps
Cromwell Corporation Limited		
Estimated Components		
Franked dividend	0.000	0.0000
Unfranked dividend	<u>0.000</u>	<u>0.0000</u>
Total dividend	<u>0.000</u>	<u>0.0000</u>
Cromwell Diversified Property Trust		
Estimated Components		
Gross capital gain	0.000	0.0000
(on taxable Australian property)		
Other Australian taxable income	0.1165	0.0228
Fund payment	0.1165	0.0228
Interest income	0.0629	0.0123
Franked dividend	0.0000	0.0000
Unfranked dividend	0.0000	0.0000
Tax deferred income	1.6331	0.3195
Foreign source income	<u>0.0000</u>	<u>0.0000</u>
Total distribution	<u>1.8125</u>	<u>0.3546</u>
Other information		
Discounted capital gain (on taxable Australian property)	<u>0.0000</u>	<u>0.0000</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 0.1165 cents per security (CMW) and 0.0228 cents per security (CMWN) in respect of the income year ending 30 June 2013.

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.

Cromwell Securityholder Enquiries:

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Cromwell Property Group (ASX:CMW) comprising Cromwell Corporation Limited (ABN 44 001 056 980) and 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).

Further information and media releases can be found at the Cromwell website: www.cromwell.com.au