

Distribution components for non-resident withholding tax purposes Distribution for the quarter ended 31 March 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 31 March 2017. The distribution payment is expected to be made on 17 May 2017 to persons who held Cromwell Property Group stapled securities at 5.00pm on 31 March 2017.

Cromwell Corporation Limited

Estimated Components

Franked dividend	0.000000
Unfranked dividend	<u>0.000000</u>
Total dividend	<u>0.000000</u>

Cromwell Diversified Property Trust

Estimated Components

Gross capital gain (on taxable Australian property)	0.601750
Other Australian taxable income	<u>0.798461</u>
Fund payment	1.400211
Interest income	0.010435
Franked dividend	0.000015
Unfranked dividend	0.000000
Tax deferred income	0.674293
Tax free amount	0.000000
Foreign source income	<u>0.000046</u>
Total distribution	<u>2.085000</u>

Other information

Discounted capital gain (on taxable Australian property)	<u>0.300875</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 1.400211 cents per security in respect of the income year ending 30 June 2017.

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 2017.

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 2017.

ENDS.

Cromwell Securityholder Enquiries:

Investor Services Centre

1300 276 693 (within Australia)

+61 7 3225 7777 (outside Australia)

invest@cromwell.com.au