

ASX Announcement

10 November 2014

Cromwell

PROPERTY GROUP

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 30 SEPTEMBER 2014

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 2014. The distribution payment is expected to be made on 12 November 2014 to persons who held Cromwell Property Group stapled securities at 5.00 pm on 30 September 2014.

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	0.9286
(on taxable Australian property)	
Other Australian taxable income	<u>0.9100</u>
Fund payment	1.8386
Interest income	0.0374
Franked dividend	0.0007
Unfranked dividend	0.0001
Tax deferred income	0.0607
Tax free amount	0.0000
Foreign source income	<u>0.0000</u>
Total distribution	<u>1.9375</u>

Other information

Discounted capital gain (on taxable Australian property)	<u>0.4643</u>
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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 1.8386 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.

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