

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 30 SEPTEMBER 2023

Following are the non-resident withholding tax components of the Cromwell Property Group (ASX:CMW) (comprising Cromwell Corporation Limited and Cromwell Diversified Property Trust) distribution for the quarter ended 30 September 2023. The distribution payment is expected to be made on Friday 17 November 2023 to persons who held Cromwell Property Group stapled securities at 5.00pm on Friday 29 September 2023.

Cromwell Corporation Limited	
Estimated Components	
Franked dividend	0.000000
Unfranked dividend	0.000000
Total dividend	0.000000
Cromwell Diversified Property Trust	
Estimated Components	
Capital gains (Australian taxable property) – discounted (grossed up)	0.461294
Capital gains (Australian taxable property) – non-discounted	0.000000
Other Australian taxable income – excluded from non-concessional MIT income	0.000000
Other Australian taxable income – non-concessional MIT income	0.000000
Other Australian taxable income	0.646145
Other Australian income (clean building MIT income)	0.046753
Fund payment	1.154192
Interest income	0.011650
Unfranked dividend	0.002006
Total amounts subject to withholding taxes	1.167848
Total cash distribution	0.830000

For the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the *Taxation Administration Act 1953* (Cth) (the Act), this distribution includes a ‘fund payment’ amount of 1.154192 cents per security in respect of the income year ending 30 June 2024.

The total amounts subject to withholding taxes is larger than the total cash distribution due to capital gains reasonably expected to be derived from transactions during the year.

15 November 2023

The portion of the fund payment amount in respect of the year ended 30 June 2024 which is attributable to non-concessional managed investment trust income or fund payments from clean building managed investment trusts is 0.046753 cents.

The Cromwell Diversified Property Trust declares that it is a withholding managed investment trust for the purposes of Subdivision 12-H of the Act.

The components are provided solely for the purposes of Subdivision 12-H and Division 12A of the Act and should not be used for any other purpose. In particular, Australian resident stapled securityholders should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of dividends and distributions will be provided in the 2024 Attribution Managed Investment Trust Member Annual Statement.

Cromwell Securityholder Enquiries:

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