

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 31 MARCH 2025

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 31 March 2025. The distribution payment is expected to be made on Friday 16 May 2025 to persons who held Cromwell Property Group stapled securities at 5.00pm on Monday 31 March 2025.

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)	0.000000
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	0.514419
Other Australian income (clean building MIT income)	0.075008

Fund payment **0.589427**

Interest income	0.033923
Unfranked dividend	0.000000

Total amounts subject to withholding taxes 0.623350

Total cash distribution 0.750000

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 0.589427 cents per security in respect of the income year ending 30 June 2025.

The portion of the fund payment amount in respect of the year ended 30 June 2025 which is attributable to non-concessional managed investment trust income or fund payments from clean building managed investment trusts is 0.075008 cents.

14 May 2025

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 2025 Attribution Managed Investment Trust Member Annual Statement.

Cromwell Securityholder Enquiries:

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