

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 30 JUNE 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 30 June 2025. The distribution payment is expected to be made on Friday 15 August 2025 to persons who held Cromwell Property Group stapled securities at 5.00pm on Monday 30 June 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	0.445043
Other Australian income (clean building MIT income)	0.072310

Fund payment **0.517353**

Interest income	0.000000
Unfranked dividend	0.000009

Total amounts subject to withholding taxes 0.517362

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 0.517353 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 0.072310 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 2025 Attribution Managed Investment Trust Member Annual Statement.

Cromwell Securityholder Enquiries:

Cromwell's Investor Services Team

1300 268 078 (within Australia)

+61 7 3225 7777 (outside Australia)

invest@cromwell.com.au