

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 30 SEPTEMBER 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 September 2025. The distribution payment is expected to be made on Friday 14 November 2025 to persons who held Cromwell Property Group stapled securities at 5.00pm on Tuesday 30 September 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)	0.267632
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	0.419707
Other Australian income (clean building MIT income)	0.129061

Fund payment **0.816400**

Interest income	0.008467
Unfranked dividend	0.000000

Total amounts subject to withholding taxes 0.824867

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 0.816400 cents per security in respect of the income year ending 30 June 2026.

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.

12 November 2025

The portion of the fund payment amount in respect of the year ended 30 June 2026 which is attributable to non-concessional managed investment trust income or fund payments from clean building managed investment trusts is 0.129061 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 2026 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