

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 30 JUNE 2026

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 2026. The distribution payment is expected to be made on Tuesday 18 August 2026 to persons who held Cromwell Property Group stapled securities at 5.00pm on Tuesday 30 June 2026.

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)	0.610944
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	0.825133
Other Australian income (clean building MIT income)	0.000000

Fund payment	1.436077
Interest income	0.000000
Unfranked dividend	0.000001

Total amounts subject to withholding taxes	1.436078
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Total cash distribution	0.750000
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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 1.436077 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 derived from transactions during the year.

14 August 2026

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 nil 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:

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