11 November 2026

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 30 SEPTEMBER 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 September 2026. The distribution payment is expected to be made on Monday 16 November 2026 to persons who held Cromwell Property Group stapled securities at 5.00pm on Wednesday 30 September 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)	0.000000
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	0.431493
Other Australian income (clean building MIT income)	0.071443
Fund payment	**0.502936**
Interest income	0.022679
Unfranked dividend	0.000000
Total amounts subject to withholding taxes	**0.525615**

Total cash distribution	**0.775000**

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 0.502936 cents per security in respect of the income year ending 30 June 2027.

The portion of the fund payment amount in respect of the year ended 30 June 2027 which is attributable to non-concessional managed investment trust income or fund payments from clean building managed investment trusts is 0.071443 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 2027 Attribution Managed Investment Trust Member Annual Statement.

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