

8 October 2010

The Manager
Company Announcements Platform
ASX Limited
Level 4, Exchange Centre
20 Bridge Street
SYDNEY NSW 2000

Dear Sir/Madam

CROMWELL GROUP - NOTICE UNDER PARAGRAPHS 708A(5)(E) AND 1012DA(5)(E) OF THE CORPORATIONS ACT 2001 AS NOTIONALLY MODIFIED BY ASIC CLASS ORDER 04/671

This notice is given by Cromwell Corporation Limited ABN 44 001 056 980 (**CCL**) and Cromwell Property Securities Limited ABN 11 079 147 809 (**CPSL**) as the responsible entity of the Cromwell Diversified Property Trust ARSN 102 982 598 (**CDPT**) (together, **Cromwell**) under paragraphs 708A(5)(e) and 1012DA(5)(e) of the *Corporations Act 2001* (Cth) (the **Corporations Act**) as notionally modified by the Australian Securities and Investments Commission Class Order 04/671 (**CO 04/671**).

On 1 October 2010 Cromwell issued 1,718,889 fully paid ordinary stapled securities (each consisting of a share in CCL and a unit in CDPT) (**New Securities**) to institutional investors under the shortfall facility to the Rights Issue as previously announced to the ASX on 18 August 2010.

Cromwell advises that:

- (a) the New Securities were offered for issue without disclosure to investors under Part 6D.2 of the Corporations Act and without a Product Disclosure Statement for the New Securities being prepared;
- (b) this notice is being given under paragraphs 708A(5)(e) and 1012DA(5)(e) of the Corporations Act as notionally modified by CO 04/671;
- (c) as a disclosing entity, CPSL, as the issuer of units in CDPT, being a component security of each of the New Securities, is subject to regular reporting and disclosure obligations;
- (d) as at the date of this notice, each of CCL and CPSL has complied with:
 - (i) the provisions of Chapter 2M of the Corporations Act as they apply to CCL and CDPT respectively; and
 - (ii) section 674 of the Corporations Act as it applies to CCL and CDPT respectively; and

CROMWELL GROUP
Cromwell Corporation Limited ABN 44 001 056 980
Cromwell Property Securities Limited ABN 11 079 147 809 AFSL 238052
as responsible entity for Cromwell Diversified Property Trust ABN 30 074 537 051 ARSN 102 982 598

Investment Enquiries 1800 334 533 | Property Management 1800 005 657
Phone 07 3225 7777 **Fax** 07 3225 7788 **Email** cromwell@cromwell.com.au **Web** www.cromwell.com.au
Address Level 19 200 Mary Street, GPO Box 1093 Brisbane QLD 4001

- (e) as at the date of this notice, there is no excluded information of the type referred to in subsections 708A(7), 708A(8), 1012DA(7) and 1012DA(8) of the Corporations Act as notionally modified by CO 04/671.

Yours faithfully

CROMWELL CORPORATION LIMITED
CROMWELL PROPERTY SECURITIES LIMITED



Nicole Riethmuller
Company Secretary

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