

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 30 SEPTEMBER 2011

Following are the components of the Cromwell Property Group (comprising Cromwell Corporation Limited and Cromwell Diversified Property Trust) distribution for the quarter ended 30 September 2011. The distribution rate is 1.75 cents per stapled security and payment is expected to be made on 16 November 2011 to persons who held Cromwell Property Group stapled securities at 5.00 pm on 4 October 2011.

Cromwell Corporation Limited

Estimated Components	September quarter cents per share
Franked dividend	0.000
Unfranked dividend	0.000
Total dividend	<u>0.000</u>

Cromwell Diversified Property Trust

Estimated Components	September quarter cents per unit
Gross capital gain (on taxable Australian property)	0.000
Other Australian taxable income	0.607
Fund payment	0.607
Interest income	0.117
Franked dividend	0.000
Unfranked dividend	0.000
Tax deferred income	1.026
Foreign source income	0.000
Total distribution	<u>1.750</u>
<i>Other information</i>	
Discounted capital gain (on taxable Australian property)	0.000

For the purposes of section 12-415 of Schedule 1 of the Taxation Administration Act 1953 (Cth) ("the Act"), this distribution includes a 'fund payment' amount of 0.607 cents per unit in respect of the income year ending 30 June 2012.

The Cromwell Diversified Property Trust is a managed investment trust for the purposes of subdivision 12-H of the Act in respect of the income tax year ending 30 June 2012.

These components are provided for the purposes of subdivision 12-H of the Act, are estimates only, and should not be used for any other purpose. In particular, Australian resident stapled security holders should not rely on this notice for the purposes of completing income tax returns. Details of the full year components of distributions/dividends will be provided in the annual tax statement after the end of the financial year.

ENDS.

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