

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 31 MARCH 2012

Following are the components of the Cromwell Property Group (comprising Cromwell Corporation Limited and Cromwell Diversified Property Trust) distribution for the quarter ended 31 March 2012. The distribution payment is expected to be made on 16 May 2012 to persons who held Cromwell Property Group stapled securities at 5.00 pm on 30 March 2012.

ASX Code Date of issue of securities	CMW n/a cps	CMWNC 10-Feb-12 cps	CMWNC 9-Mar-12 cps
Cromwell Corporation Limited			
Estimated Components			
Franked dividend	0.000	0.000	0.000
Unfranked dividend	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>
Total dividend	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>
Cromwell Diversified Property Trust			
Estimated Components			
Gross capital gain	0.000	0.000	0.000
(on taxable Australian property)			
Other Australian taxable income	0.5552	0.3112	0.1403
Fund payment	0.5552	0.3112	0.1403
Interest income	0.0920	0.0516	0.0233
Franked dividend	0.0000	0.0000	0.0000
Unfranked dividend	0.0000	0.0000	0.0000
Tax deferred income	1.1028	0.6180	0.2787
Foreign source income	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>
Total distribution	<u>1.7500</u>	<u>0.9808</u>	<u>0.4423</u>
Other information	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>
Discounted capital gain (on taxable Australian property)	0.0000	0.0000	0.0000

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 0.5552 cents per security (CMW), 0.3112 cps (CMWNC – 10 February 12), 0.1403 cps (CMWNC - 9 March 12) 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.

The 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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