

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES DISTRIBUTION FOR THE QUARTER ENDED 30 SEPTEMBER 2020

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 2020. The distribution payment is expected to be made on Friday 20 November 2020 to persons who held Cromwell Property Group stapled securities at 5.00pm on Wednesday 30 September 2020.

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 | 0.577667 |

| | |
|---|-----------------|
| Fund payment | 0.577667 |
| Interest income | 0.000000 |
| Unfranked dividend | 0.000000 |
| Total amounts subject to withholding taxes | 0.577667 |

| | |
|--------------------------------|-----------------|
| Total cash distribution | 1.875000 |
|--------------------------------|-----------------|

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 0.577667 cents per security in respect of the income year ending 30 June 2021.

The portion of the fund payment amount for the quarter ended 30 September 2020 which is attributable from a clean building managed investment trust is nil.

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 2021 Attribution Managed Investment Trust Member Annual Statement.

Authorised for lodgement by Lucy Laakso (Company Secretary) and Michael Wilde (Chief Financial Officer).

Ends.

Cromwell Securityholder Enquiries:

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ABOUT CROMWELL PROPERTY GROUP

Cromwell Property Group (ASX:CMW) is a diversified real estate investor and manager with operations on three continents and a global investor base. As at 30 June 2020, Cromwell had a market capitalisation of \$2.4 billion, a direct property investment portfolio valued at \$3.0 billion and total assets under management of \$11.5 billion across Australia, New Zealand and Europe.