

Cromwell Direct Property Fund

Distribution Components for Non-Resident Withholding Tax Purposes

Distribution for The Month Ended 28 February 2017

Following are the components of the Cromwell Direct Property Fund distribution for the month ended 28 February 2017. The distribution payment is expected to be made on 10 March 2017 to unitholders who held Cromwell Direct Property Fund units.

Components	Cents per unit
Gross capital gain (on taxable Australian property)	0.000000
Other Australian taxable income	0.1971703
Fund payment	0.1971703
Interest income	0.0104682
Franked dividend	0.000000
Unfranked dividend	0.000000
Foreign source income	0.000000
Conduit foreign income	0.000000
Return of capital	0.000000
Tax deferred income	0.3756948
Total distribution	0.5833333
<i>Other information</i>	
Discounted capital gain (on taxable Australian property)	0.000000

For the purposes of section 12-395 of Schedule 1 of the Taxation Administration Act 1953 (Cth) ("the Act"), this distribution includes a 'Fund Payment' amount of 0.1971703 cents per unit in respect of the income year ending 30 June 2017.

The Cromwell Direct Property Fund 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 2017.

The components are provided for the purposes of subdivision 12-H of the Act. The components are estimates only and should not be used for any other purpose. In particular, Australian resident unitholders should not rely on this notice for the purposes of completing income tax returns. Details of the full year components of distributions will be provided in the Annual Tax Statement.