

Cromwell Direct Property Fund

Distribution Components for Non-Resident Withholding Tax Purposes

Distribution for The Month Ended 31 August 2021

Following are the components of the Cromwell Direct Property Fund distribution for the month ended 31 August 2021. The distribution payment is expected to be made on 10 September 2021 to unitholders who held Cromwell Direct Property Fund units.

| Components | Cents per unit |
|-----------------------------------------------------------------------------|------------------|
| Capital gains (taxable Australian property) - discounted (grossed up) | 0.9964314 |
| Capital gains (taxable Australian property) - non-discount | 0.0000000 |
| Other Australian taxable income – excluded from non-concessional MIT income | 0.0000000 |
| Other Australian taxable income – non-concessional MIT income | 0.0000000 |
| Other Australian taxable income | 0.2231651 |
| Fund payment | 1.2195965 |
| Interest income | 0.0005406 |
| Unfranked dividend income | 0.0000000 |
| Total amounts subject to withholding taxes | 1.2201371 |
| Total cash distribution | 0.6041667 |

This distribution includes a 'Fund Payment' of 1.2195965 cents per unit pursuant to Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 ('the Act'), in respect of the income year ended 30 June 2022. The components of the distribution are provided solely for the purposes of determining managed investment trust ('MIT') non-resident withholding tax under Subdivisions 12-H and Division 12A of the Act.

The total amounts subject to withholding taxes is larger than the total cash distribution due to capital gains expected to be derived from transactions during the year.

The portion of the fund payment amount for the month ended 31 August 2021 which is attributable from a clean building managed investment trust is nil.

The Cromwell Direct Property Fund is a withholding managed investment trust 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 2022 Attribution MIT Member Annual ('AMMA') Statement.