

Cromwell Phoenix Property Securities Fund

Distribution Components for Non-Resident Withholding Tax Purposes

Distribution for The Quarter Ended 31 March 2018

Following are the components of the Cromwell Phoenix Property Securities Fund distribution for the quarter ended 31 March 2018. The distribution payment is expected to be made on 13 April 2018 to unitholders who held Cromwell Phoenix Property Securities Fund units.

Components	Cents per unit
Capital Gains (Australian Taxable Property) - Discounted (Grossed Up)	0.24963
Capital Gains (Australian Taxable Property) - Non-Discount	0.00000
Other Australian taxable income	0.00000
Fund payment	0.24963
Interest income	0.00000
Unfranked dividend	0.04109
Amounts not subject to withholding taxes	1.22022
Total distribution	1.51094

This distribution includes a 'Fund Payment' of 0.24963 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 2018. 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 Cromwell Phoenix Property Securities Fund is a withholding managed investment trust for the purposes of Subdivision 12-H of the Act. Cromwell Funds Management Limited, as the responsible entity has made a choice for Cromwell Phoenix Property Securities Fund to be an attribution MIT from the year ended 30 June 2018.

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 2018 Attribution MIT Member Annual ('AMMA') Statement.