

## CROMWELL AUSTRALIAN PROPERTY FUND

### DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES

#### DISTRIBUTION FOR THE MONTH ENDED 31 JANUARY 2017

Following are the components of the Cromwell Australian Property Fund distribution for the month ended 31 January 2017. The distribution payment is expected to be made on 10 February 2017 to unitholders who held Cromwell Australian Property Fund units.

<b>Components</b>	<b>Cents per unit</b>
Gross capital gain (on taxable Australian property)	0.0348070
Other Australian taxable income	0.1471311
<b>Fund payment</b>	<b>0.1819381</b>
Interest income	0.0369965
Franked dividend	0.1909475
Unfranked dividend	0.0000000
Foreign source income	0.0507705
Conduit foreign income	0.0000000
Return of capital	0.0000000
Tax deferred income	0.0393474
<b>Total distribution</b>	<b>0.5000000</b>
<i>Other information</i>	0.0000000
Discounted capital gain (on taxable Australian property)	0.0174035

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 0.1819381 cents per unit in respect of the income year ending 30 June 2017.

The Cromwell Australian 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 unitholder 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.