



CROMWELL DIRECT PROPERTY FUND

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES

DISTRIBUTION FOR THE MONTH ENDED 31 JANUARY 2016

Following are the components of the Cromwell Direct Property Fund distribution for the month ended 31 January 2016. The distribution payment is expected to be made on 10 February 2016 to unitholders who held Cromwell Direct Property Fund units.

Components	Cents per unit
Gross capital gain (on taxable Australian property)	0.5000000
Other Australian taxable income	0.0000000
Fund payment	0.5000000
Interest income	0.0000000
Franked dividend	0.0000000
Unfranked dividend	0.0000000
Tax deferred income	0.0000000
Foreign source income	0.0000000
Total distribution	0.5000000
<i>Other information</i>	0.0000000
Discounted capital gain (on taxable Australian property)	0.2500000

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 0.5000000 cent per unit in respect of the income year ending 30 June 2016.

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 2016.

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.