

# Cromwell Australian Property Fund

## Distribution Components for Non-Resident Withholding Tax Purposes

### Distribution for The Month Ended 30 September 2017

Following are the components of the Cromwell Australian Property Fund distribution for the month ended 30 September 2017. The distribution payment is expected to be made on 12 October 2017 to unitholders who held Cromwell Australian Property Fund units.

Components	Cents per unit
Gross capital gain (on taxable Australian property)	0.0000352
Other Australian taxable income	0.2031556
<b>Fund payment</b>	<b>0.2031908</b>
Interest income	0.0321062
Franked dividend	0.0635121
Unfranked dividend	0.0430725
Foreign source income	0.1033646
Conduit foreign income	0.0000000
Return of capital	0.0000000
Tax deferred income	0.0547538
<b>Total distribution</b>	<b>0.5000000</b>
<i>Other information</i>	
Discounted capital gain (on taxable Australian property)	0.0000176

This distribution includes a 'Fund Payment' of 0.2031908 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 12A-B and 12-H of the Act.

The Cromwell Australian Property Fund is a 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 Australian Property 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.