

CROMWELL PROPERTY TRUST 12

DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES

SPECIAL DISTRIBUTION AS AT 30 JUNE 2015

Following are the components of the Cromwell Property Trust 12 special distribution as at 30 June 2015. The distribution payment is expected to be made on 10 July 2015 to unitholders who held Cromwell Property Trust 12 units.

Components	Cents per unit
Gross capital gain (on taxable Australian property)	4.2650445
Other Australian taxable income	0.2284922
Fund payment	4.4935367
Interest income	0.0064633
Franked dividend	0.0000000
Unfranked dividend	0.0000000
Tax deferred income	0.0000000
Foreign source income	0.0000000
Total distribution	4.5000000
<i>Other information</i>	0.0000000
Discounted capital gain (on taxable Australian property)	2.1325223

For the purposes of section 12-415 of Schedule 1 of the Taxation Administration Act 1953 (Cth) (“the Act”), this distribution includes ‘Fund Payment’ amount of 4.4935367 cents per unit in respect of the income year ending 30 June 2015.

The Cromwell Property Trust 12 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 2015.

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/dividends will be provided in the Annual Tax Statement.