

Income tax components from 1 July 2017 when the Fund was an AMIT.



**CROMWELL DIRECT PROPERTY FUND
INCOME TAX COMPONENT INFORMATION**

Reporting period	Financial Year 2023											
	11-Aug-22	12-Sep-22	12-Oct-22	11-Nov-22	12-Dec-22	11-Jan-23	10-Feb-23	10-Mar-23	12-Apr-23	11-May-23	12-Jun-23	12-Jul-23
Payment date												
Distribution period ending	31-Jul-22	31-Aug-22	30-Sep-22	31-Oct-22	30-Nov-22	31-Dec-22	31-Jan-23	28-Feb-23	31-Mar-23	30-Apr-23	31-May-23	30-Jun-23
Distribution (cents per unit)	0.5625000	0.5625000	0.5625000	0.5625000	0.5625000	0.5625000	0.5625000	0.5625000	0.5625000	0.5625000	0.5625000	0.5625000
Income Tax Components												
Unfranked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Franked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Domestic interest	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - discount (TAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - discount (NTAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - non-discount (TAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - non-discount (NTAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
AMIT CGT gross up amount	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Australian other income	0.44126%	0.44126%	0.44126%	0.44126%	0.44126%	0.44126%	0.44126%	0.44126%	0.44126%	0.44126%	0.44126%	0.44126%
Foreign other income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Conduit foreign income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Other non attributable amounts	99.55874%	99.55874%	99.55874%	99.55874%	99.55874%	99.55874%	99.55874%	99.55874%	99.55874%	99.55874%	99.55874%	99.55874%
Franking credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Foreign tax credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
AMIT cost base net amount - excess	99.55874%	99.55874%	99.55874%	99.55874%	99.55874%	99.55874%	99.55874%	99.55874%	99.55874%	99.55874%	99.55874%	99.55874%
AMIT cost base net amount - shortfall	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%

- (a) The above information is provided for income tax purposes only. For non-resident withholding tax details, unitholders should refer to the Trust's Fund Payment notices.
- (b) For years where the distribution includes a discount capital gain, the discount has been calculated on the basis that the unitholder is an individual eligible to the 50% discount.
- (c) From the 2018 tax year every unitholder has been sent an AMMA Statement that shows the unitholders' tax components to be included in their income tax return. Unitholders should rely on their AMMA Statement rather than the above percentages.
- (d) Unitholders should also refer to the notes to their AMMA Statement Guide to help complete their income tax return.

Income tax components from 1 July 2017 when the Fund was an AMIT.



**CROMWELL DIRECT PROPERTY FUND
INCOME TAX COMPONENT INFORMATION**

Reporting period	Financial Year 2022											
	10-Aug-21	10-Sep-21	12-Oct-21	11-Nov-21	10-Dec-21	12-Jan-22	16-Feb-22	11-Mar-22	12-Apr-22	11-May-22	10-Jun-22	19-Jul-22
Payment date												
Distribution period ending	31-Jul-21	31-Aug-21	30-Sep-21	31-Oct-21	30-Nov-21	31-Dec-21	31-Jan-22	28-Feb-22	31-Mar-22	30-Apr-22	31-May-22	30-Jun-22
Distribution (cents per unit)	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	1.8712671
Income Tax Components												
Unfranked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Franked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Domestic interest	0.10703%	0.10703%	0.10703%	0.10703%	0.10703%	0.10703%	0.10703%	0.10703%	0.10703%	0.10703%	0.10703%	0.10703%
Capital gains - discount (TAP)	49.32130%	49.32130%	49.32130%	49.32130%	49.32130%	49.32130%	49.32130%	49.32130%	49.32130%	49.32130%	49.32130%	49.32130%
Capital gains - discount (NTAP)	0.00033%	0.00033%	0.00033%	0.00033%	0.00033%	0.00033%	0.00033%	0.00033%	0.00033%	0.00033%	0.00033%	0.00033%
Capital gains - non-discount (TAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - non-discount (NTAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
AMIT CGT gross up amount	49.32163%	49.32163%	49.32163%	49.32163%	49.32163%	49.32163%	49.32163%	49.32163%	49.32163%	49.32163%	49.32163%	49.32163%
Australian other income	6.74227%	6.74227%	6.74227%	6.74227%	6.74227%	6.74227%	6.74227%	6.74227%	6.74227%	6.74227%	6.74227%	6.74227%
Foreign other income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Conduit foreign income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Other non attributable amounts	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Franking credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Foreign tax credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
AMIT cost base net amount - excess	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
AMIT cost base net amount - shortfall	5.49257%	5.49257%	5.49257%	5.49257%	5.49257%	5.49257%	5.49257%	5.49257%	5.49257%	5.49257%	5.49257%	5.49257%

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- (c) From the 2018 tax year every unitholder has been sent an AMMA Statement that shows the unitholders' tax components to be included in their income tax return. Unitholders should rely on their AMMA Statement rather than the above percentages.
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Income tax components from 1 July 2017 when the Fund was an AMIT.



**CROMWELL DIRECT PROPERTY FUND
INCOME TAX COMPONENT INFORMATION**

Reporting period	Financial Year 2021											
	10-Aug-20	10-Sep-20	9-Oct-20	10-Nov-20	11-Dec-20	12-Jan-21	11-Feb-21	11-Mar-21	12-Apr-21	12-May-21	10-Jun-21	14-Jul-21
Payment date												
Distribution period ending	31-Jul-20	31-Aug-20	30-Sep-20	31-Oct-20	30-Nov-20	31-Dec-20	31-Jan-21	28-Feb-21	31-Mar-21	30-Apr-21	31-May-21	30-Jun-21
Distribution (cents per unit)	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667
Income Tax Components												
Unfranked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Franked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Domestic interest	0.27745%	0.27745%	0.27745%	0.27745%	0.27745%	0.27745%	0.27745%	0.27745%	0.27745%	0.27745%	0.27745%	0.27745%
Capital gains - discount (TAP)	7.55657%	7.55657%	7.55657%	7.55657%	7.55657%	7.55657%	7.55657%	7.55657%	7.55657%	7.55657%	7.55657%	7.55657%
Capital gains - discount (NTAP)	0.23575%	0.23575%	0.23575%	0.23575%	0.23575%	0.23575%	0.23575%	0.23575%	0.23575%	0.23575%	0.23575%	0.23575%
Capital gains - non-discount (TAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - non-discount (NTAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
AMIT CGT gross up amount	7.79232%	7.79232%	7.79232%	7.79232%	7.79232%	7.79232%	7.79232%	7.79232%	7.79232%	7.79232%	7.79232%	7.79232%
Australian other income	34.89332%	34.89332%	34.89332%	34.89332%	34.89332%	34.89332%	34.89332%	34.89332%	34.89332%	34.89332%	34.89332%	34.89332%
Foreign other income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Conduit foreign income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Other non attributable amounts	49.24459%	49.24459%	49.24459%	49.24459%	49.24459%	49.24459%	49.24459%	49.24459%	49.24459%	49.24459%	49.24459%	49.24459%
Franking credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Foreign tax credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
AMIT cost base net amount - excess	49.24459%	49.24459%	49.24459%	49.24459%	49.24459%	49.24459%	49.24459%	49.24459%	49.24459%	49.24459%	49.24459%	49.24459%
AMIT cost base net amount - shortfall	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%

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Income tax components from 1 July 2017 when the Fund was an AMIT.



**CROMWELL DIRECT PROPERTY FUND
INCOME TAX COMPONENT INFORMATION**

Reporting period	Financial Year 2020											
	9-Aug-19	10-Sep-19	10-Oct-19	8-Nov-19	10-Dec-19	10-Jan-20	10-Feb-20	10-Mar-20	9-Apr-20	8-May-20	10-Jun-20	14-Jul-20
Payment date												
Distribution period ending	31-Jul-19	31-Aug-19	30-Sep-19	31-Oct-19	30-Nov-19	31-Dec-19	31-Jan-20	29-Feb-20	31-Mar-20	30-Apr-20	31-May-20	30-Jun-20
Distribution (cents per unit)	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667
Income Tax Components												
Unfranked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Franked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Domestic interest	1.05200%	1.05200%	1.05200%	1.05200%	1.05200%	1.05200%	1.05200%	1.05200%	1.05200%	1.05200%	1.05200%	1.05200%
Capital gains - discount (TAP)	7.21074%	7.21074%	7.21074%	7.21074%	7.21074%	7.21074%	7.21074%	7.21074%	7.21074%	7.21074%	7.21074%	7.21074%
Capital gains - discount (NTAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - non-discount (TAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - non-discount (NTAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
AMIT CGT gross up amount	7.21074%	7.21074%	7.21074%	7.21074%	7.21074%	7.21074%	7.21074%	7.21074%	7.21074%	7.21074%	7.21074%	7.21074%
Australian other income	28.10737%	28.10737%	28.10737%	28.10737%	28.10737%	28.10737%	28.10737%	28.10737%	28.10737%	28.10737%	28.10737%	28.10737%
Foreign other income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Conduit foreign income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Other non attributable amounts	56.41915%	56.41915%	56.41915%	56.41915%	56.41915%	56.41915%	56.41915%	56.41915%	56.41915%	56.41915%	56.41915%	56.41915%
Franking credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Foreign tax credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
AMIT cost base net amount - excess	56.41915%	56.41915%	56.41915%	56.41915%	56.41915%	56.41915%	56.41915%	56.41915%	56.41915%	56.41915%	56.41915%	56.41915%
AMIT cost base net amount - shortfall	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%

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Income tax components from 1 July 2017 when the Fund was an AMIT.



**CROMWELL DIRECT PROPERTY FUND
INCOME TAX COMPONENT INFORMATION**

Reporting period	Financial Year 2019											
	10-Aug-18	10-Sep-18	10-Oct-18	9-Nov-18	10-Dec-18	10-Jan-19	8-Feb-19	8-Mar-19	10-Apr-19	10-May-19	7-Jun-19	12-Jul-19
Payment date												
Distribution period ending	31-Jul-18	31-Aug-18	30-Sep-18	31-Oct-18	30-Nov-18	31-Dec-18	31-Jan-19	28-Feb-19	31-Mar-19	30-Apr-19	31-May-19	30-Jun-19
Distribution (cents per unit)	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333
Income Tax Components												
Unfranked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Franked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Domestic interest	2.03472%	2.03472%	2.03472%	2.03472%	2.03472%	2.03472%	2.03472%	2.03472%	2.03472%	2.03472%	2.03472%	2.03472%
Capital gains - discount (TAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - discount (NTAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - non-discount (TAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - non-discount (NTAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
AMIT CGT gross up amount	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Australian other income	48.64895%	48.64895%	48.64895%	48.64895%	48.64895%	48.64895%	48.64895%	48.64895%	48.64895%	48.64895%	48.64895%	48.64895%
Foreign other income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Conduit foreign income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Other non attributable amounts	49.31633%	49.31633%	49.31633%	49.31633%	49.31633%	49.31633%	49.31633%	49.31633%	49.31633%	49.31633%	49.31633%	49.31633%
Franking credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Foreign tax credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
AMIT cost base net amount - excess	49.31633%	49.31633%	49.31633%	49.31633%	49.31633%	49.31633%	49.31633%	49.31633%	49.31633%	49.31633%	49.31633%	49.31633%
AMIT cost base net amount - shortfall	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%

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Income tax components from 1 July 2017 when the Fund was an AMIT.



**CROMWELL DIRECT PROPERTY FUND
INCOME TAX COMPONENT INFORMATION**

Reporting period	Financial Year 2018											
	10-Aug-17	8-Sep-17	10-Oct-17	10-Nov-17	8-Dec-17	10-Jan-18	9-Feb-18	9-Mar-18	10-Apr-18	10-May-18	8-Jun-18	10-Jul-18
Payment date												
Distribution period ending	31-Jul-17	31-Aug-17	30-Sep-17	31-Oct-17	30-Nov-17	31-Dec-17	31-Jan-18	28-Feb-18	31-Mar-18	30-Apr-18	31-May-18	30-Jun-18
Distribution (cents per unit)	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333
Income Tax Components												
Unfranked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Franked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Domestic interest	2.90693%	2.90693%	2.90693%	2.90693%	2.90693%	2.90693%	2.90693%	2.90693%	2.90693%	2.90693%	2.90693%	2.90693%
Capital gains - discount (TAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - discount (NTAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - non-discount (TAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - non-discount (NTAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
AMIT CGT gross up amount	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Australian other income	57.21295%	57.21295%	57.21295%	57.21295%	57.21295%	57.21295%	57.21295%	57.21295%	57.21295%	57.21295%	57.21295%	57.21295%
Foreign other income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Conduit foreign income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Other non attributable amounts	39.88013%	39.88013%	39.88013%	39.88013%	39.88013%	39.88013%	39.88013%	39.88013%	39.88013%	39.88013%	39.88013%	39.88013%
Franking credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Foreign tax credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
AMIT cost base net amount - excess	39.88013%	39.88013%	39.88013%	39.88013%	39.88013%	39.88013%	39.88013%	39.88013%	39.88013%	39.88013%	39.88013%	39.88013%
AMIT cost base net amount - shortfall	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%

- (a) The above information is provided for income tax purposes only. For non-resident withholding tax details, unitholders should refer to the Trust's Fund Payment notices.
- (b) For years where the distribution includes a discount capital gain, the discount has been calculated on the basis that the unitholder is an individual eligible to the 50% discount.
- (c) From the 2018 tax year every unitholder has been sent an AMMA Statement that shows the unitholders' tax components to be included in their income tax return. Unitholders should rely on their AMMA Statement rather than the above percentages.
- (d) Unitholders should also refer to the notes to their AMMA Statement Guide to help complete their income tax return.

Income tax components before 1 July 2017 when the Fund was not an AMIT.



**CROMWELL DIRECT PROPERTY FUND
INCOME TAX COMPONENT INFORMATION**

Reporting period	Financial Year 2017											
	10-Aug-16	9-Sep-16	10-Oct-16	10-Nov-16	9-Dec-16	10-Jan-17	10-Feb-17	10-Mar-17	10-Apr-17	10-May-17	9-Jun-17	10-Jul-17
Payment date												
Distribution period ending	31-Jul-16	31-Aug-16	30-Sep-16	31-Oct-16	30-Nov-16	31-Dec-16	31-Jan-17	28-Feb-17	31-Mar-17	30-Apr-17	31-May-17	30-Jun-17
Distribution (cents per unit)	0.5000000	0.5000000	0.5000000	0.5000000	0.5000000	0.5000000	0.5000000	0.5000000	0.5000000	0.5000000	0.5000000	0.5000000
Income Tax Components												
Unfranked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Franked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Domestic interest	2.26606%	2.26606%	2.26606%	2.26606%	2.26606%	2.26606%	2.26606%	2.26606%	2.26606%	2.26606%	2.26606%	2.26606%
Capital Gains - discount (TARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital Gains - discount (NTARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital Gains - concessional (TARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital Gains - concessional (NTARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital Gains - non-discount (TARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital Gains - non-discount (NTARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Australian other income	33.10615%	33.10615%	33.10615%	33.10615%	33.10615%	33.10615%	33.10615%	33.10615%	33.10615%	33.10615%	33.10615%	33.10615%
Foreign other income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Conduit foreign income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Tax free income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Tax deferred	64.62779%	64.62779%	64.62779%	64.62779%	64.62779%	64.62779%	64.62779%	64.62779%	64.62779%	64.62779%	64.62779%	64.62779%
Return of capital	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Franking credits (% of distribution)												
Franking credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Foreign Tax credits (% of distribution)												
Foreign Tax credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%

- (a) The above information is provided for income tax purposes only. For non-resident withholding tax details, unitholders should refer to the Trust's Fund Payment notices.
- (b) For years where the distribution includes a discount capital gain, the discount has been calculated on the basis that the unitholder is an individual eligible to the 50% discount.
- (c) Each tax year every unitholder has been sent an Annual Tax Statement that shows the unitholders' tax components to be included in their income tax return. Unitholders should rely on their Annual Tax Statement rather than the above percentages.
- (d) Unitholders should also refer to the notes to their Annual Tax statement to help complete their income tax return.

Income tax components before 1 July 2017 when the Fund was not an AMIT.



**CROMWELL DIRECT PROPERTY FUND
INCOME TAX COMPONENT INFORMATION**

Reporting period	Financial Year 2016											
	10-Aug-15	10-Sep-15	9-Oct-15	10-Nov-15	10-Dec-15	8-Jan-16	10-Feb-16	10-Mar-16	8-Apr-16	10-May-16	10-Jun-16	8-Jul-16
Payment date												
Distribution period ending	31-Jul-15	31-Aug-15	30-Sep-15	31-Oct-15	30-Nov-15	31-Dec-15	31-Jan-16	29-Feb-16	31-Mar-16	30-Apr-16	31-May-16	30-Jun-16
Distribution (cents per unit)	0.3958333	0.5000000	0.5000000	0.5000000	0.5000000	0.5000000	0.5000000	0.5000000	0.5000000	0.5000000	0.5000000	0.5000000
Income Tax Components												
Unfranked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Franked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Domestic interest	8.83726%	8.83726%	8.83726%	8.83726%	8.83726%	8.83726%	8.83726%	8.83726%	8.83726%	8.83726%	8.83726%	8.83726%
Capital Gains - discount (TARP)	21.21405%	21.21405%	21.21405%	21.21405%	21.21405%	21.21405%	21.21405%	21.21405%	21.21405%	21.21405%	21.21405%	21.21405%
Capital Gains - discount (NTARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital Gains - concessional (TARP)	24.33641%	24.33641%	24.33641%	24.33641%	24.33641%	24.33641%	24.33641%	24.33641%	24.33641%	24.33641%	24.33641%	24.33641%
Capital Gains - concessional (NTARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital Gains - non-discount (TARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital Gains - non-discount (NTARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Australian other income	9.96036%	9.96036%	9.96036%	9.96036%	9.96036%	9.96036%	9.96036%	9.96036%	9.96036%	9.96036%	9.96036%	9.96036%
Foreign other income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Conduit foreign income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Tax free income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Tax deferred	35.65192%	35.65192%	35.65192%	35.65192%	35.65192%	35.65192%	35.65192%	35.65192%	35.65192%	35.65192%	35.65192%	35.65192%
Return of capital	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Franking credits (% of distribution)												
Franking credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Foreign Tax credits (% of distribution)												
Foreign Tax credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%

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- (b) For years where the distribution includes a discount capital gain, the discount has been calculated on the basis that the unitholder is an individual eligible to the 50% discount.
- (c) Each tax year every unitholder has been sent an Annual Tax Statement that shows the unitholders' tax components to be included in their income tax return. Unitholders should rely on their Annual Tax Statement rather than the above percentages.
- (d) Unitholders should also refer to the notes to their Annual Tax statement to help complete their income tax return.

Income tax components before 1 July 2017 when the Fund was not an AMIT.



**CROMWELL DIRECT PROPERTY FUND
INCOME TAX COMPONENT INFORMATION**

Reporting period	Financial Year 2015											
	8-Aug-14	10-Sep-14	10-Oct-14	10-Nov-14	10-Dec-14	9-Jan-15	10-Feb-15	10-Mar-15	10-Apr-15	8-May-15	10-Jun-15	10-Jul-15
Payment date												
Distribution period ending	31-Jul-14	31-Aug-14	30-Sep-14	31-Oct-14	30-Nov-14	31-Dec-14	31-Jan-15	28-Feb-15	31-Mar-15	30-Apr-15	31-May-15	30-Jun-15
Distribution (cents per unit)	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.6041667	0.3958333	0.3958333
Income Tax Components												
Unfranked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Franked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Domestic interest	11.89499%	11.89499%	11.89499%	11.89499%	11.89499%	11.89499%	11.89499%	11.89499%	11.89499%	11.89499%	11.89499%	11.89499%
Capital Gains - discount (TARP)	5.12031%	5.12031%	5.12031%	5.12031%	5.12031%	5.12031%	5.12031%	5.12031%	5.12031%	5.12031%	5.12031%	5.12031%
Capital Gains - discount (NTARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital Gains - concessional (TARP)	6.92644%	6.92644%	6.92644%	6.92644%	6.92644%	6.92644%	6.92644%	6.92644%	6.92644%	6.92644%	6.92644%	6.92644%
Capital Gains - concessional (NTARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital Gains - non-discount (TARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital Gains - non-discount (NTARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Australian other income	7.11428%	7.11428%	7.11428%	7.11428%	7.11428%	7.11428%	7.11428%	7.11428%	7.11428%	7.11428%	7.11428%	7.11428%
Foreign other income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Conduit foreign income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Tax free income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Tax deferred	68.94398%	68.94398%	68.94398%	68.94398%	68.94398%	68.94398%	68.94398%	68.94398%	68.94398%	68.94398%	68.94398%	68.94398%
Return of capital	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Franking credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Foreign Tax credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%

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- (b) For years where the distribution includes a discount capital gain, the discount has been calculated on the basis that the unitholder is an individual eligible to the 50% discount.
- (c) Each tax year every unitholder has been sent an Annual Tax Statement that shows the unitholders' tax components to be included in their income tax return. Unitholders should rely on their Annual Tax Statement rather than the above percentages.
- (d) Unitholders should also refer to the notes to their Annual Tax statement to help complete their income tax return.

Income tax components before 1 July 2017 when the Fund was not an AMIT.



**CROMWELL DIRECT PROPERTY FUND
INCOME TAX COMPONENT INFORMATION**

Reporting period	Financial Year 2014											
	Payment date	8-Nov-13	8-Nov-13	8-Nov-13	10-Dec-13	10-Jan-14	10-Feb-14	10-Mar-14	10-Apr-14	9-May-14	10-Jun-14	10-Jul-14
Distribution period ending	31-Jul-13	31-Aug-13	30-Sep-13	31-Oct-13	30-Nov-13	31-Dec-13	31-Jan-14	28-Feb-14	31-Mar-14	30-Apr-14	31-May-14	30-Jun-14
Distribution (cents per unit)	N/A	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333	0.5833333
Income Tax Components												
Unfranked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Franked dividends	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Domestic interest	0.00000%	0.16136%	0.16136%	0.16136%	0.16136%	0.16136%	0.16136%	0.16136%	0.16136%	0.16136%	0.16136%	0.16136%
Capital Gains - discount (TARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital Gains - discount (NTARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital Gains - concessional (TARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital Gains - concessional (NTARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital Gains - non-discount (TARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Capital Gains - non-discount (NTARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Australian other income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Foreign other income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Conduit foreign income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Tax free income	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Tax deferred	0.00000%	99.83864%	99.83864%	99.83864%	99.83864%	99.83864%	99.83864%	99.83864%	99.83864%	99.83864%	99.83864%	99.83864%
Return of capital	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Franking credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Foreign Tax credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%

- (a) The above information is provided for income tax purposes only. For non-resident withholding tax details, unitholders should refer to the Trust's Fund Payment notices.
- (b) For years where the distribution includes a discount capital gain, the discount has been calculated on the basis that the unitholder is an individual eligible to the 50% discount.
- (c) Each tax year every unitholder has been sent an Annual Tax Statement that shows the unitholders' tax components to be included in their income tax return. Unitholders should rely on their Annual Tax Statement rather than the above percentages.
- (d) Unitholders should also refer to the notes to their Annual Tax statement to help complete their income tax return.