Cromwell Property Trust 12

Distribution Components for Non-Resident Withholding Tax Purposes

Distribution for The Month Ended 28 February 2025

Following are the components of the Cromwell Property Trust 12 distribution for the month ended 28 February 2025. The distribution payment is expected to be made on 10 March 2025 to unitholders who held Cromwell Property Trust 12 units. The components below are based on a unitholder that has full entitlement to the monthly distribution.

Components	Cents per unit
Capital gains (taxable Australian property) - discounted (grossed up)	0.0000000
Capital gains (taxable Australian property) - non-discount	0.0000000
Other Australian taxable income – excluded from non-concessional MIT income	0.0000000
Other Australian taxable income – non-concessional MIT income	0.0000000
Other Australian taxable income – clean building MIT	0.5686747
Other Australian taxable income	0.0000000
Fund payment	**0.5686747**
Interest income	0.0083648
Unfranked dividend income	0.0000000
Total amounts subject to withholding taxes	**0.5770395**
Total cash distribution	**0.5416667**

This distribution includes a ‘Fund Payment’ of 0.5686747 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 2025. The components of the distribution are provided solely for the purposes of determining managed investment trust (‘MIT’) non-resident withholding tax under Subdivisions 12-H and Division 12A of the Act.

The total amounts subject to withholding taxes is larger than the total cash distribution due to taxable income expected to be derived during the year.

The portion of the fund payment amount for the month ended 28 February 2025 which is attributable from a clean building managed investment trust is 0.5686747 cents per unit.

The Cromwell Property Trust 12 is a withholding managed investment trust 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 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 2025 Attribution MIT Member Annual (‘AMMA’) Statement.