

# Cromwell Phoenix Property Securities Fund – Wholesale Units

## Distribution Components for Non-Resident Withholding Tax Purposes

### Distribution for The Quarter Ended 31 December 2025

Following are the components of the Cromwell Phoenix Property Securities Fund – Wholesale Units distribution for the quarter ended 31 December 2025. The distribution payment is expected to be made on 13 January 2026 to unitholders who held Cromwell Phoenix Property Securities Fund – Wholesale Units.

Components	Cents per unit
Capital gains (taxable Australian property) – discounted (grossed up)	0.17948
Capital gains (taxable Australian property) – non-discount	0.00040
Capital gains (clean building MIT) – discounted (grossed up)	0.00000
Other Australian taxable income – excluded from non-concessional MIT income	0.00000
Other Australian taxable income – non-concessional MIT income	0.00343
Other Australian taxable income – clean building MIT	0.00437
Other Australian taxable income	0.17508
<b>Fund payment</b>	<b>0.36276</b>
Interest income	0.10457
Unfranked dividend income	0.00620
<b>Total amounts subject to withholding taxes</b>	<b>0.47353</b>
<b>Total cash distribution</b>	<b>1.45827</b>

This distribution includes a 'Fund Payment' of 0.36276 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 2026. 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 portion of the fund payment amount for the quarter ended 31 December 2025 which is attributable from a clean building managed investment trust is 0.00437 cents per unit.

The Cromwell Phoenix Property Securities Fund 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 2026 Attribution MIT Member Annual ('AMMA') Statement.