Cromwell Phoenix Property Securities Fund – Wholesale Units

Distribution Components for Non-Resident Withholding Tax Purposes

Distribution for The Quarter Ended 30 June 2026

Following are the components of the Cromwell Phoenix Property Securities Fund – Wholesale Units distribution for the quarter ended 30 June 2026. The distribution payment is expected to be made on 17 July 2026 to unitholders who held Cromwell Phoenix Property Securities Fund – Wholesale Units.

Components	Cents per unit
Capital gains (taxable Australian property) – discounted (grossed up)	1.13526
Capital gains (taxable Australian property) – non-discount	0.00122
Capital gains (clean building MIT) – discounted (grossed up)	0.00000
Other Australian taxable income – excluded from non-concessional MIT income	0.00018
Other Australian taxable income – non-concessional MIT income	0.02474
Other Australian taxable income – clean building MIT	0.01220
Other Australian taxable income	0.50103
Fund payment	**1.67463**
Interest income	0.17035
Unfranked dividend income	0.04976
Total amounts subject to withholding taxes	**1.89474**
Total cash distribution	**3.30286**

This distribution includes a 'Fund Payment' of 1.67463 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 30 June 2026 which is attributable from a clean building managed investment trust is 0.01220 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.