Cromwell made an election for the Trust to be an Attribution Managed Investment Trust (AMIT) for the year ended 30 June 2018 and future years.

CROMWELL PROPERTY TRUST 12
DETERMINED MEMBER COMPONENTS

Reporting period	Financial Year 2026											
Payment date	8-Aug-25	10-Sep-25	10-Oct-25	10-Nov-25	10-Dec-25	9-Jan-26	10-Feb-26	10-Mar-26	10-Apr-26	8-May-26	10-Jun-26	14-Jul-26
Distribution period ending	31-Jul-25	31-Aug-25	30-Sep-25	31-Oct-25	30-Nov-25	31-Dec-25	31-Jan-26	28-Feb-26	31-Mar-26	30-Apr-26	31-May-26	30-Jun-26
Distribution (cents per unit)	0.5416667	0.5416667	0.5416667	0.5416667	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	0.80249%	0.80249%	0.80249%	0.80249%	0.80249%	0.80249%	0.80249%	0.80249%	0.80249%	0.80249%	0.80249%	0.80249%
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	63.60367%	63.60367%	63.60367%	63.60367%	63.60367%	63.60367%	63.60367%	63.60367%	63.60367%	63.60367%	63.60367%	63.60367%
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	35.59384%	35.59384%	35.59384%	35.59384%	35.59384%	35.59384%	35.59384%	35.59384%	35.59384%	35.59384%	35.59384%	35.59384%
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	35.59384%	35.59384%	35.59384%	35.59384%	35.59384%	35.59384%	35.59384%	35.59384%	35.59384%	35.59384%	35.59384%	35.59384%
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.

Cromwell made an election for the Trust to be an Attribution Managed Investment Trust (AMIT) for the year ended 30 June 2018 and future years.

CROMWELL PROPERTY TRUST 12
DETERMINED MEMBER COMPONENTS

Reporting period	Financial Year 2025											
Payment date	9-Aug-24	10-Sep-24	10-Oct-24	8-Nov-24	10-Dec-24	10-Jan-25	10-Feb-25	10-Mar-25	10-Apr-25	9-May-25	10-Jun-25	10-Jul-25
Distribution period ending	31-Jul-24	31-Aug-24	30-Sep-24	31-Oct-24	30-Nov-24	31-Dec-24	31-Jan-25	28-Feb-25	31-Mar-25	30-Apr-25	31-May-25	30-Jun-25
Distribution (cents per unit)	0.5416667	0.5416667	0.5416667	0.5416667	0.5416667	0.5416667	0.5416667	0.5416667	0.5416667	0.5416667	0.5416667	0.5416667
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	1.12190%	1.12190%	1.12190%	1.12190%	1.12190%	1.12190%	1.12190%	1.12190%	1.12190%	1.12190%	1.12190%	1.12190%
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	89.32817%	89.32817%	89.32817%	89.32817%	89.32817%	89.32817%	89.32817%	89.32817%	89.32817%	89.32817%	89.32817%	89.32817%
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	9.54993%	9.54993%	9.54993%	9.54993%	9.54993%	9.54993%	9.54993%	9.54993%	9.54993%	9.54993%	9.54993%	9.54993%
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	9.54993%	9.54993%	9.54993%	9.54993%	9.54993%	9.54993%	9.54993%	9.54993%	9.54993%	9.54993%	9.54993%	9.54993%
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.

Cromwell made an election for the Trust to be an Attribution Managed Investment Trust (AMIT) for the year ended 30 June 2018 and future years.

CROMWELL PROPERTY TRUST 12
DETERMINED MEMBER COMPONENTS

Reporting period	Financial Year 2024											
Payment date	10-Aug-23	8-Sep-24	10-Oct-23	10-Nov-23	8-Dec-23	10-Jan-24	9-Feb-24	8-Mar-24	10-Apr-24	10-May-24	10-Jun-24	10-Jul-24
Distribution period ending	31-Jul-23	31-Aug-23	30-Sep-23	31-Oct-23	30-Nov-23	31-Dec-23	31-Jan-24	29-Feb-24	31-Mar-24	30-Apr-24	31-May-24	30-Jun-24
Distribution (cents per unit)	0.5208333	0.5208333	0.5208333	0.5208333	0.5208333	0.5208333	0.5208333	0.5208333	0.5208333	0.5208333	0.5208333	0.5208333
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	1.09587%	1.09587%	1.09587%	1.09587%	1.09587%	1.09587%	1.09587%	1.09587%	1.09587%	1.09587%	1.09587%	1.09587%
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	71.38885%	71.38885%	71.38885%	71.38885%	71.38885%	71.38885%	71.38885%	71.38885%	71.38885%	71.38885%	71.38885%	71.38885%
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	27.51528%	27.51528%	27.51528%	27.51528%	27.51528%	27.51528%	27.51528%	27.51528%	27.51528%	27.51528%	27.51528%	27.51528%
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	27.51528%	27.51528%	27.51528%	27.51528%	27.51528%	27.51528%	27.51528%	27.51528%	27.51528%	27.51528%	27.51528%	27.51528%
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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(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.

Cromwell made an election for the Trust to be an Attribution Managed Investment Trust (AMIT) for the year ended 30 June 2018 and future years.

CROMWELL PROPERTY TRUST 12
DETERMINED MEMBER COMPONENTS

Reporting period	Financial Year 2023											
Payment date	9-Aug-22	9-Sep-22	10-Oct-22	10-Nov-22	9-Dec-22	10-Jan-23	10-Feb-23	10-Mar-23	6-Apr-23	10-May-23	9-Jun-23	10-Jul-23
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)	0.5000000	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	0.67414%	0.67414%	0.67414%	0.67414%	0.67414%	0.67414%	0.67414%	0.67414%	0.67414%	0.67414%	0.67414%	0.67414%
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	63.07327%	63.07327%	63.07327%	63.07327%	63.07327%	63.07327%	63.07327%	63.07327%	63.07327%	63.07327%	63.07327%	63.07327%
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	36.25259%	36.25259%	36.25259%	36.25259%	36.25259%	36.25259%	36.25259%	36.25259%	36.25259%	36.25259%	36.25259%	36.25259%
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	36.25259%	36.25259%	36.25259%	36.25259%	36.25259%	36.25259%	36.25259%	36.25259%	36.25259%	36.25259%	36.25259%	36.25259%
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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(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.

Cromwell made an election for the Trust to be an Attribution Managed Investment Trust (AMIT) for the year ended 30 June 2018 and future years.

CROMWELL PROPERTY TRUST 12
DETERMINED MEMBER COMPONENTS

Reporting period	Financial Year 2022											
Payment date	10-Aug-21	10-Sep-21	8-Oct-21	10-Nov-21	10-Dec-21	10-Jan-22	10-Feb-22	10-Mar-22	8-Apr-22	10-May-22	10-Jun-22	15-Jul-22
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)	0.4791667	0.4791667	0.4791667	0.4791667	0.4791667	0.4791667	0.4791667	0.4791667	0.4791667	0.4791667	0.4791667	0.4791667
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	0.03458%	0.03458%	0.03458%	0.03458%	0.03458%	0.03458%	0.03458%	0.03458%	0.03458%	0.03458%	0.03458%	0.03458%
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	61.51242%	61.51242%	61.51242%	61.51242%	61.51242%	61.51242%	61.51242%	61.51242%	61.51242%	61.51242%	61.51242%	61.51242%
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	38.45300%	38.45300%	38.45300%	38.45300%	38.45300%	38.45300%	38.45300%	38.45300%	38.45300%	38.45300%	38.45300%	38.45300%
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	38.45300%	38.45300%	38.45300%	38.45300%	38.45300%	38.45300%	38.45300%	38.45300%	38.45300%	38.45300%	38.45300%	38.45300%
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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(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.

Cromwell made an election for the Trust to be an Attribution Managed Investment Trust (AMIT) for the year ended 30 June 2018 and future years.

CROMWELL PROPERTY TRUST 12
DETERMINED MEMBER COMPONENTS

Reporting period	Financial Year 2021												
Payment date	10-Aug-20	10-Sep-20	9-Oct-20	10-Nov-20	10-Dec-20	16-Dec-20	8-Jan-21	10-Feb-21	10-Mar-21	9-Apr-21	10-May-21	10-Jun-21	15-Jul-21
Distribution period ending	31-Jul-20	31-Aug-20	30-Sep-20	31-Oct-20	30-Nov-20	14-Dec-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)	0.7708333	0.7708333	0.7708333	0.7708333	0.7708333	61.8421053	0.7708333	0.7708333	0.7708333	0.7708333	0.7708333	0.7708333	0.7708333
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%	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%	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%	0.00000%
Capital gains - discount (TAP)	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%
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%	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%	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%	0.00000%
AMIT CGT gross up amount	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%	20.13785%
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%	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%	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%	0.00000%
Other non attributable amounts	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%
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%	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%	0.00000%
AMIT cost base net amount - excess	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%	59.72430%
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%	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.

Cromwell made an election for the Trust to be an Attribution Managed Investment Trust (AMIT) for the year ended 30 June 2018 and future years.

CROMWELL PROPERTY GROUP

CROMWELL PROPERTY TRUST 12
DETERMINED MEMBER COMPONENTS

Reporting period	Financial Year 2020											
Payment date	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
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)	0.7500000	0.7500000	0.7500000	0.7500000	0.7500000	0.7500000	0.7500000	0.7500000	0.7500000	0.7500000	0.7500000	0.7500000
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	0.33347%	0.33347%	0.33347%	0.33347%	0.33347%	0.33347%	0.33347%	0.33347%	0.33347%	0.33347%	0.33347%	0.33347%
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	53.88276%	53.88276%	53.88276%	53.88276%	53.88276%	53.88276%	53.88276%	53.88276%	53.88276%	53.88276%	53.88276%	53.88276%
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	45.78377%	45.78377%	45.78377%	45.78377%	45.78377%	45.78377%	45.78377%	45.78377%	45.78377%	45.78377%	45.78377%	45.78377%
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	45.78377%	45.78377%	45.78377%	45.78377%	45.78377%	45.78377%	45.78377%	45.78377%	45.78377%	45.78377%	45.78377%	45.78377%
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.

Cromwell made an election for the Trust to be an Attribution Managed Investment Trust (AMIT) for the year ended 30 June 2018 and future years.

CROMWELL PROPERTY TRUST 12
DETERMINED MEMBER COMPONENTS

Reporting period	Financial Year 2019											
Payment date	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
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)	0.7291667	0.7291667	0.7291667	0.7291667	0.7291667	0.7291667	0.7291667	0.7291667	0.7291667	0.7291667	0.7291667	0.7291667
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	0.61792%	0.61792%	0.61792%	0.61792%	0.61792%	0.61792%	0.61792%	0.61792%	0.61792%	0.61792%	0.61792%	0.61792%
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	49.22467%	49.22467%	49.22467%	49.22467%	49.22467%	49.22467%	49.22467%	49.22467%	49.22467%	49.22467%	49.22467%	49.22467%
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	50.15741%	50.15741%	50.15741%	50.15741%	50.15741%	50.15741%	50.15741%	50.15741%	50.15741%	50.15741%	50.15741%	50.15741%
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	50.15741%	50.15741%	50.15741%	50.15741%	50.15741%	50.15741%	50.15741%	50.15741%	50.15741%	50.15741%	50.15741%	50.15741%
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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(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.

Cromwell made an election for the Trust to be an Attribution Managed Investment Trust (AMIT) for the year ended 30 June 2018 and future years.

CROMWELL PROPERTY TRUST 12
DETERMINED MEMBER COMPONENTS

Reporting period	Financial Year 2018											
Payment date	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
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)	0.7083333	0.7083333	0.7083333	0.7083333	0.7083333	0.7083333	0.7083333	0.7083333	0.7083333	0.7083333	0.7083333	0.7083333
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	0.52682%	0.52682%	0.52682%	0.52682%	0.52682%	0.52682%	0.52682%	0.52682%	0.52682%	0.52682%	0.52682%	0.52682%
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	36.60864%	36.60864%	36.60864%	36.60864%	36.60864%	36.60864%	36.60864%	36.60864%	36.60864%	36.60864%	36.60864%	36.60864%
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	62.86454%	62.86454%	62.86454%	62.86454%	62.86454%	62.86454%	62.86454%	62.86454%	62.86454%	62.86454%	62.86454%	62.86454%
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	62.86454%	62.86454%	62.86454%	62.86454%	62.86454%	62.86454%	62.86454%	62.86454%	62.86454%	62.86454%	62.86454%	62.86454%
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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(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 PROPERTY TRUST 12
INCOME TAX COMPONENT INFORMATION

Reporting period	Financial Year 2017											
Payment date	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
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)	0.6875000	0.6875000	0.6875000	0.6875000	0.6875000	0.6875000	0.6875000	0.6875000	0.6875000	0.6875000	0.6875000	0.6875000
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	0.76234%	0.76234%	0.76234%	0.76234%	0.76234%	0.76234%	0.76234%	0.76234%	0.76234%	0.76234%	0.76234%	0.76234%
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	20.51071%	20.51071%	20.51071%	20.51071%	20.51071%	20.51071%	20.51071%	20.51071%	20.51071%	20.51071%	20.51071%	20.51071%
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	78.72695%	78.72695%	78.72695%	78.72695%	78.72695%	78.72695%	78.72695%	78.72695%	78.72695%	78.72695%	78.72695%	78.72695%
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.

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

CROMWELL PROPERTY TRUST 12
INCOME TAX COMPONENT INFORMATION

Reporting period	Financial Year 2016											
Payment date	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
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)	0.6666667	0.6666667	0.6666667	0.6666667	0.6666667	0.6666667	0.6666667	0.6666667	0.6666667	0.6666667	0.6666667	0.6666667
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 (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)	0.69605%	0.69605%	0.69605%	0.69605%	0.69605%	0.69605%	0.69605%	0.69605%	0.69605%	0.69605%	0.69605%	0.69605%
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	99.30395%	99.30395%	99.30395%	99.30395%	99.30395%	99.30395%	99.30395%	99.30395%	99.30395%	99.30395%	99.30395%	99.30395%
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.
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Income tax components before 1 July 2017 when the Fund was not an AMIT.

CROMWELL PROPERTY TRUST 12
INCOME TAX COMPONENT INFORMATION

Reporting period	Financial Year 2015												
Payment date	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	10-Jul-15
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	30-Jun-15
Distribution (cents per unit)	0.6458333	0.6458333	0.6458333	0.6458333	0.6458333	0.6458333	0.6458333	0.6458333	0.6458333	0.6458333	0.6458333	0.6458333	4.5000000
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%	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%	0.00000%
Domestic interest	2.19669%	2.19669%	2.19669%	2.19669%	2.19669%	2.19669%	2.19669%	2.19669%	2.19669%	2.19669%	2.19669%	2.19669%	2.19669%
Capital Gains - discount (TARP)	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%
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%	0.00000%
Capital Gains - concessional (TARP)	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%	21.94252%
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%	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%	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%	0.00000%
Australian other income	24.35017%	24.35017%	24.35017%	24.35017%	24.35017%	24.35017%	24.35017%	24.35017%	24.35017%	24.35017%	24.35017%	24.35017%	24.35017%
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%	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%	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%	0.00000%
Tax deferred	29.56810%	29.56810%	29.56810%	29.56810%	29.56810%	29.56810%	29.56810%	29.56810%	29.56810%	29.56810%	29.56810%	29.56810%	29.56810%
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%	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%	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%	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 PROPERTY TRUST 12
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)		0.6458333	0.6458333	0.6458333	0.6458333	0.6458333	0.6458333	0.6458333	0.6458333	0.6458333	0.6458333	0.6458333
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%	1.01189%	1.01189%	1.01189%	1.01189%	1.01189%	1.01189%	1.01189%	1.01189%	1.01189%	1.01189%	1.01189%
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%	98.98811%	98.98811%	98.98811%	98.98811%	98.98811%	98.98811%	98.98811%	98.98811%	98.98811%	98.98811%	98.98811%
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.