

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 PHOENIX PROPERTY SECURITIES FUND - ORDINARY UNITS
DETERMINED MEMBER COMPONENTS**

Reporting period	Financial Year 2026				Financial Year 2025				Financial Year 2024			
Payment Date	10-Oct-25	13-Jan-26	10-Apr-26	17-Jul-26	10-Oct-24	14-Jan-25	10-Apr-25	16-Jul-25	10-Oct-23	12-Jan-24	10-Apr-24	19-Jul-24
Distribution Period Ending	30-Sep-25	31-Dec-25	31-Mar-26	30-Jun-26	30-Sep-24	31-Dec-24	31-Mar-25	30-Jun-25	30-Sep-23	31-Dec-23	31-Mar-24	30-Jun-24
Distribution (\$ Per Unit)	0.0132049	0.0142873	0.0362126	0.0281382	0.0135531	0.0112750	0.0435793	0.0645390	0.0116281	0.0119540	0.0120755	0.0248333
Income Tax Components												
Unfranked dividends	0.68914%	0.68914%	0.68914%	0.68914%	0.19745%	0.19745%	0.19745%	0.19745%	0.31408%	0.31408%	0.31408%	0.31408%
Franked dividends	12.43612%	12.43612%	12.43612%	12.43612%	10.26427%	10.26427%	10.26427%	10.26427%	10.47336%	10.47336%	10.47336%	10.47336%
Domestic interest	5.12838%	5.12838%	5.12838%	5.12838%	3.52139%	3.52139%	3.52139%	3.52139%	5.61007%	5.61007%	5.61007%	5.61007%
Capital gains - discount (TAP)	14.09440%	14.09440%	14.09440%	14.09440%	4.51608%	4.51608%	4.51608%	4.51608%	2.79633%	2.79633%	2.79633%	2.79633%
Capital gains - discount (NTAP)	17.98993%	17.98993%	17.98993%	17.98993%	34.12994%	34.12994%	34.12994%	34.12994%	28.65874%	28.65874%	28.65874%	28.65874%
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	32.08433%	32.08433%	32.08433%	32.08433%	38.64602%	38.64602%	38.64602%	38.64602%	31.45507%	31.45507%	31.45507%	31.45507%
Other Australian income (NCMI)	0.30764%	0.30764%	0.30764%	0.30764%	0.12178%	0.12178%	0.12178%	0.12178%	0.00000%	0.00000%	0.00000%	0.00000%
Other Australian income (Excluded NCMI)	0.00214%	0.00214%	0.00214%	0.00214%	0.00000%	0.00000%	0.00000%	0.00000%	0.12892%	0.12892%	0.12892%	0.12892%
Australian other income	17.84205%	17.84205%	17.84205%	17.84205%	10.41094%	10.41094%	10.41094%	10.41094%	18.62723%	18.62723%	18.62723%	18.62723%
Foreign other income	0.80340%	0.80340%	0.80340%	0.80340%	0.81921%	0.81921%	0.81921%	0.81921%	1.44886%	1.44886%	1.44886%	1.44886%
Conduit foreign income	0.04931%	0.04931%	0.04931%	0.04931%	0.14686%	0.14686%	0.14686%	0.14686%	0.48734%	0.48734%	0.48734%	0.48734%
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%
Non-assessable non-exempt income	0.00035%	0.00035%	0.00035%	0.00035%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Franking credits (% of distribution)	6.75723%	6.75723%	6.75723%	6.75723%	5.18491%	5.18491%	5.18491%	5.18491%	6.41957%	6.41957%	6.41957%	6.41957%
Foreign tax credits (% of distribution)	0.85744%	0.85744%	0.85744%	0.85744%	0.01014%	0.01014%	0.01014%	0.01014%	0.05582%	0.05582%	0.05582%	0.05582%
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	1.42719%	1.42719%	1.42719%	1.42719%	2.77394%	2.77394%	2.77394%	2.77394%	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 PHOENIX PROPERTY SECURITIES FUND - ORDINARY UNITS
DETERMINED MEMBER COMPONENTS**

Reporting period	Financial Year 2023				Financial Year 2022				Financial Year 2021			
Payment Date	7-Oct-23	6-Jan-23	6-Apr-23	19-Jul-23	14-Oct-21	18-Jan-22	14-Apr-22	21-Jul-22	14-Oct-20	15-Jan-21	14-Apr-21	16-Jul-21
Distribution Period Ending	30-Sep-22	31-Dec-22	31-Mar-23	30-Jun-23	30-Sep-21	31-Dec-21	31-Mar-22	30-Jun-22	30-Sep-20	31-Dec-20	31-Mar-21	30-Jun-21
Distribution (\$ Per Unit)	0.0123861	0.0139282	0.0340550	0.0284979	0.0126946	0.0129462	0.0188282	0.0427170	0.0103816	0.0121723	0.0104247	0.0151981
Income Tax Components												
Unfranked dividends	0.19264%	0.19264%	0.19264%	0.19264%	0.97059%	0.97059%	0.97059%	0.97059%	1.81540%	1.81540%	1.81540%	1.81540%
Franked dividends	38.07854%	38.07854%	38.07854%	38.07854%	17.13892%	17.13892%	17.13892%	17.13892%	17.98073%	17.98073%	17.98073%	17.98073%
Domestic interest	3.63447%	3.63447%	3.63447%	3.63447%	1.37651%	1.37651%	1.37651%	1.37651%	1.39927%	1.39927%	1.39927%	1.39927%
Capital gains - discount (TAP)	6.62396%	6.62396%	6.62396%	6.62396%	5.87096%	5.87096%	5.87096%	5.87096%	4.87748%	4.87748%	4.87748%	4.87748%
Capital gains - discount (NTAP)	11.15217%	11.15217%	11.15217%	11.15217%	23.94869%	23.94869%	23.94869%	23.94869%	5.80335%	5.80335%	5.80335%	5.80335%
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	17.77613%	17.77613%	17.77613%	17.77613%	29.72519%	29.72519%	29.72519%	29.72519%	10.68083%	10.68083%	10.68083%	10.68083%
Other Australian income (NCMI)	0.12224%	0.12224%	0.12224%	0.12224%	1.76408%	1.76408%	1.76408%	1.76408%	1.16182%	1.16182%	1.16182%	1.16182%
Other Australian income (Excluded NCMI)	0.07952%	0.07952%	0.07952%	0.07952%	0.04431%	0.04431%	0.04431%	0.04431%	0.21775%	0.21775%	0.21775%	0.21775%
Australian other income	19.33469%	19.33469%	19.33469%	19.33469%	14.35155%	14.35155%	14.35155%	14.35155%	29.65399%	29.65399%	29.65399%	29.65399%
Foreign other income	2.95793%	2.95793%	2.95793%	2.95793%	4.54273%	4.54273%	4.54273%	4.54273%	0.00000%	0.00000%	0.00000%	0.00000%
Conduit foreign income	0.04771%	0.04771%	0.04771%	0.04771%	0.26648%	0.26648%	0.26648%	0.26648%	0.19503%	0.19503%	0.19503%	0.19503%
Other non attributable amounts	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	26.21435%	26.21435%	26.21435%	26.21435%
Franking credits (% of distribution)	19.37803%	19.37803%	19.37803%	19.37803%	8.75806%	8.75806%	8.75806%	8.75806%	13.93534%	13.93534%	13.93534%	13.93534%
Foreign tax credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.02038%	0.02038%	0.02038%	0.02038%
AMIT cost base net amount - excess	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	26.21435%	26.21435%	26.21435%	26.21435%
AMIT cost base net amount - shortfall	0.00000%	0.00000%	0.00000%	0.00000%	0.09446%	0.09446%	0.09446%	0.09446%	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.

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**CROMWELL PHOENIX PROPERTY SECURITIES FUND - ORDINARY UNITS
DETERMINED MEMBER COMPONENTS**

Reporting period	Financial Year 2020				Financial Year 2019				Financial Year 2018			
Payment Date	11-Oct-19	14-Jan-20	15-Apr-20	17-Jul-20	12-Oct-18	11-Jan-19	12-Apr-19	15-Jul-19	12-Oct-17	15-Jan-18	13-Apr-18	13-Jul-18
Distribution Period Ending	30-Sep-19	31-Dec-19	31-Mar-20	30-Jun-20	30-Sep-18	31-Dec-18	31-Mar-19	30-Jun-19	30-Sep-17	31-Dec-17	31-Mar-18	30-Jun-18
Distribution (\$ Per Unit)	0.0165178	0.0162175	0.0142180	0.0121164	0.0165140	0.0163489	0.0342588	0.0397537	0.0150564	0.0148101	0.0151094	0.0535692
Income Tax Components												
Unfranked dividends	2.99231%	2.99231%	2.99231%	2.99231%	0.97999%	0.97999%	0.97999%	0.97999%	1.49739%	1.49739%	1.49739%	1.49739%
Franked dividends	10.84451%	10.84451%	10.84451%	10.84451%	9.45387%	9.45387%	9.45387%	9.45387%	7.97959%	7.97959%	7.97959%	7.97959%
Domestic interest	1.69657%	1.69657%	1.69657%	1.69657%	3.12133%	3.12133%	3.12133%	3.12133%	2.94901%	2.94901%	2.94901%	2.94901%
Capital gains - discount (TAP)	6.00044%	6.00044%	6.00044%	6.00044%	3.70276%	3.70276%	3.70276%	3.70276%	3.15932%	3.15932%	3.15932%	3.15932%
Capital gains - discount (NTAP)	0.54930%	0.54930%	0.54930%	0.54930%	29.64694%	29.64694%	29.64694%	29.64694%	30.33989%	30.33989%	30.33989%	30.33989%
Capital gains - non-discount (TAP)	0.00000%	0.00000%	0.00000%	0.00000%	0.03880%	0.03880%	0.03880%	0.03880%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - non-discount (NTAP)	0.60527%	0.60527%	0.60527%	0.60527%	0.66454%	0.66454%	0.66454%	0.66454%	0.17570%	0.17570%	0.17570%	0.17570%
AMIT CGT gross up amount	6.54974%	6.54974%	6.54974%	6.54974%	33.34970%	33.34970%	33.34970%	33.34970%	33.49921%	33.49921%	33.49921%	33.49921%
Australian other income	28.67276%	28.67276%	28.67276%	28.67276%	13.79757%	13.79757%	13.79757%	13.79757%	16.50153%	16.50153%	16.50153%	16.50153%
Foreign other income	7.12141%	7.12141%	7.12141%	7.12141%	5.10293%	5.10293%	5.10293%	5.10293%	2.24456%	2.24456%	2.24456%	2.24456%
Conduit foreign income	0.43832%	0.43832%	0.43832%	0.43832%	0.14157%	0.14157%	0.14157%	0.14157%	1.65381%	1.65381%	1.65381%	1.65381%
Other non attributable amounts	34.52937%	34.52937%	34.52937%	34.52937%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Franking credits (% of distribution)	6.47530%	6.47530%	6.47530%	6.47530%	4.89353%	4.89353%	4.89353%	4.89353%	4.66197%	4.66197%	4.66197%	4.66197%
Foreign tax credits (% of distribution)	4.72820%	4.72820%	4.72820%	4.72820%	1.32101%	1.32101%	1.32101%	1.32101%	0.63526%	0.63526%	0.63526%	0.63526%
AMIT cost base net amount - excess	34.52937%	34.52937%	34.52937%	34.52937%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
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 PHOENIX PROPERTY SECURITIES FUND - ORDINARY UNITS
INCOME TAX COMPONENT INFORMATION

Reporting period	Financial Year 2017				Financial Year 2016				Financial Year 2015			
Payment date	11-Oct-16	12-Jan-17	12-Apr-17	12-Jul-17	9-Oct-15	11-Jan-16	11-Apr-16	11-Jul-16	10-Oct-14	9-Jan-15	10-Apr-15	10-Jul-15
Distribution period ending	30-Sep-16	31-Dec-16	31-Mar-17	30-Jun-17	30-Sep-15	31-Dec-15	31-Mar-16	30-Jun-16	30-Sep-14	31-Dec-14	31-Mar-15	30-Jun-15
Distribution (\$ per unit)	0.0150600	0.0208913	0.0155022	0.0827034	0.0151838	0.0159242	0.0144701	0.0514372	0.0134622	0.0137685	0.0144786	0.0141886
Income Tax Components												
Unfranked dividends	0.83611%	0.83611%	0.83611%	0.83611%	0.00000%	0.00000%	0.00000%	0.00000%	3.18703%	3.18703%	3.18703%	3.18703%
Franked dividends	9.74465%	9.74465%	9.74465%	9.74465%	4.46864%	4.46864%	4.46864%	4.46864%	10.07195%	10.07195%	10.07195%	10.07195%
Domestic interest	2.71251%	2.71251%	2.71251%	2.71251%	3.95414%	3.95414%	3.95414%	3.95414%	3.56624%	3.56624%	3.56624%	3.56624%
Capital gains - discount (TARP)	2.20481%	2.20481%	2.20481%	2.20481%	3.23289%	3.23289%	3.23289%	3.23289%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - discount (NTARP)	27.38207%	27.38207%	27.38207%	27.38207%	24.92100%	24.92100%	24.92100%	24.92100%	12.45477%	12.45477%	12.45477%	12.45477%
Capital gains - concessional (TARP)	2.49976%	2.49976%	2.49976%	2.49976%	3.82329%	3.82329%	3.82329%	3.82329%	1.36260%	1.36260%	1.36260%	1.36260%
Capital gains - concessional (NTARP)	31.04516%	31.04516%	31.04516%	31.04516%	29.47210%	29.47210%	29.47210%	29.47210%	17.07036%	17.07036%	17.07036%	17.07036%
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)	0.99794%	0.99794%	0.99794%	0.99794%	4.38044%	4.38044%	4.38044%	4.38044%	7.43587%	7.43587%	7.43587%	7.43587%
Australian other income	12.20615%	12.20615%	12.20615%	12.20615%	19.35593%	19.35593%	19.35593%	19.35593%	22.05456%	22.05456%	22.05456%	22.05456%
Foreign other income	10.05548%	10.05548%	10.05548%	10.05548%	5.52886%	5.52886%	5.52886%	5.52886%	1.75601%	1.75601%	1.75601%	1.75601%
Conduit foreign income	0.31537%	0.31537%	0.31537%	0.31537%	0.86267%	0.86267%	0.86267%	0.86267%	1.43217%	1.43217%	1.43217%	1.43217%
Tax free income	0.00000%	0.00000%	0.00000%	0.00000%	0.00004%	0.00004%	0.00004%	0.00004%	0.00000%	0.00000%	0.00000%	0.00000%
Tax deferred	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	17.61808%	17.61808%	17.61808%	17.61808%
Return of capital	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	1.99036%	1.99036%	1.99036%	1.99036%
Franking credits (% of distribution)	4.73651%	4.73651%	4.73651%	4.73651%	2.45717%	2.45717%	2.45717%	2.45717%	5.66818%	5.66818%	5.66818%	5.66818%
Foreign tax credits (% of distribution)	0.76654%	0.76654%	0.76654%	0.76654%	0.18987%	0.18987%	0.18987%	0.18987%	0.03426%	0.03426%	0.03426%	0.03426%

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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 PHOENIX PROPERTY SECURITIES FUND - ORDINARY UNITS
INCOME TAX COMPONENT INFORMATION

Reporting period	Financial Year 2014				Financial Year 2013				Financial Year 2012			
Payment date	10-Oct-13	10-Jan-14	10-Apr-14	10-Jul-14	10-Oct-12	10-Jan-13	10-Apr-13	10-Jul-13	10-Oct-11	10-Jan-12	10-Apr-12	10-Jul-12
Distribution period ending	30-Sep-13	31-Dec-13	31-Mar-14	30-Jun-14	30-Sep-12	31-Dec-12	31-Mar-13	30-Jun-13	30-Sep-11	31-Dec-11	31-Mar-12	30-Jun-12
Distribution (\$ per unit)	0.0131000	0.0125197	0.0128641	0.0138294	0.0062000	0.0111000	0.0126000	0.0281000	0.0087000	0.0097000	0.0104000	0.0082000
Income Tax Components												
Unfranked dividends	0.00000%	0.00000%	0.00000%	0.00000%	1.48025%	1.48025%	1.48025%	1.48025%	0.16420%	0.16420%	0.16420%	0.16420%
Franked dividends	2.99702%	2.99702%	2.99702%	2.99702%	3.99584%	3.99584%	3.99584%	3.99584%	4.49850%	4.49850%	4.49850%	4.49850%
Domestic interest	6.46211%	6.46211%	6.46211%	6.46211%	7.28302%	7.28302%	7.28302%	7.28302%	14.62320%	14.62320%	14.62320%	14.62320%
Capital gains - discount (TARP)	6.85360%	6.85360%	6.85360%	6.85360%	11.23946%	11.23946%	11.23946%	11.23946%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - discount (NTARP)	9.29705%	9.29705%	9.29705%	9.29705%	8.15557%	8.15557%	8.15557%	8.15557%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - concessional (TARP)	6.60664%	6.60664%	6.60664%	6.60664%	15.25041%	15.25041%	15.25041%	15.25041%	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - concessional (NTARP)	10.44912%	10.44912%	10.44912%	10.44912%	9.68775%	9.68775%	9.68775%	9.68775%	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)	7.53955%	7.53955%	7.53955%	7.53955%	1.62050%	1.62050%	1.62050%	1.62050%	0.00000%	0.00000%	0.00000%	0.00000%
Australian other income	25.22044%	25.22044%	25.22044%	25.22044%	32.66232%	32.66232%	32.66232%	32.66232%	24.17260%	24.17260%	24.17260%	24.17260%
Foreign other income	10.16988%	10.16988%	10.16988%	10.16988%	1.42536%	1.42536%	1.42536%	1.42536%	1.65830%	1.65830%	1.65830%	1.65830%
Conduit foreign income	0.14014%	0.14014%	0.14014%	0.14014%	0.23310%	0.23310%	0.23310%	0.23310%	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	14.26445%	14.26445%	14.26445%	14.26445%	6.96641%	6.96641%	6.96641%	6.96641%	54.88320%	54.88320%	54.88320%	54.88320%
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)	2.15346%	2.15346%	2.15346%	2.15346%	2.03340%	2.03340%	2.03340%	2.03340%	2.98170%	2.98170%	2.98170%	2.98170%
Foreign tax credits (% of distribution)	0.79902%	0.79902%	0.79902%	0.79902%	0.10532%	0.10532%	0.10532%	0.10532%	0.16320%	0.16320%	0.16320%	0.16320%

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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 PHOENIX PROPERTY SECURITIES FUND - ORDINARY UNITS
INCOME TAX COMPONENT INFORMATION

Reporting period	Financial Year 2011				Financial Year 2010				Financial Year 2009			
Payment date	8-Oct-10	10-Jan-11	8-Apr-11	8-Jul-11	9-Oct-09	8-Jan-10	9-Apr-10	9-Jul-10	10-Oct-08	9-Jan-09	10-Apr-09	10-Jul-09
Distribution period ending	30-Sep-10	31-Dec-10	31-Mar-11	30-Jun-11	30-Sep-09	31-Dec-09	31-Mar-10	30-Jun-10	30-Sep-08	31-Dec-08	31-Mar-09	30-Jun-09
Distribution (\$ per unit)	0.0065000	0.0088000	0.0058000	0.0078000	0.0032000	0.0102000	0.0056000	0.0097000	0.0127000	0.0078000	0.0129000	0.0060000
Income Tax Components												
Unfranked dividends	0.04110%	0.04110%	0.04110%	0.04110%	3.56150%	3.56150%	3.56150%	3.56150%	1.50500%	1.50500%	1.50500%	1.50500%
Franked dividends	5.55310%	5.55310%	5.55310%	5.55310%	1.47210%	1.47210%	1.47210%	1.47210%	2.64070%	2.64070%	2.64070%	2.64070%
Domestic interest	20.74570%	20.74570%	20.74570%	20.74570%	11.71020%	11.71020%	11.71020%	11.71020%	15.53080%	15.53080%	15.53080%	15.53080%
Capital gains - discount (TARP)	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	1.29330%	1.29330%	1.29330%	1.29330%
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%	1.22920%	1.22920%	1.22920%	1.22920%
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%	0.39210%	0.39210%	0.39210%	0.39210%
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	22.11670%	22.11670%	22.11670%	22.11670%	25.85530%	25.85530%	25.85530%	25.85530%	20.07800%	20.07800%	20.07800%	20.07800%
Foreign other income	5.31000%	5.31000%	5.31000%	5.31000%	5.29110%	5.29110%	5.29110%	5.29110%	4.60620%	4.60620%	4.60620%	4.60620%
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	46.23340%	46.23340%	46.23340%	46.23340%	52.10980%	52.10980%	52.10980%	52.10980%	52.72470%	52.72470%	52.72470%	52.72470%
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)	0.87520%	0.87520%	0.87520%	0.87520%	1.46410%	1.46410%	1.46410%	1.46410%	1.50390%	1.50390%	1.50390%	1.50390%
Foreign tax credits (% of distribution)	0.79000%	0.79000%	0.79000%	0.79000%	0.13220%	0.13220%	0.13220%	0.13220%	0.81990%	0.81990%	0.81990%	0.81990%

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



CROMWELL PHOENIX PROPERTY SECURITIES FUND - ORDINARY UNITS
INCOME TAX COMPONENT INFORMATION

Reporting period	Financial Year 2008			
Payment date	N/A	N/A	N/A	10-Jul-08
Distribution period ending	30-Sep-07	31-Dec-07	31-Mar-08	30-Jun-08
Distribution (\$ per unit)	-	-	-	0.0232000
Income Tax Components				
Unfranked dividends	0.00000%	0.00000%	0.00000%	0.10340%
Franked dividends	0.00000%	0.00000%	0.00000%	0.43100%
Domestic interest	0.00000%	0.00000%	0.00000%	5.55120%
Capital gains - discount (TARP)	0.00000%	0.00000%	0.00000%	5.64180%
Capital gains - discount (NTARP)	0.00000%	0.00000%	0.00000%	0.00000%
Capital gains - concessional (TARP)	0.00000%	0.00000%	0.00000%	2.93940%
Capital gains - concessional (NTARP)	0.00000%	0.00000%	0.00000%	0.00000%
Capital Gains - non-discount (TARP)	0.00000%	0.00000%	0.00000%	10.81370%
Capital Gains - non-discount (NTARP)	0.00000%	0.00000%	0.00000%	0.00000%
Australian other income	0.00000%	0.00000%	0.00000%	35.86330%
Foreign other income	0.00000%	0.00000%	0.00000%	6.71490%
Conduit foreign income	0.00000%	0.00000%	0.00000%	0.00000%
Tax free income	0.00000%	0.00000%	0.00000%	0.00000%
Tax deferred	0.00000%	0.00000%	0.00000%	30.01030%
Return of capital	0.00000%	0.00000%	0.00000%	0.00000%
Franking credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.18470%
Foreign tax credits (% of distribution)	0.00000%	0.00000%	0.00000%	0.20170%

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