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 - WHOLESALE 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		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		31-Dec-23	31-Mar-24	30-Jun-24
Distribution ($ Per Unit)	0.0143108	0.0145827	0.0359764	0.0330286	0.0150230	0.0118369	0.0439340	0.0717215		0.0095237	0.0139976	0.0248270
Income Tax Components												
Unfranked dividends	0.68914%	0.68914%	0.68914%	0.68914%	0.19745%	0.19745%	0.19745%	0.19745%		0.31784%	0.31784%	0.31784%
Franked dividends	12.43612%	12.43612%	12.43612%	12.43612%	10.26427%	10.26427%	10.26427%	10.26427%		10.48868%	10.48868%	10.48868%
Domestic interest	5.12838%	5.12838%	5.12838%	5.12838%	3.52139%	3.52139%	3.52139%	3.52139%		5.60191%	5.60191%	5.60191%
Capital gains - discount (TAP)	14.09440%	14.09440%	14.09440%	14.09440%	4.51608%	4.51608%	4.51608%	4.51608%		2.78109%	2.78109%	2.78109%
Capital gains - discount (NTAP)	17.98993%	17.98993%	17.98993%	17.98993%	34.12994%	34.12994%	34.12994%	34.12994%		28.68494%	28.68494%	28.68494%
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%
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%
AMIT CGT gross up amount	32.08433%	32.08433%	32.08433%	32.08433%	38.64602%	38.64602%	38.64602%	38.64602%		31.46603%	31.46603%	31.46603%
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%
Other Australian income (Excluded NCMI)	0.00214%	0.00214%	0.00214%	0.00214%	0.00000%	0.00000%	0.00000%	0.00000%		0.11919%	0.11919%	0.11919%
Australian other income	17.84205%	17.84205%	17.84205%	17.84205%	10.41094%	10.41094%	10.41094%	10.41094%		18.63329%	18.63329%	18.63329%
Foreign other income	0.80341%	0.80341%	0.80341%	0.80341%	0.81921%	0.81921%	0.81921%	0.81921%		1.43027%	1.43027%	1.43027%
Conduit foreign income	0.04930%	0.04930%	0.04930%	0.04930%	0.14686%	0.14686%	0.14686%	0.14686%		0.47676%	0.47676%	0.47676%
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%
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%
Franking credits (% of distribution)	6.75724%	6.75724%	6.75724%	6.75724%	5.18491%	5.18491%	5.18491%	5.18491%		6.43623%	6.43623%	6.43623%
Foreign tax credits (% of distribution)	0.85744%	0.85744%	0.85744%	0.85744%	0.01014%	0.01014%	0.01014%	0.01014%		0.03973%	0.03973%	0.03973%
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%
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%

(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) 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.