# Cromwell Property Trust 12

**Distribution Components for Non-Resident Withholding Tax Purposes**

**Distribution for The Month Ended 31 October 2026**

Following are the components of the Cromwell Property Trust 12 distribution for the month 31 October 2026. The distribution payment is expected to be made on 10 November 2026 to unitholders who held Cromwell Property Trust 12 units. The components below are based on a unitholder that has full entitlement to the monthly distribution.

| Components | Cents per unit |
|---|---|
| Capital gains (taxable Australian property) – discounted (grossed up) | 0.0000000 |
| Capital gains (taxable Australian property) – non-discount | 0.0000000 |
| Other Australian taxable income – excluded from non-concessional MIT income | 0.0000000 |
| Other Australian taxable income – non-concessional MIT income | 0.0000000 |
| Other Australian taxable income – clean building MIT | 0.3604883 |
| Other Australian taxable income | 0.0000000 |
| **Fund payment** | **0.3604883** |
| Interest income | 0.0085501 |
| Unfranked dividend income | 0.0000000 |
| **Total amounts subject to withholding taxes** | **0.3690384** |
| | |
| **Total cash distribution** | **0.5000000** |

This distribution includes a 'Fund Payment' of 0.3604883 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 2027. 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 month ended 31 October 2026 which is attributable from a clean building managed investment trust is 0.3604883 cents per unit.

The Cromwell Property Trust 12 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 2027 Attribution MIT Member Annual ('AMMA') Statement.