

Cromwell Property Group
 Cromwell Corporation Limited ABN 44 001 056 980
 Cromwell Diversified Property Trust ARSN 102 982 598
 (the responsible entity of which is Cromwell Property Securities Limited
 ABN 11 079 147 809, AFSL 238 052)



038 003553

MR KELVIN CHARLES WARD &
 MRS JEAN WARD
 <K C WARD SUPER FUND A/C>
 PO BOX 66
 MOUNT GRAVATT QLD 4122

Statement Date: 20 August 2021
Reference Number: X*****5580
TFN/ABN Status: Quoted

Cromwell Property Group

Attribution Managed Investment Trust Member Annual Statement

For The Year Ended 30 June 2021

This Attribution Managed Investment Trust Member Annual Statement (AMMA Statement) has been prepared to assist you with the completion of your Australian income tax return for the year ended 30 June 2021. This AMMA Statement should be read in conjunction with the Cromwell Property Group AMMA Statement Guide.

When you invest in Cromwell Property Group you acquire Cromwell Property Group stapled securities (ASX code: CMW). Each stapled security consists of a share in Cromwell Corporation Limited (CCL) and a unit in Cromwell Diversified Property Trust (DPT).

Part A: Summary of 2021 Tax Return & Supplementary Section

Tax Return & Supplementary Section Item	Amount	Tax Return Label
Franked amount	\$0.00	11T
Franking credit	\$0.00	11U
Share of non-primary production (NPP) income	\$254.24	13U
NPP Income - Franked distributions from trusts	\$6.35	13C
Other deductions relating to NPP income	\$0.00	13Y
Share of credit for tax withheld where Australian business number not quoted	\$0.00	13P
Share of franking credits from franked dividends	\$2.88	13Q
Share of credit for amounts withheld from foreign resident withholding (excluding capital gains)	\$0.00	13A
Share of credit for tax file number amounts withheld	\$0.00	13R
Net capital gain	\$0.00	18A
Total current year capital gains	\$0.00	18H
Assessable foreign source income	\$8.42	20E
Other net foreign source income	\$8.42	20M
Foreign tax income offset	\$8.42	20O

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Part C: Attribution Managed Investment Trust Cost Base Adjustments

	Notes	
AMIT cost base net amount – excess (decrease)	22	\$442.29
AMIT cost base net amount – shortfall (increase)	23	\$0.00

Cromwell Corporation Limited Dividends
For The Year Ended 30 June 2021
Part D: Summary of CCL Dividends

	Notes	CCL Dividend Amount	Franking Credit	Franking Percentage
Dividend				
Franked amount	24	\$0.00	\$0.00	0%

Please retain this AMMA Statement for income tax purposes.

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038 007804

 MR KELVIN CHARLES WARD &
 MRS JEAN WARD
 <K C WARD SUPER FUND A/C>
 PO BOX 66
 MOUNT GRAVATT QLD 4122

Name:	CROMWELL PROPERTY GROUP comprises CROMWELL CORPORATION LIMITED and CROMWELL DIVERSIFIED PROPERTY TRUST (the Fund)
Responsible Entity of Fund:	Cromwell Property Securities Limited
Statement Period:	01/07/2020 – 30/06/2021
Unitholder Number:	X*****5580

CROMWELL PROPERTY GROUP

PERIODIC STATEMENT

Transaction details – period from 01/07/2020 to 30/06/2021

Date	Transaction Details	Stapled Securities	Balance	CMW Price ¹	Value AUD\$ ²
01/07/2020	Opening Balance	10,000	10,000	\$0.9000	\$9,000.00
30/06/2021	Closing Balance	10,000	10,000	\$0.8750	\$8,750.00

Distribution details – period from 01/07/2020 to 30/06/2021

Record Date	Payment Date	Stapled Securities	Distribution Rate \$	Gross Distribution \$	Withholding Tax \$	Net Distribution \$
30/09/2020	20/11/2020	10,000	\$0.01875000	\$187.50	\$0.00	\$187.50
31/12/2020	19/02/2021	10,000	\$0.01875000	\$187.50	\$0.00	\$187.50
31/03/2021	21/05/2021	10,000	\$0.01625000	\$162.50	\$0.00	\$162.50
30/06/2021	20/08/2021	10,000	\$0.01625000	\$162.50	\$0.00	\$162.50

1. The price quoted above for the opening balance is the last sale price on the Australian Securities Exchange (ASX) on the relevant day. The price quoted above for additions and disposals is the last sale price on the ASX on the relevant day, which may be different to the price at which you executed your transactions on the ASX. The price at which your transactions have been undertaken has not been disclosed to Cromwell Property Group.

2. The Value of your investment is equal to the number of Stapled Securities multiplied by the Stapled Security price as at the close of trading on the ASX on the relevant day.

Details of fees and charges - period from 01/07/2020 to 30/06/2021

Indirect costs of your investment \$9.52

This approximate amount has been deducted from your investment and includes amounts that have reduced the return on your investment but are not charged directly to you as a fee.

Total fees you paid \$9.52

This approximate amount includes all the fees and costs which affected your investment during the period.

Investment returns

This statement does not show your return on investment during the period on an individual basis because the price at which you executed your transactions on the ASX is not provided to Cromwell Property Group. You can calculate your individual investment return by obtaining the price of your transactions from the broker who effected your transactions.

The following table shows the historical distributions for Cromwell Property Group Stapled Securities over the past five financial years to FY2021.

	FY2021	FY2020	FY2019	FY2018	FY2017
Operating earnings per security	7.4 cents	8.5 cents	8.2 cents	8.4 cents	8.7 cents
Change over previous year	(14%)	4%	(2%)	(3%)	(8%)
Distribution per security	7.0 cents	7.5 cents	7.3 cents	8.3 cents	8.3 cents
Change over previous year	(7%)	3%	(13%)	-%	2%

This is not a statement of returns for tax purposes. Following the end of each financial year, we send you a separate tax statement to enable you to complete your income tax return. Details of the taxable amounts are provided in your annual taxation statement. You should seek independent professional tax advice upon taxation matters.

The Australian Taxation Office (ATO) advises you to keep this statement. Disposal of securities may lead to capital gains tax. To obtain a copy of the ATO's "Guide to Capital Gains Tax", please phone the ATO publications distribution service on 1300 720 092, 13 36 77 (for the hearing impaired) or visit the ATO website at www.ato.gov.au.

Resolving complaints

Please refer to information contained on Cromwell's Complaint Handling Policy at www.cromwell.com.au located under 'Contact' from the website tool bar.

If you have a complaint concerning your investment, the product itself, services, staff or the handling of a complaint please call our **Cromwell Investor Services Team on +61 1300 268 078 8:30am to 5:00pm Monday to Friday (AEST)**. The internal dispute resolution (IDR) requirements will be followed. In the event that you are still dissatisfied with our response, you may refer your complaint directly to the external resolution scheme, Australian Financial Complaints Authority (AFCA). This independent financial complaint ombudsman is free to consumers. AFCA's contact details are:

Website: www.afca.org.au

Email: info@afca.org.au

Telephone: 1800 931 678 (free call)

Write to: Australian Financial Complaints Authority Limited, GPO BOX 3, Melbourne VIC 3001, Australia

ASIC also has a free call information line of 1300 300 630.

Further Information

Further information in relation to your investment, including information on statements, contribution levels and other investment strategies, is available on request. If you have any questions or require further information in relation to your investment, please contact your financial planner, visit www.linkmarketservices.com.au or telephone Cromwell's Investor Services Team on +61 1300 268 078 (8.30am to 5.00pm, Monday to Friday).

Please address any correspondence and enquiries to the address detailed on the header of this statement (top right hand corner).

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Distribution Statement


038 003553

MR KELVIN CHARLES WARD &
 MRS JEAN WARD
 <K C WARD SUPER FUND A/C>
 PO BOX 66
 MOUNT GRAVATT QLD 4122

ASX Code: CMW
 Reference No.: X*****5580
 Payment Date: 20/08/2021
 Record Date: 30/06/2021
 TFN/ABN RECEIVED AND RECORDED

Dear Securityholder(s),

Please find enclosed your Attribution Managed Investment Trust Member Annual (AMMA) Statement and accompanying AMMA Statement Guide for the year ended 30 June 2021.

The details below relate to a final distribution for the year ended 30 June 2021 payable on securities entitled to participate as at the record date.

Lucy Laakso
 Company Secretary

Security Description	Amount per Security	No. of Securities Participating	Distribution Amount	Dividend Franked Amount	Dividend Unfranked Amount	Gross Payment	Franking Credit
Stapled Securities	\$0.01625	10,000	\$162.50	\$0.00	\$0.00	\$162.50	\$0.00
Withholding Tax:						\$0.00	
Net Payment:						\$162.50	

On 24 June 2021, Cromwell Property Group announced the suspension of its distribution reinvestment plan in respect of the June 2021 quarter distribution.

The number of securities participating does not reflect any ex-distribution transactions registered after the ex-distribution date, or any transactions registered after the record date.

This is an important document and should be retained, however it should not be used when preparing your tax return. For your tax return please use the AMMA Statement and accompanying AMMA Statement Guide.

BANKING INSTRUCTIONS:

ANZ BANK
 BSB: 014-141 ACC: *****7655
 K C WARD SUPER FUND
 DIRECT CREDIT REFERENCE NUMBER: 001262775119

A payment has been made into the above account. If this account is not valid please turn over for instructions to update your details. Once your details have been updated, a payment will be made within four weeks.

Non residents whose distribution is paid to an intermediary entity can obtain the notice for the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the Taxation Administration Act 1953 at www.cromwellpropertygroup.com/securityholder-centre/taxation-information.

For convenience, view your holding and update your details via the Group's online service centre at www.cromwellpropertygroup.com/registry.

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Distribution Statement


038 003566

MR KELVIN CHARLES WARD &
 MRS JEAN WARD
 <K C WARD SUPER FUND A/C>
 PO BOX 66
 MOUNT GRAVATT QLD 4122

ASX Code: CMW
 Reference No.: X*****5580
 Payment Date: 21/05/2021
 Record Date: 31/03/2021
 TFN/ABN RECEIVED AND RECORDED

Dear Securityholder(s),

The details below relate to a distribution for the quarter ended 31 March 2021 payable on securities entitled to participate as at the record date.

Lucy Laakso
 Company Secretary

Security Description	Amount per Security	No. of Securities Participating	Distribution Amount	Dividend Franked Amount	Dividend Unfranked Amount	Gross Payment	Franking Credit
Stapled Securities	\$0.01625	10,000	\$162.50	\$0.00	\$0.00	\$162.50	\$0.00
Withholding Tax:						\$0.00	
Net Payment:						\$162.50	

On 25 March 2021, Cromwell Property Group announced the suspension of its distribution reinvestment plan in respect of the March 2021 quarter distribution.

The number of securities participating does not reflect any ex-distribution transactions registered after the ex-distribution date, or any transactions registered after the record date.

This is an important document and should be retained, however it should not be used when preparing your tax return. You will receive an AMMA Statement after the end of each financial year.

BANKING INSTRUCTIONS:

ANZ BANK
 BSB: 014-141 ACC: *****7655
 K C WARD SUPER FUND
 DIRECT CREDIT REFERENCE NUMBER: 001260310348

A payment has been made into the above account. If this account is not valid please turn over for instructions to update your details. Once your details have been updated, a payment will be made within four weeks.

Non residents whose distribution is paid to an intermediary entity can obtain the notice for the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the Taxation Administration Act 1953 at www.cromwellpropertygroup.com/securityholder-centre/taxation-information.

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Distribution Statement


038 003467

MR KELVIN CHARLES WARD &
 MRS JEAN WARD
 <K C WARD SUPER FUND A/C>
 PO BOX 66
 MOUNT GRAVATT QLD 4122

ASX Code: CMW
 Reference No.: X00039955580
 Payment Date: 19/02/2021
 Record Date: 31/12/2020
 TFN/ABN RECEIVED AND RECORDED

Dear Securityholder(s),

The details below relate to a distribution for the quarter ended 31 December 2020 payable on securities entitled to participate as at the record date.

Lucy Laakso
 Company Secretary

Security Description	Amount per Security	No. of Securities Participating	Distribution Amount	Dividend Franked Amount	Dividend Unfranked Amount	Gross Payment	Franking Credit
Stapled Securities	\$0.01875	10,000	\$187.50	\$0.00	\$0.00	\$187.50	\$0.00
Withholding Tax:						\$0.00	
Net Payment:						\$187.50	

On 23 December 2020, Cromwell Property Group announced the suspension of its distribution reinvestment plan in respect of the December 2020 quarter distribution.

The number of securities participating does not reflect any ex-distribution transactions registered after the ex-distribution date, or any transactions registered after the record date.

This is an important document and should be retained, however it should not be used when preparing your tax return. You will receive an AMMA Statement after the end of each financial year.

BANKING INSTRUCTIONS:

ANZ BANK
 BSB: 014-141 ACC: *****7655
 K C WARD SUPER FUND
 DIRECT CREDIT REFERENCE NUMBER: 001255540186

A payment has been made into the above account. If this account is not valid please turn over for instructions to update your details. Once your details have been updated, a payment will be made within four weeks.

Non residents whose distribution is paid to an intermediary entity can obtain the notice for the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the Taxation Administration Act 1953 at www.cromwellpropertygroup.com/securityholder-centre/taxation-information.

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Distribution Statement


038 000948

MR KELVIN CHARLES WARD &
 MRS JEAN WARD
 <K C WARD SUPER FUND A/C>
 PO BOX 66
 MOUNT GRAVATT QLD 4122

ASX Code: CMW
 Reference No.: X00039955580
 Payment Date: 20/11/2020
 Record Date: 30/09/2020
 TFN/ABN RECEIVED AND RECORDED

Dear Securityholder(s),

The details below relate to a distribution for the quarter ended 30 September 2020 payable on securities entitled to participate as at the record date.

Lucy Laakso
 Company Secretary

Security Description	Amount per Security	No. of Securities Participating	Distribution Amount	Dividend Franked Amount	Dividend Unfranked Amount	Gross Payment	Franking Credit
Stapled Securities	\$0.01875	10,000	\$187.50	\$0.00	\$0.00	\$187.50	\$0.00
Withholding Tax:						\$0.00	
Net Payment:						\$187.50	

On 18 September 2020, Cromwell Property Group announced the suspension of its distribution reinvestment plan in respect of the September 2020 quarter distribution.

The number of securities participating does not reflect any ex-distribution transactions registered after the ex-distribution date, or any transactions registered after the record date.

This is an important document and should be retained, however it should not be used when preparing your tax return. You will receive an AMMA Statement after the end of each financial year.

BANKING INSTRUCTIONS:

ANZ BANK
 BSB: 014-141 ACC: *****7655
 K C WARD SUPER FUND
 DIRECT CREDIT REFERENCE NUMBER: 001253291440

A payment has been made into the above account. If this account is not valid please turn over for instructions to update your details. Once your details have been updated, a payment will be made within four weeks.

Non residents whose distribution is paid to an intermediary entity can obtain the notice for the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the Taxation Administration Act 1953 at www.cromwellpropertygroup.com/securityholder-centre/taxation-information.

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