

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)


047 004491

 MR RALPH BARBIERI &
 MRS GIUSEPPINA BARBIERI
 <R & J BARBIERI S/F A/C>
 8 PONTIAC COURT
 ATHELSTONE SA 5076

Statement Date: 19 August 2022
Reference Number: X*****1366
TFN/ABN Status: Quoted

**Cromwell Property Group
 Attribution Managed Investment Trust Member Annual Statement
 For The Year Ended 30 June 2022**

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 2022. This AMMA Statement should be read in conjunction with the Cromwell Property Group AMMA Statement Guide, a copy of which is available on the Cromwell Property Group website.

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 2022 Tax Return & Supplementary Section		
Tax Return & Supplementary Section Item	Amount	Tax Return Label
Franked amount	\$0.00	11T
Franking credit	\$0.00	11U
Non-primary production (NPP) income – Share of net income from trusts, less capital gains, foreign income and franked distributions	\$746.47	13U
NPP Income - Franked distributions from trusts	\$9.61	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	\$5.45	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 from interest, dividends and unit trust distributions	\$0.00	13R
Net capital gain	\$0.00	18A
Total current year capital gains	\$0.00	18H
Assessable foreign source income	\$0.00	20E
Other net foreign source income	\$0.00	20M
Foreign tax income offset	\$0.00	20O

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Part B: Components of Attribution (DPT Distribution)				
	Notes	Cash Distributions	Foreign Income Tax Offset/ Franking Credit (grossed up)	Attributable Amount
Australian Income				
Dividends – unfranked amount not declared to be CFI	1	\$0.01		\$0.01
Dividends – unfranked amount declared to be CFI	2	\$0.00		\$0.00
Interest (not subject to non-resident withholding tax)	3	\$0.00		\$0.00
Interest (subject to non-resident withholding tax)	4	\$99.15		\$99.15
Other assessable Australian income	5	\$640.43		\$640.43
Non-concessional MIT income (NCMI) – NPP	6	\$4.56		\$4.56
Excluded from NCMI – NPP	7	\$2.32		\$2.32
Non-Primary Production Income (A)		\$746.47		\$746.47
Dividends – Franked Amount (X)	8	\$4.16	\$5.45	\$9.61
Capital Gains				
Capital gains – discount method (TAP)	9	\$0.00		\$0.00
Capital gains – discount method (NTAP)	9	\$0.00		\$0.00
Capital gains – other method (TAP)	10	\$0.00		\$0.00
Capital gains – other method (NTAP)	10	\$0.00		\$0.00
Net Capital Gains		\$0.00		\$0.00
AMIT CGT gross up amount	11			\$0.00
Other capital gains distribution	12	\$0.00		
Total Current Year Capital Gains (C)	13	\$0.00		\$0.00
NCMI capital gains	14	\$0.00		\$0.00
Excluded from NCMI capital gains	14	\$0.00		\$0.00
Foreign Income				
Other net foreign source income	15	\$0.00	\$0.00	\$0.00
Assessable Foreign Source Income				
Controlled foreign company income	16	\$0.00	\$0.00	\$0.00
Total Foreign Income (D)		\$0.00	\$0.00	\$0.00
Cash Distribution Sub-Total (A+X+C+D)		\$750.63		
Other Non-Assessable Amounts				
Net exempt income	17	\$0.00		
Non-assessable non-exempt amount	18	\$0.00		
Other non-attributable amounts	19	\$1,283.89		
Total Non-Assessable Amounts (E)		\$1,283.89		
Gross Cash Distribution (A+X+C+D+E)		\$2,034.52		
Other Deductions from Distribution				
Less: TFN/ABN amounts withheld	20	\$0.00		
Less: Non-resident withholding tax	21	\$0.00		
Net Cash Distribution		\$2,034.52		

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Part C: Attribution Managed Investment Trust (AMIT) Cost Base Adjustments		
	Notes	
AMIT cost base net amount – excess (decrease)	22	\$1,283.89
AMIT cost base net amount – shortfall (increase)	23	\$0.00

Cromwell Corporation Limited Dividends
For The Year Ended 30 June 2022

Part D: Summary of CCL Dividends				
	Notes	CCL Dividend Amount	Franking Credit	Franking Percentage
Dividend				
Franked amount	24	\$0.00	\$0.00	0%

AMMA Statement Guide

The Cromwell Property Group AMMA Statement Guide contains general information about how to use this AMMA Statement when you complete your 2022 Tax Return.

To view the 2022 AMMA Statement Guide, please visit: <https://www.cromwellpropertygroup.com/securityholder-centre/taxation-information>

Please contact Cromwell's Investor Services Team on 1300 268 078 if you require a hard copy of the AMMA Statement Guide.

This AMMA Statement contains important information.

Please retain this AMMA Statement for income tax purposes.

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Distribution Statement



047 003148

MR RALPH BARBIERI &
 MRS GIUSEPPINA BARBIERI
 <R & J BARBIERI S/F A/C>
 8 PONTIAC COURT
 ATHELSTONE SA 5076

ASX Code: CMW
 Reference No.: X*****1366
 Payment Date: 19/11/2021
 Record Date: 30/09/2021
 TFN/ABN RECEIVED AND RECORDED

Dear Securityholder(s),

The details below relate to a distribution for the quarter ended 30 September 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	31,300	\$508.63	\$0.00	\$0.00	\$508.63	\$0.00
Withholding Tax:						\$0.00	
Net Payment:						\$508.63	

On 24 September 2021, Cromwell Property Group announced the suspension of its distribution reinvestment plan in respect of the September 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:

WESTPAC BANK
 BSB: 035-006 ACC: **5411
 R & J BARBIERI SUPERANNUATION FUND
 DIRECT CREDIT REFERENCE NUMBER: 001268901451

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



047 004469

MR RALPH BARBIERI &
 MRS GIUSEPPINA BARBIERI
 <R & J BARBIERI S/F A/C>
 8 PONTIAC COURT
 ATHELSTONE SA 5076

ASX Code: CMW
 Reference No.: X*****1366
 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	31,300	\$508.63	\$0.00	\$0.00	\$508.63	\$0.00
						Withholding Tax:	\$0.00
						Net Payment:	\$508.63

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:

WESTPAC BANK
 BSB: 035-006 ACC: **5411
 R & J BARBIERI SUPERANNUATION FUND
 DIRECT CREDIT REFERENCE NUMBER: 001262775815

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



047 004418

MR RALPH BARBIERI &
 MRS GIUSEPPINA BARBIERI
 <R & J BARBIERI S/F A/C>
 8 PONTIAC COURT
 ATHELSTONE SA 5076

ASX Code: CMW
 Reference No.: X*****1366
 Payment Date: 18/02/2022
 Record Date: 31/12/2021
 TFN/ABN RECEIVED AND RECORDED

Dear Securityholder(s),

The details below relate to a distribution for the quarter ended 31 December 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	31,300	\$508.63	\$0.00	\$0.00	\$508.63	\$0.00
Withholding Tax:						\$0.00	
Net Payment:						\$508.63	

On 16 December 2021, Cromwell Property Group announced the suspension of its distribution reinvestment plan in respect of the December 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:

WESTPAC BANK
 BSB: 035-006 ACC: **5411
 R & J BARBIERI SUPERANNUATION FUND
 DIRECT CREDIT REFERENCE NUMBER: 001271302138

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


047 004381

MR RALPH BARBIERI &
 MRS GIUSEPPINA BARBIERI
 <R & J BARBIERI S/F A/C>
 8 PONTIAC COURT
 ATHELSTONE SA 5076

ASX Code: CMW
 Reference No.: X*****1366
 Payment Date: 20/05/2022
 Record Date: 31/03/2022
 TFN/ABN RECEIVED AND RECORDED

Dear Securityholder(s),

The details below relate to a distribution for the quarter ended 31 March 2022 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	31,300	\$508.63	\$0.00	\$0.00	\$508.63	\$0.00
Withholding Tax:						\$0.00	
Net Payment:						\$508.63	

On 25 March 2022, Cromwell Property Group announced the suspension of its distribution reinvestment plan in respect of the March 2022 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:

WESTPAC BANK
 BSB: 035-006 ACC: **5411
 R & J BARBIERI SUPERANNUATION FUND
 DIRECT CREDIT REFERENCE NUMBER: 001277131133

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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