

Cromwell Phoenix Property Securities Fund – Ordinary Units

Distribution Components for Non-Resident Withholding Tax Purposes

Distribution for The Quarter Ended 31 December 2024

Following are the components of the Cromwell Phoenix Property Securities Fund – Ordinary Units distribution for the quarter ended 31 December 2024. The distribution payment is expected to be made on 14 January 2025 to unitholders who held Cromwell Phoenix Property Securities Fund – Ordinary Units.

| Components | Cents per unit |
|---|----------------|
| Capital gains (taxable Australian property) – discounted (grossed up) | 0.18416 |
| Capital gains (taxable Australian property) – non-discount | 0.00000 |
| Capital gains (clean building MIT) – discounted (grossed up) | 0.00000 |
| Other Australian taxable income – excluded from non-concessional MIT income | 0.00109 |
| Other Australian taxable income – non-concessional MIT income | 0.00243 |
| Other Australian taxable income – clean building MIT | 0.00000 |
| Other Australian taxable income | 0.22494 |
| Fund payment | 0.41262 |
| Interest income | 0.11667 |
| Unfranked dividend income | 0.00612 |
| Total amounts subject to withholding taxes | 0.53541 |
| Total cash distribution | 1.12750 |

This distribution includes a 'Fund Payment' of 0.41262 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 2025. 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 quarter ended 31 December 2024 which is attributable from a clean building managed investment trust is nil.

The Cromwell Phoenix Property Securities Fund 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 2025 Attribution MIT Member Annual ('AMMA') Statement.