# Form 605

**Corporations Act 2001**
**Section 671B**

## Notice of ceasing to be a substantial holder

| | |
|---|---|
| To Company Name/Scheme | Cromwell Corporation Limited ABN 44 001 056 980 (**Company**) and Cromwell Property Securities Limited ABN 11 079 147 809 as the responsible entity of the Cromwell Diversified Property Trust ARSN 102 982 598 (**Trust**) |
| **ACN/ARSN** | See above |

### 1. Details of substantial holder (1)

| | |
|---|---|
| Name | AVIC Capital Co., Ltd (a company incorporated in China) (**AVIC Capital**) and each of its controlled entities listed in section 2 below. |
| ACN/ARSN (if applicable) | N/A |

| | |
|---|---|
| The holder ceased to be a substantial holder on | 22/05/2020 |
| The previous notice was given to the company on | 12/11/2019 |
| The previous notice was dated | 12/11/2019 |

### 2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

| Date of change | Person whose relevant interest changed | Nature of change (4) | Consideration given in relation to change (5) | Class (6) and number of securities affected | Person's votes affected |
|---|---|---|---|---|---|
| 22/05/2020 | AVICT Dragon Holdings Limited, incorporated in British Virgin Islands (**AVICT Dragon**) | AVICT Dragon ceased to have a relevant interest in the Stapled Securities held by ARA Real Estate Investors XXI Pte. Ltd. (**ARA XXI**) (which originally arose under s608(3)(a) of the *Corporations Act*) by ceasing to hold more than 20% of the shares in ARA Asset Management Holdings Pte. Ltd., the controlling entity of ARA XXI. | US$275,860,000 | 617,392,409 ordinary shares in the Company stapled to 617,392,409 units in the Trust (each of which is a **Stapled Security**) | 617,392,409 Stapled Securities |
| 22/05/2020 | AVICT Phoenix Holdings Limited (incorporated in China), AVIC Trust Co., Ltd (incorporated in China), Aviation Investment Holdings Co., Ltd. (incorporated in China), AVIC Capital | Ceased to have a relevant interest (which originally arose under s608(3) of the *Corporations Act* by virtue of their control of AVICT Dragon) upon AVICT Dragon ceasing to have a relevant interest in the Stapled Securities. | N/A | 617,392,409 Stapled Securities | 617,392,409 Stapled Securities |

### 3. Changes in association

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

| Name and ACN/ARSN (if applicable) | Nature of association |
|---|---|
| N/A | N/A |

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**4. Addresses**

The addresses of persons named in this form are as follows:

| Name | Address |
|---|---|
| AVICT Dragon Holdings Limited | Offshore Incorporations Centre, Coastal Building, Wickhams Cay 11, Road Town, Tortola, British Virgin Islands, VG1110 |
| AVICT Phoenix Holdings Limited | 405-63, Gongqing City Private Fund Park, Jiu Jiang City, Jiang Xi Province, China |
| AVIC Trust Co., Ltd | 10 Floor AVICT Center, No.1009 Huizhan Ave, Honggutan New District, Nanchang, Jiangxi Province, China |
| Aviation Investment Holdings Co., Ltd. | 20th floor, No. 10 Yi East San Huan Middle Road, Chaoyang District, Beijing City, China |
| AVIC Capital Co., Ltd | 23rd floor Fortune Tower, No. 111 Friendship Road, Dao Li District, Harbin City, Hei Long Jiang Province, China |

## Signature

print name YAO Jiangtao capacity Authorized Signatory

**sign here** date 26 May 2020

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**DIRECTIONS**

(1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 4 of the form.

(2) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.

(3) See the definition of "associate" in section 9 of the Corporations Act 2001.

(4) Include details of:

(a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and

(b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.

(5) Details of the consideration must include any and all benefits, moneys and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

(6) The voting shares of a company constitute one class unless divided into separate classes.

(7) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

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