CROMWELL EUROPEAN REAL ESTATE INVESTMENT TRUST

(a real estate investment trust constituted on 28 April 2017 under the laws of the Republic of Singapore)

10 April 2023

Dear Unitholder,

We are pleased to inform you that we have published the Annual Report 2022 ("Annual Report") of Cromwell European Real Estate Investment Trust ("Cromwell European REIT" or "CEREIT"). In line with our environmental, governance and sustainability practices, a full electronic copy of the Annual Report is now available for viewing and can be downloaded from our website at https://investor.cromwelleuropeanreit.com.sg/publications.html. You will need an internet connection and a PDF reader to view the Annual Report. This follows the Singapore Exchange Securities Trading Limited's amendments to its Listing Rules that allow issuers to use electronic communications to transmit annual reports and other documents to Unitholders.

If you still wish to receive a printed copy of the Annual Report, please complete and return this Request Form to CROMWELL EREIT MANAGEMENT PTE. LTD. c/o The Unit Registrar, Boardroom Corporate & Advisory Services Pte Ltd, 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632, by 10 May 2023. To request for a printed copy of the Annual Report after 10 May 2023, please email ir@cromwell.com.sg (subject to availability).

We are pleased to inform that the Annual General Meeting of Cromwell European REIT will be held on:

Venue : Room 801, Level 8, 1 Marina Boulevard, Singapore 018989

Date : Wednesday, 26 April 2023

Time : 3.00 p.m. (Singapore Time)

Yours faithfully,

Simon Garing Chief Executive Officer and Executive Director

For and on behalf of **Cromwell EREIT Management Pte. Ltd.** (Registration Number: 201702701N) (as manager of Cromwell European REIT)

REQUEST FORM

To: Cromwell EREIT Management Pte. Ltd. (as manager of Cromwell European REIT)

Please send me/us a printed copy of Cromwell European REIT's Annual Report 2022.

Name(s) of Unitholder(s):			
Address:			
Signature(s):			
The Units are held by me/us under	or through:		
CDP Securities Account:			
CPFIS Account			
Contact No.:	Email Address:	Date:	

Note: We regret that incomplete or incorrect completed forms will not be processed.

Personal Data Privacy:

By submitting a request form for a copy of the Annual Report 2022, you consent to the collection, use and disclosure of your personal data by the Manager (or its agents or service providers) for the purpose of processing, administration and delivery of the requested documents by the Manager (or its agents or service providers), and in order for the Manager (or its agents or service providers) to comply with any applicable laws, listing rules, regulations and/or guidelines.

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CROMWELL EREIT MANAGEMENT PTE. LTD.

(AS MANAGER OF CROMWELL EUROPEAN REIT) c/o The Unit Registrar, Boardroom Corporate & Advisory Services Pte Ltd 1 Harbourfront Avenue #14-07 Keppel Bay Tower Singapore 098632

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