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

Managed by Cromwell EREIT Management Pte. Ltd.

**SETTLEMENT OF DEFERRED CONSIDERATION RELATING TO
PARC DES DOCKS, SAINT-OUEN, FRANCE**

Goldman Sachs (Singapore) Pte. and UBS AG, Singapore Branch are the joint issue managers for the Offering. DBS Bank Ltd., Goldman Sachs (Singapore) Pte., and UBS AG, Singapore Branch are the joint global coordinators for the Offering. DBS Bank Ltd., Goldman Sachs (Singapore) Pte., UBS AG, Singapore Branch, Daiwa Capital Markets Singapore Limited and CLSA Singapore Pte Ltd are the joint bookrunners and underwriters for the Offering.

*Capitalised terms used herein, unless otherwise defined, have the meanings as defined in the prospectus of Cromwell European Real Estate Investment Trust (“**CEREIT**”) dated 22 November 2017 and registered by the Monetary Authority of Singapore on 22 November 2017 (the “**Prospectus**”).*

Cromwell EREIT Management Pte. Ltd., in its capacity as manager of Cromwell Real Estate Investment Trust (“**CEREIT**”, and the manager of CEREIT, the “**Manager**”) refers to the disclosures in the Prospectus on the EUR 12 million Deferred Consideration in respect of the Parc Des Docks asset located in Saint-Ouen, France, relating to the French administration’s potential expropriation of part of the Parc Des Docks site in order to develop a hospital and medical university (see “Risk Factors – Risks relating to Europe – CEREIT’s properties or any

part of them may be acquired compulsorily by the respective governments in the countries in which the properties are located” in the Prospectus for details on the Deferred Consideration).

Due to, *inter alia*, the uncertainty in respect of the status of discussions with the French authorities, the Manager is pleased to announce that Perpetual (Asia) Limited (in its capacity as trustee of CEREIT), Cromwell EREIT LUX 2 S.A.R.L (a wholly-owned subsidiary of CEREIT and the purchaser under the EHI SPA) and, *inter alia*, the vendors under the EHI SPA have entered into an agreement (the “**Settlement Agreement**”) in connection with the Deferred Consideration arrangement under the EHI SPA, pursuant to which it will pay a lump-sum amount of EUR 6 million on 3 July 2018 in full and final settlement of all outstanding and future claims which any party to the EHI SPA may have in relation to the Deferred Consideration.

As the manager of the fund which owned Parc Des Docks is a related corporation of the Manager, the vendor entities of Parc Des Docks are deemed to be “*interested persons*” of CEREIT for purposes of Chapter 9 of the Listing Manual of Singapore Exchange Securities Trading Limited read together with Appendix 6 of the CIS Code. However, as the total value of the Settlement Agreement is less than 3% of the net tangible assets of CEREIT (based on CEREIT Group’s unaudited financial statements for the period from the listing date of CEREIT to 31 March 2018), the entry into of the Settlement Agreement is not subject to the requirement of approval of unitholders of CEREIT.

As a result of the Settlement Agreement, the Manager is now able to conduct, as it deems appropriate and in the interests of CEREIT, all negotiations with the French authorities in connection with the potential expropriation of all or part of the Parc Des Docks site.

The total consideration paid for Parc Des Docks (on an asset basis) is therefore EUR 98 million. Parc des Docks was valued at EUR 110 million (EUR 12 million higher after taking into account the Deferred Consideration arrangement) by CEREIT’s independent valuer as at 31 March 2018.

By Order of the Board
Philip Levinson
Executive Director and Chief Executive Officer

Cromwell EREIT Management Pte. Ltd.
(Company Registration No.: 201702701N)
As manager of Cromwell European Real Estate Investment Trust

2 July 2018

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities of CEREIT in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, Perpetual (Asia) Limited, in its

capacity as trustee of CEREIT, the Cromwell Property Group as the sponsor of CEREIT, the Joint Issue Managers, Joint Global Coordinators, the Joint Bookrunners and Underwriters or any of their respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Holders of Units (“**Unitholders**”) have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of CEREIT. The forecast financial performance of CEREIT is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.

This announcement is not an offer or sale of the Units in the United States. The Units have not been and will not be registered under the Securities Act and may not be offered or sold in the United States absent registration except pursuant to an exemption from, or in a transaction not subject to, the registration requirements under the Securities Act. Any public offering of the Units in the United States would be made by means of a prospectus that would contain detailed information about CEREIT, the Manager and its management, as well as financial statements. There is no intention to register any portion of the offering in the United States or to conduct a public offering of securities in the United States. The Units are being offered and sold outside the United States (including to institutional and other investors in Singapore) in reliance on Regulation S under the Securities Act.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.