SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR SHAREHOLDER(S) OF UNLISTED TRUSTEE-MANAGER OR RESPONSIBLE PERSON

FORM

5
(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing this notification form.
- 2. This form is for a Shareholder(s) of an unlisted Trustee-Manager or Responsible Person to give notice under section 137P or 137ZA of the Securities and Futures Act (Cap. 289) (the "SFA") for change in interests in the Trustee-Manager or Responsible Person, as the case may be.
- 3. This Form 5 and a separate Form C, containing the particulars and contact details of the Shareholder(s), must be completed by the Shareholder(s) or a person duly authorised by the Shareholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Shareholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Trustee-Manager or Responsible Person via an electronic medium such as an e-mail attachment. The Trustee-Manager/Responsible Person will attach both forms to the prescribed SGXNet announcement template for dissemination under section 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. Where a transaction results in similar notifiable obligations on the part of more than one Shareholder, all of these Shareholders may give notice using the same notification form.
- 6. Subject to paragraph 5, a separate notification form must be used by a Shareholder for each notifiable transaction. There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking on the paper clip icon on the bottom left-hand corner or in item 8 of Part II. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 1 of Part III, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. In this form, the term "Listed Issuer" refers to -
 - (a) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
 - (b) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
 - (c) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 8 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing, "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

	Part I - General
1.	Name of Listed Issuer:
	Cromwell European Real Estate Investment Trust ("CEREIT")
2.	Type of Listed Issuer:
	Registered/Recognised Business Trust
	✓ Real Estate Investment Trust
3.	Name of Trustee-Manager/Responsible Person:
	Cromwell EREIT Management Pte. Ltd.
4.	Date of notification to Trustee-Manager/Responsible Person:
	15-Feb-2019

Part II - Shareholder(s) details

	Shareholder A Name of Shareholder:						
	AVICT Dragon Holdings Limited						
2.	Date of acquisition of or change in interest	t:					
	19-Dec-2018						
3.	Date on which Shareholder became aware (if different from item 2 above, please spe-	•	n of, or change in, i	nterest 🕤			
	19-Dec-2018						
l.	Explanation (if the date of becoming awain, interest):	re is different fron	n the date of acqui	sition of, or change			
	Overtime of total voting shows (inches	lian a continue als and		1-1			
) .	Quantum of total voting shares (include convertible debentures (conversion price transaction:	•	, , ,	•			
	Immediately before the transaction	Direct Interest	Deemed Interest	Total			
	No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	0	0	0			
	As a percentage of total no. of voting shares:	0	0	0			
	Immediately after the transaction	Direct Interest	Deemed Interest	Total			
	No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	0	2,500,002	2,500,002			
	As a percentage of total no. of voting shares:	0	100	100			
i.	Circumstances giving rise to deemed inter [You may attach a chart in item 8 to illustrate I			nrises]			
	Please see paragraph 7 of Shareholder F's notification.						
	Relationship between the Shareholders gi [You may attach a chart in item 8 to show the						
	Please see paragraph 7 of Shareholder F's notifica	ation.					
	riease see parayraph 7 or shareholder r s hothication.						

Attachments (if any): 1
(The total file size for all attachment(s) should not exceed 1MB.)
If this is a replacement of an earlier notification, please provide:
(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
(b) Date of the Initial Announcement:
(c) 15-digit transaction reference number of the relevant transaction in the Form 5 which was attached in the Initial Announcement:
Remarks (if any):
Shareholder B 🕦
Shareholder B Name of Shareholder:
Name of Shareholder: AVICT Phoenix Holdings Limited Date of acquisition of or change in interest:
Name of Shareholder: AVICT Phoenix Holdings Limited
Name of Shareholder: AVICT Phoenix Holdings Limited Date of acquisition of or change in interest:
Name of Shareholder: AVICT Phoenix Holdings Limited Date of acquisition of or change in interest: 19-Dec-2018 Date on which Shareholder became aware of the acquisition of, or change in, interest
Name of Shareholder: AVICT Phoenix Holdings Limited Date of acquisition of or change in interest: 19-Dec-2018 Date on which Shareholder became aware of the acquisition of, or change in, interest (if different from item 2 above, please specify the date): 19-Dec-2018
Name of Shareholder: AVICT Phoenix Holdings Limited Date of acquisition of or change in interest: 19-Dec-2018 Date on which Shareholder became aware of the acquisition of, or change in, interest (if different from item 2 above, please specify the date): 19-Dec-2018 Explanation (if the date of becoming aware is different from the date of acquisition of, or change in the date of acquisition of the date of acquisition o
Name of Shareholder: AVICT Phoenix Holdings Limited Date of acquisition of or change in interest: 19-Dec-2018 Date on which Shareholder became aware of the acquisition of, or change in, interest (if different from item 2 above, please specify the date): 19-Dec-2018 Explanation (if the date of becoming aware is different from the date of acquisition of, or change in the date of acquisition of the date of acquisition o
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rights/option	ng shares held and/or underlying the ons/warrants/convertible debentures:	0	0	1
As a perce			O	0
	entage of total no. of voting shares:	0	0	0
lmr	nediately after the transaction	Direct Interest	Deemed Interest	Total
	ng shares held and/or underlying the ons/warrants/convertible debentures:	0	2,500,002	2,500,002
As a perce	entage of total no. of voting shares: 👔	0	100	100
	ances giving rise to deemed inte attach a chart in item 8 to illustrate i			rises]
Please see p	paragraph 7 of Shareholder F's notifica	ation.		
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	paragraph 7 of Shareholder F's notifica	HION.		
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Name of Shareholder:			
AVIC Trust Co., Ltd.			
Date of acquisition of or change in interes	t:		
19-Dec-2018			
Date on which Shareholder became awar (if different from item 2 above, please spe		n of, or change in,	interest 🕤
19-Dec-2018			
Explanation (if the date of becoming awain, interest):	nre is different fron	n the date of acqu	iisition of, or chang
Quantum of total voting shares (include convertible debentures (conversion price transaction:	•		•
Immediately before the transaction	Direct Interest	Deemed Interes	t Total
No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	0	0	0
As a percentage of total no. of voting shares:	0	0	0
As a percentage of total no. of voting shares:	0 Direct Interest	0 Deemed Interes	
Immediately after the transaction No. of voting shares held and/or underlying the	Direct Interest	Deemed Interes	t Total
Immediately after the transaction No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	Direct Interest 0 0 rests (if the interest	Deemed Interes 2,500,002 100 st is such):	t Total 2,500,002 100
Immediately after the transaction No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures: As a percentage of total no. of voting shares:	Direct Interest 0 0 rests (if the interest how the Shareholde	Deemed Interes 2,500,002 100 st is such):	t Total 2,500,002 100
Immediately after the transaction No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures: As a percentage of total no. of voting shares: Circumstances giving rise to deemed inte [You may attach a chart in item 8 to illustrate]	Direct Interest 0 0 rests (if the interest how the Shareholde	Deemed Interes 2,500,002 100 st is such):	t Total 2,500,002 100
Immediately after the transaction No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures: As a percentage of total no. of voting shares: Circumstances giving rise to deemed inte [You may attach a chart in item 8 to illustrate]	Direct Interest 0 orests (if the interest how the Shareholde ation.	Deemed Interes 2,500,002 100 st is such): r's deemed interest form:	t Total 2,500,002 100 arises]

Shareholder C 1

8.	Attachments (if any):
	(The total file size for all attachment(s) should not exceed 1MB.)
9.	If this is a replacement of an earlier notification, please provide:
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 5 which was attached in the Initial Announcement:
10.	Remarks (if any):
1.	Shareholder D Name of Shareholder:
••	China Aviation Investment Holdings Co., Ltd.
2.	Date of acquisition of or change in interest:
	19-Dec-2018
3.	Date on which Shareholder became aware of the acquisition of, or change in, interest (if different from item 2 above, please specify the date):
	19-Dec-2018
4.	Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):
5.	Quantum of total voting shares (including voting shares underlying rights/options/warrants/convertible debentures {conversion price known}) held by Shareholder before and after the transaction:
	Immediately before the transaction Direct Interest Deemed Interest Total
	No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:

As	a percentage of total no. of voting shares:	0	0	0
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
	of voting shares held and/or underlying the hts/options/warrants/convertible debentures:	0	2,500,002	2,500,002
As	a percentage of total no. of voting shares: 👔	0	100	100
	umstances giving rise to deemed inten a may attach a chart in item 8 to illustrate I			rises]
Pleas	se see paragraph 7 of Shareholder F's notifica	ation.		
	ationship between the Shareholders gi			
You	ı may attach a chart in item 8 to show the	relationship betwee	n the Shareholders]	
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	chments (<i>if any</i>): ①			
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Atta	chments (if any): (1) (The total file size for all attachment(s) should is is a replacement of an earlier notifice SGXNet announcement reference of (the "Initial Announcement"):	ld not exceed 1MB.) cation, please pro		unced on SGXNet
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Name of Shareholder:						
AVIC Capital Co. Ltd						
Date of acquisition of or change in inte	rest:					
19-Dec-2018						
Date on which Shareholder became aware of the acquisition of, or change in, interest () (if different from item 2 above, please specify the date):						
19-Dec-2018						
Explanation (if the date of becoming a in, interest):	ware is different fro	m the date of acquis	sition of, or chan			
Quantum of total voting shares (inc						
convertible debentures (conversion patransaction:						
Immediately before the transaction	Direct Interest	Deemed Interest	Total			
No. of voting shares held and/or underlying th rights/options/warrants/convertible debentures		0	0			
	0	0	0			
As a percentage of total no. of voting shares:	(i)	Ü				
As a percentage of total no. of voting shares: Immediately after the transaction		Deemed Interest	Total			
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Immediately after the transaction No. of voting shares held and/or underlying th rights/options/warrants/convertible debentures	Direct Interest 0 s: 0 nterests (if the interest)	Deemed Interest 2,500,002 100 est is such):	2,500,002			
Immediately after the transaction No. of voting shares held and/or underlying th rights/options/warrants/convertible debentures As a percentage of total no. of voting shares: Circumstances giving rise to deemed in	Direct Interest 0 es: 0 interests (if the interest ate how the Shareholds)	Deemed Interest 2,500,002 100 est is such):	2,500,002			
Immediately after the transaction No. of voting shares held and/or underlying th rights/options/warrants/convertible debentures As a percentage of total no. of voting shares: Circumstances giving rise to deemed in [You may attach a chart in item 8 to illustrations and the content of the	Direct Interest 0 es: 0 interests (if the interest ate how the Shareholds)	Deemed Interest 2,500,002 100 est is such):	2,500,002			
Immediately after the transaction No. of voting shares held and/or underlying th rights/options/warrants/convertible debentures As a percentage of total no. of voting shares: Circumstances giving rise to deemed in [You may attach a chart in item 8 to illustrations and the content of the	Direct Interest o o o o o o o o o o o o o	Deemed Interest 2,500,002 100 est is such): er's deemed interest a	2,500,002			

Shareholder E

8.	Attachments (if any):
	(The total file size for all attachment(s) should not exceed 1MB.)
9.	If this is a replacement of an earlier notification, please provide:
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 5 which was attached in the Initial Announcement:
10.	Remarks (if any):
	Shareholder F 📦
1.	Name of Shareholder:
	Aviation Industry Corporation of China
2.	Date of acquisition of or change in interest:
	19-Dec-2018
3.	Date on which Shareholder became aware of the acquisition of, or change in, interest (if different from item 2 above, please specify the date):
	19-Dec-2018
4.	Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):
5.	Quantum of total voting shares (including voting shares underlying rights/options/warrants/convertible debentures {conversion price known}) held by Shareholder before and after the transaction:
	Immediately before the transaction Direct Interest Deemed Interest Total
	No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:

As a percentage of total no. of voting shares:	0	0	0
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	0	2,500,002	2,500,002
As a percentage of total no. of voting shares:	0	100	100

6. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart in item 8 to illustrate how the Shareholder's deemed interest arises]

See below.			

7. Relationship between the Shareholders giving notice in this form: [You may attach a chart in item 8 to show the relationship between the Shareholders]

Cromwell Property Group ("CPG") launched a rights issue of its securities on 28 November 2018. Prior to the issuance of the Rights Issue securities of CPG, ARA Real Estate Investors XXI Pte. Ltd. held 19.38% in CPG. While ARA Real Estate Investors XXI Pte. Ltd. subscribed for its pro rata allotment in the rights issue, due to not all securityholders exercising their rights under the offer, ARA Real Estate Investors XXI Pte. Ltd.'s interest in CPG increased to 20.03% on 19 December 2018.

As ARA Real Estate Investors XXI Pte. Ltd. holds 20.03% of CPG, and CPG is deemed interested in 100% of the shares in Cromwell EREIT Management Pte. Ltd., ARA Real Estate Investors XXI Pte. Ltd. is deemed interested in 100% of the shares in Cromwell EREIT Management Pte. Ltd.

As ARA RE Investment Group (Singapore) Pte. Ltd. holds 100% of ARA Real Estate Investors XXI Pte. Ltd., ARA RE Investment Group (Singapore) Pte. Ltd. is also deemed interested in 100% of the shares Cromwell EREIT Management Pte. Ltd.

As ARA Asset Management Limited holds 100% of ARA RE Investment Group (Singapore) Pte. Ltd., it is also deemed interested in 100% of the shares in Cromwell EREIT Management Pte. Ltd.

As ARA Investment (Cayman) Limited holds 100% of ARA Asset Management Limited, it is also deemed interested in 100% of the shares in Cromwell EREIT Management Pte. Ltd.

As ARA Asset Management Holdings Pte. Ltd. holds 100% of ARA Investment (Cayman) Limited, it is also deemed interested in 100% of the shares in Cromwell EREIT Management Pte. Ltd.

AVICT Dragon Holdings Limited ("AVICT Dragon") holds more than 20 per cent. of the voting rights of ARA Asset Management Holdings Pte. Ltd..

AVICT Phoenix Holdings Limited ("AVICT Phoenix") holds more than 50 per cent. of the voting rights of AVICT Dragon.

AVIC Trust Co., Ltd. ("AVIC Trust") holds more than 50 per cent. of the voting rights of AVICT Phoenix.

China Aviation Investment Holdings Co., Ltd. ("China Aviation") holds more than 50 per cent. of the voting rights of AVIC Trust.

AVIC Capital Co., Ltd ("AVIC Capital") holds more than 50 per cent. of the voting rights of China Aviation.

AVIC is wholly-owned by the Central State-Owned Assets Supervision and Administration Commission of the People's Republic of China. By virtue of this, each of AVICT Dragon, AVICT Phoenix, AVIC Trust, China Aviation, AVIC Capital and AVIC has a deemed interest in 100% of the shares in Cromwell EREIT Management Pte. Ltd. Attachments (if any): 🕥 8. (The total file size for all attachment(s) should not exceed 1MB.) If this is a **replacement** of an earlier notification, please provide: 9. (a) SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"): Date of the Initial Announcement: (b) (c) 15-digit transaction reference number of the relevant transaction in the Form 5 which was attached in the Initial Announcement: 10. Remarks (if any):

Aviation Industry Corporation of China ("AVIC") holds more than 20 per cent. of the voting rights of AVIC Capital.

		Part III - Transaction Details
1.		e of securities which are the subject of the transaction (more than one option may be chosen): Voting shares Rights/Options/Warrants over voting shares Convertible debentures over voting shares (conversion price known) Others (please specify):
2.		aber of shares, rights, options, warrants, and/or principal amount of convertible debentures sired or disposed by Shareholder(s):
	NA. S	ee paragraph 4 below.
3.	Amo dutie	ount of consideration paid or received by Shareholder(s) (excluding brokerage and stamp
	NA. S	ee paragraph 4 below.
4.	Circ	umstance giving rise to the interest or change in interest (please specify):
	secui Pte. I unde	aunched a rights issue of its securities on 28 November 2018. Prior to the issuance of the Rights Issue ities of CPG, ARA Real Estate Investors XXI Pte. Ltd. held 19.38% in CPG. While ARA Real Estate Investors XXI t.d. subscribed for its pro rata allotment in the rights issue, due to not all securityholders exercising their rights r the offer, ARA Real Estate Investors XXI Pte. Ltd.'s interest in CPG increased to 20.03% on 19 December 2018. rdingly, the interest in the shares arises from ARA Real Estate Investors XXI Pte. Ltd.'s interest in CPG.
	Item	5 is to be completed by an individual submitting this notification form on behalf of the Shareholder(s).
5.		culars of Individual submitting this notification form to the Trustee-Manager/Responsible
	Pers (a)	on: Name of Individual:
	, ,	AI JIEBING 艾洁兵
	(b)	Designation (if applicable):
		Director
	(c)	Name of entity (if applicable):
		AVICT Dragon Holdings Limited

Transaction Reference Number (auto-generated):

3 6 5 8 5 9 3 4 4 6 5 9 4 3 5