## 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 <a href="http://www.mas.gov.sg">http://www.mas.gov.sg</a> (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:			
The Cairns Pte. Ltd.			
Date of acquisition of or change in interest	::		
19-Dec-2018			
Date on which Shareholder became aware (if different from item 2 above, please specified)	•	n of, or change in, i	nterest 🕤
19-Dec-2018			
Explanation (if the date of becoming awain, interest):	re is different fron	n the date of acqui	sition of, or change
Quantum of total voting shares (include	ling voting share	ns undarlying righ	te/ontione/warrante/
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
		0.500.000	
No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	0	2,500,002	2,500,002
	0	100	2,500,002
rights/options/warrants/convertible debentures:	0 rests ( <i>if the interes</i>	100 st is such):	100
rights/options/warrants/convertible debentures:  As a percentage of total no. of voting shares:   Circumstances giving rise to deemed inter	ests (if the interes	100 st is such):	100
rights/options/warrants/convertible debentures:  As a percentage of total no. of voting shares:   Circumstances giving rise to deemed intel [You may attach a chart in item 8 to illustrate I	ests (if the interes	100 st is such):	100
rights/options/warrants/convertible debentures:  As a percentage of total no. of voting shares:   Circumstances giving rise to deemed intel [You may attach a chart in item 8 to illustrate I	ests (if the interes	100 st is such):	100
rights/options/warrants/convertible debentures:  As a percentage of total no. of voting shares:   Circumstances giving rise to deemed intel [You may attach a chart in item 8 to illustrate I	rests (if the interest now the Shareholde ation.	100 st is such): r's deemed interest a	100

8.	Attachments (if any): 1
	(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 B Name of Shareholder:
	Raffles Investment Private Limited
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
	convertible debentures {conversion price known}) held by Shareholder before and after the transaction:
	convertible debentures {conversion price known}) held by Shareholder before and after the

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.		
You may a	attach a chart in item 8 to show the	·	n the Shareholders]	
	paragraph 7 of Shareholder F's notifica	HION.		
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	Name of Shareholder:						
	Tecity Pte. Ltd						
	Date of acquisition of or change in interest:						
	19-Dec-2018						
-	Date on which Shareholder became aware (if different from item 2 above, please spec	•	n of, or change in, in	nterest 🕤			
	19-Dec-2018						
	Explanation (if the date of becoming awain, interest):	re is different from	n the date of acquis	sition of, or change			
	Quantum of total voting shares (included 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			
-	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]						
	Please see paragraph 7 of Shareholder F's notification.						
<b>7</b> .	Relationship between the Shareholders giving notice in this form: [You may attach a chart in item 8 to show the relationship between the Shareholders]						
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		relationship betweel					

Shareholder C 1

8.	Attachments (if any): (1)  (The total file size for all attachment(s) should not exceed 1MB.)
9.	If this is a <b>replacement</b> 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: Aequitas Pte. 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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Pieas	se see paragraph 7 of Shareholder F's notifica	ation.		
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	chments ( <i>if any</i> ): <b>①</b>			
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Atta  If thi  (a)	chments (if any): (1)  (The total file size for all attachment(s) should its is a replacement of an earlier notified SGXNet announcement reference of (the "Initial Announcement"):  Date of the Initial Announcement:  15-digit transaction reference numb	Id not exceed 1MB.) cation, please pro f the first notificat	ion which was anno	
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Atta  If thi  (a)	chments (if any):  (The total file size for all attachment(s) should its is a replacement of an earlier notifice.  SGXNet announcement reference of (the "Initial Announcement"):  Date of the Initial Announcement:  15-digit transaction reference number attached in the Initial Announcement:	Id not exceed 1MB.) cation, please pro f the first notificat	ion which was anno	

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Name of Shareholder:						
Tan Chin Tuan Pte. Ltd.						
Date of acquisition of or change in interest:						
19-Dec-2018						
Date on which Shareholder became aware (if different from item 2 above, please spe	•	of, or change in, ir	nterest 🕤			
19-Dec-2018						
Explanation (if the date of becoming awa in, interest):	re is different from	n the date of acquis	ition of, or change			
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			
			100			
As a percentage of total no. of voting shares:	0	100	100			
As a percentage of total no. of voting shares:  Circumstances giving rise to deemed inter [You may attach a chart in item 8 to illustrate I	rests (if the interes	et is such):				
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Circumstances giving rise to deemed inter [You may attach a chart in item 8 to illustrate If Please see paragraph 7 of Shareholder F's notification.  Relationship between the Shareholders given in the property of the shareholders given in the property of the property of the shareholders.	rests (if the interest how the Shareholder ation.	et is such): r's deemed interest a				

Shareholder E

8.	Attachments (if any): (1)  (The total file size for all attachment(s) should not exceed 1MB.)
9.	If this is a <b>replacement</b> 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 F Name of Shareholder:  Dr Tan Kheng Lian
•	
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.

The Straits Trading Company Limited ("STC"), through its wholly-owned subsidiary, Straits Equities Holdings (One) Pte. Ltd., holds more than 20 per cent. of the voting rights in ARA Asset Management Holdings Pte. Ltd.

The Cairns Pte. Ltd. ("Cairns") holds more than 50 per cent. of the voting rights of STC.

Each of Raffles Investment Private Limited ("Raffles"), Tecity Pte. Ltd. ("Tecity") and Tan Chin Tuan Pte. Ltd. ("TCT") holds not less than 20 per cent. of the voting rights of Cairns.

Aequitas Pte. Ltd. ("Aequitas") holds more than 50 per cent. of the voting rights of Raffles.

Dr Tan Kheng Lian holds more than 50 per cent. of the voting rights of TCT.

By virtue of this, each of Cairns, Raffles, Tecity, Aequitas, TCT and Dr Tan Kheng Lian has a deemed interest in 100%

Attachments (if any):   (The total file size for all attachment(s) should not exceed 1MB.)  If this is a <b>replacement</b> 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):	of th	e shares in Cromwell EREIT Management Pte. Ltd.
If this is a <b>replacement</b> of an earlier notification, please provide:  (a) SGXNet announcement reference of the <b>first</b> 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:		
(a) SGXNet announcement reference of the first 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:	Ŋ	(The total file size for all attachment(s) should not exceed 1MB.)
(a) SGXNet announcement reference of the first 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:	If th	is is a <b>replacement</b> of an earlier notification, please provide:
(c) 15-digit transaction reference number of the relevant transaction in the Form 5 which was attached in the Initial Announcement:		SGXNet announcement reference of the first notification which was announced on SGXNet
attached in the Initial Announcement:	(b)	Date of the Initial Announcement:
Remarks (if any):	(c)	
	Ren	narks ( <i>if anv</i> ):

	Part III - Transaction Details		
1.	✓ \	e of securities which are the subject of the transaction (more than one option may be chosen): //oting shares Rights/Options/Warrants over voting shares Convertible debentures over voting shares (conversion price known) Others (please specify):	
2.		ber of shares, rights, options, warrants, and/or principal amount of convertible debentures lired or disposed by Shareholder(s):	
	NA. S	ee paragraph 4 below.	
3.	Amount of consideration paid or received by Shareholder(s) (excluding brokerage and stamp duties):		
	NA. See paragraph 4 below.		
4.	Circumstance giving rise to the interest or change in interest (please specify):		
	secur Pte. L 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 td. subscribed for its pro rata allotment in the rights issue, due to not all securityholders exercising their rights the offer, ARA Real Estate Investors XXI Pte. Ltd.'s interest in CPG increased to 20.03% on 19 December 2018. Tdingly, 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.	Parti Pers (a)	culars of Individual submitting this notification form to the Trustee-Manager/Responsible on:  Name of Individual:	
		Chew Kwee San	
	(b)	Designation (if applicable):	
		Director	
	(c)	Name of entity (if applicable):	

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

Transaction Reference Number (auto-generated):

Tan Chin Tuan Pte. Ltd.