

CROMWELL EUROPEAN REAL ESTATE INVESTMENT TRUST

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

PROXY FORM

ANNUAL GENERAL MEETING

NOTE: This Proxy Form may be accessed at Cromwell European Real Estate Investment Trust's ("CEREIT") website at the URL https://investor.cromwelleuropeanreit.com.sg/aggm_egm.html, and will be made available on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>. Printed copies of this Proxy Form will not be sent to unitholders.

PERSONAL DATA PRIVACY

By submitting an instrument appointing the Chair of the AGM as proxy, the unitholder accepts and agrees to the personal data privacy terms set out in the Notice of AGM dated 4 June 2020.

IMPORTANT:

1. The AGM (as defined below) is being convened, and will be held, by way of electronic means pursuant to the COVID-19 [Temporary Measures] [Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders] Order 2020. Printed copies of the Notice of AGM dated 4 June 2020 will not be sent to unitholders. Instead, the Notice of AGM will be sent to unitholders by electronic means via publication on CEREIT's website at the URL https://investor.cromwelleuropeanreit.com.sg/aggm_egm.html, and will also be made available on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>. The Notice of AGM will also be published in the print edition of the Business Times on 4 June 2020 (Thursday).
2. Alternative arrangements relating to attendance at the AGM via electronic means (including arrangements by which the meeting can be electronically accessed via live audio-visual webcast or live audio-only stream), submission of questions to the Chair of the AGM in advance of the AGM, addressing of substantial and relevant questions at the AGM and voting by appointing the Chair of the AGM as proxy at the AGM, are set out in the Notice of AGM.
3. **Due to the current COVID-19 restriction orders in Singapore, Unitholders will not be able to attend the AGM in person. If a member (whether individual or corporate) wishes to exercise his/her/its voting rights at the AGM, he/she/it must appoint the Chair of the AGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the AGM.**
4. If a CPF or SRS investor wishes to appoint the Chair of the AGM as proxy, he/she should approach his/her respective CPF Agent Banks or SRS Operators to submit his/her votes by 5.00 p.m. on 16 June 2020 (Singapore Time), being seven (7) working days before the date of the AGM.
5. **Please read the notes overleaf which contain instructions on *inter alia*, the appointment of the Chair of the AGM as a member's proxy to attend, speak and vote on his/her/its behalf at the AGM.**

I/We, _____ (name)

_____ (NRIC/Passport/Company Registration Number) of _____

_____ (address)

being a unitholder/unitholders of CEREIT, hereby appoint the Chair of the Annual General Meeting of CEREIT ("AGM") as my/our proxy to attend, speak and vote for me/us on my/our behalf at the AGM to be convened and held by way of electronic means on Friday, 26 June 2020 at 2.00 p.m. (Singapore Time), and at any adjournment thereof. I/We direct the Chair of the AGM as my/our proxy to vote for or against, or to abstain from voting on, the resolutions to be proposed at the AGM as indicated hereunder.

No.	Resolutions	For*	Against *	Abstain*
	ORDINARY BUSINESS:			
1.	To receive and adopt the Trustee's Report, the Manager's Statement, and the Audited Financial Statements of CEREIT for the financial year ended 31 December 2019 and the Auditors' Report thereon.			
2.	To re-appoint Deloitte & Touche LLP as Auditors of CEREIT and to authorise the Manager to fix the Auditors' remuneration.			
	SPECIAL BUSINESS:			
3.	To authorise the Manager to issue Units and to make or grant convertible instruments.			
4.	To approve the adoption of the Unit Buy-Back Mandate.			

* If you wish for the Chair of the AGM as your proxy to cast all your votes "For" or "Against" a resolution, please indicate with a "v" in the "For" or "Against" box provided. Alternatively, please indicate the number of votes as appropriate. If you wish for the Chair of the AGM as your proxy to abstain from voting on a resolution, please indicate with a "v" in the "Abstain" box provided. Alternatively, please indicate the number of Units that the Chair of the AGM as your proxy is directed to abstain from voting. In the absence of specified directions in respect of a resolution, the appointment of the Chair of the AGM as your proxy for that resolution will be treated as invalid.

Dated this _____ day of _____ 2020

Total Number of Units Held

Signature(s) of Unitholder(s)/Common Seal of Corporate Unitholder

IMPORTANT: PLEASE READ NOTES TO PROXY FORM ON REVERSE PAGE



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For posting in
Singapore only.

**BUSINESS REPLY SERVICE
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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
50 Raffles Place
#32-01 Singapore Land Tower
Singapore 048623

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Notes:

1. **Due to the current COVID-19 restriction orders in Singapore, a unitholder will not be able to attend the AGM in person.** If a unitholder (whether individual or corporate) wishes to exercise his/her/its voting rights at the AGM, he/she/it must appoint the Chair of the AGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the AGM. This Proxy Form may be accessed at CERET's website at the URL https://investor.cromwellevropeanreit.com.sg/aggm_eggm.html, and will also be made available on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>. In appointing the Chair of the AGM as proxy, a unitholder must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the Proxy Form, failing which the appointment of the Chair of the AGM as proxy for that resolution will be treated as invalid.
2. CPF or SRS investors who wish to appoint the Chair of the AGM as proxy should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 5.00 p.m. on 16 June 2020 (Singapore Time), being seven (7) working days before the date of the AGM.
3. The Chair of the AGM, as proxy, need not be a unitholder of CERET.
4. A unitholder should insert the total number of units held. If the unitholder has units entered against the unitholder's name in the Depository Register maintained by The Central Depository (Pte) Limited ("CDP"), the unitholder should insert that number of units. If the unitholder has units registered in the unitholder's name in the Register of Unitholders of CERET, the unitholder should insert that number of units. If the unitholder has units entered against the unitholder's name in the said Depository Register and registered in the unitholder's name in the Register of Unitholders of CERET, the unitholder should insert the aggregate number of units. If no number is inserted, this Proxy Form will be deemed to relate to all the units held by the unitholder.
5. The Proxy Form must be submitted to the Manager c/o the Unit Registrar Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:
 - a. if submitted by post, be lodged at the office of CERET's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623; or
 - b. if submitted electronically, be submitted via email to CERET's Unit Registrar at ceretagm@boardroomlimited.com,in either case, by 2.00 p.m. on 23 June 2020 (Singapore Time), being 72 hours before the time fixed for the AGM.

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A unitholder who wishes to submit the Proxy Form must first download, complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

In view of the COVID-19 restriction orders in Singapore which may make it difficult for unitholders to submit completed Proxy Forms by post, unitholders are strongly encouraged to submit completed Proxy Forms electronically via email.

6. The Proxy Form must be executed under the hand of the appointor or of his/her attorney duly authorised in writing. Where the Proxy Form is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or a duly authorised officer.
7. Where the Proxy Form is signed on behalf of the appointor by an attorney or a duly authorised officer, the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy of such power or authority must (failing previous registration with the Manager), if the Proxy Form is submitted by post, be lodged with the Proxy Form, or if the Proxy Form is submitted electronically via email, be emailed with the Proxy Form, failing which the Proxy Form may be treated as invalid.
8. Any reference to a time of day is made by reference to Singapore time.
9. The Manager shall be entitled to reject any Proxy Form which is incomplete, improperly completed, illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified on the Proxy Form. In addition, in the case of Units entered in the Depository Register, the Manager may reject any Proxy Form if the Unitholder, being the appointor, is not shown to have Units entered against his/her name in the Depository Register not less than 72 hours before the time appointed for holding the AGM, as certified by CDP to the Manager.