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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.

#### **ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL**

The Board of Directors of Cromwell EREIT Management Limited, the Manager of Cromwell European Real Estate Investment Trust (“**CEREIT**”) wishes to announce the following changes that occurred during the financial period from 1 January 2021 to 30 June 2021 pursuant to Rule 706A of the Listing Manual of Singapore Exchange Securities Trading Limited:

#### **Establishment/Acquisition of wholly-owned subsidiaries**

The following wholly-owned subsidiaries of CEREIT were incorporated:

The following wholly-owned subsidiaries of CEREIT were acquired:

Name :	Moravia Industrial Park s.r.o. Formally (Arete Alfa s.r.o.)
Date of Acquisition :	11 March 2021
Date of Incorporation :	1 February 2016
Country of Incorporation :	Czech Republic
Principal Activity :	Investment holding
Paid-up Capital :	CZK 400,000
Net asset value :	CZK 400,000
Number of share(s) :	1
Consideration :	Cash consideration of CZK 400,000
Interest held by CEREIT :	100%

Name Lovosice ONE Industrial Park I. s.r.o.  
Formally (Arete Beta s.r.o.)  
Date of Acquisition : 11 March 2021  
Date of Incorporation : 1 February 2016  
Country of Incorporation : Czech Republic  
Principal Activity : Investment holding  
Paid-up Capital : CZK 400,000  
Net asset value : CZK 400,000  
Number of share(s) : 1  
Consideration : Cash consideration of CZK 400,000  
Interest held by CEREIT : 100%

Name : Lovosice ONE Industrial Park II. s.r.o.  
Formally (Arete Gama s.r.o.)  
Date of Acquisition : 11 March 2021  
Date of Incorporation : 1 February 2016  
Country of Incorporation : Czech Republic  
Principal Activity : Investment holding  
Paid-up Capital : CZK 400,000  
Net asset value : CZK 400,000  
Number of share(s) : 1  
Consideration : Cash consideration of CZK 400,000  
Interest held by CEREIT : 100%

Name : South Moravia Industrial Park s.r.o.  
Formally (Arete Delta s.r.o.)  
Date of Acquisition : 11 March 2021  
Date of Incorporation : 29 February 2016  
Country of Incorporation : Czech Republic  
Principal Activity : Investment holding  
Paid-up Capital : CZK 1,000  
Net asset value : CZK 1,000  
Number of share(s) : 1  
Consideration : Cash consideration of CZK 1,000  
Interest held by CEREIT : 100%

Name : Pisek Industrial Park I. s.r.o.  
Formally (Arete Epsilon s.r.o.)

Date of Acquisition : 11 March 2021

Date of Incorporation : 29 February 2016

Country of Incorporation : Czech Republic

Principal Activity : Investment holding

Paid-up Capital : CZK 400,000

Net asset value : CZK 400,000

Number of share(s) : 1

Consideration : Cash consideration of CZK 400,000

Interest held by CEREIT : 100%

Name : Pisek Industrial Park II. s.r.o.  
Formally (Arete Eta s.r.o.)

Date of Acquisition : 11 March 2021

Date of Incorporation : 29 February 2016

Country of Incorporation : Czech Republic

Principal Activity : Investment holding

Paid-up Capital : CZK 1,000

Net asset value : CZK 1,000

Number of share(s) : 1

Consideration : Cash consideration of CZK 1,000

Interest held by CEREIT : 100%

Name : Hradec Králové ONE Industrial Park s.r.o.  
Formally (Link Hradec Králové s.r.o.)

Date of Acquisition : 3 June 2021

Date of Incorporation : 23 October 2007

Country of Incorporation : Czech Republic

Principal Activity : Investment holding

Paid-up Capital : CZK 1,000,000

Net asset value : CZK 1,000,000

Number of share(s) : 1

Consideration : Cash consideration of CZK 1,000,000

Interest held by CEREIT : 100%

Name : Zilina Industrial Park SK s.r.o.  
Formally (Arete Alfa SK s.r.o.).

Date of Acquisition : 11 March 2021

Date of Incorporation : 12 November 2016

Country of Incorporation : Slovakia

Principal Activity : Investment holding

Paid-up Capital : EUR 5,000,000

Net asset value : EUR 5,000,000

Number of share(s) : 1

Consideration : Cash consideration of EUR 5,000,000

Interest held by CEREIT : 100%

Name : Nove Mesto ONE Industrial Park I SK s.r.o.  
Formally (Arete Delta SK s.r.o.)

Date of Acquisition : 11 March 2021

Date of Incorporation : 12 November 2016

Country of Incorporation : Slovakia

Principal Activity : Investment holding

Paid-up Capital : EUR 5,000

Net asset value : EUR 5,000

Number of share(s) : 1

Consideration : Cash consideration of EUR 5,000

Interest held by CEREIT : 100%

Name : Nove Mesto ONE Industrial Park II SK s.r.o.  
Formally (Arete Gama SK s.r.o.)

Date of Acquisition : 11 March 2021

Date of Incorporation : 12 November 2016

Country of Incorporation : Slovakia

Principal Activity : Investment holding

Paid-up Capital : EUR 5,000

Net asset value : Eur 5, 000

Number of share(s) : 1

Consideration : Cash consideration of EUR 5,000

Interest held by CEREIT : 100%

Name : Kosice Industrial Park SK s.r.o.  
Formally (Arete Epsilon SK s.r.o.)  
Date of Acquisition : 11 March 2021  
Date of Incorporation : 14 December 2016  
Country of Incorporation : Slovakia  
Principal Activity : Investment holding  
Paid-up Capital : EUR 5,000  
Net asset value : EUR 5,000  
Number of share(s) : 1  
Consideration : Cash consideration of EUR, 5,000  
Interest held by CEREIT : 100%

Name : Nove Mesto ONE Industrial Park III SK s.r.o.  
Formally (Arete Eta SK s.r.o.)  
Date of Acquisition : 11 March 2021  
Date of Incorporation : 30 May 2003  
Country of Incorporation : Slovakia  
Principal Activity : Investment holding  
Paid-up Capital : EUR 1,006,639  
Net asset value : EUR 1,006,639  
Number of share(s) : 1  
Consideration : Cash consideration of EUR 1,006,639  
Interest held by CEREIT : 100%

By Order of the Board  
Simon Garing  
Executive Director and Chief Executive Officer

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

12 August 2021

## **ABOUT CROMWELL EUROPEAN REAL ESTATE INVESTMENT TRUST**

Cromwell European Real Estate Investment Trust (“**Cromwell European REIT**” or “**CEREIT**”) is a diversified pan-European real estate investment trust (“**REIT**”) with a principal mandate to invest, directly or indirectly, in income-producing real estate assets in Europe that are used primarily for office, light industrial / logistics and retail purposes. The investment strategy of CEREIT is focused on a long-term target portfolio of at least 75% or more within Western Europe and at least 75% or more in office and light industrial / logistics. CEREIT’s purpose is to provide Unitholders with stable and growing distributions and net asset value per unit over the long term.

CEREIT’s portfolio comprises 109<sup>1</sup> properties with an appraised value of approximately €2,349 million as at the date of this announcement in or close to major gateway cities in the Netherlands, Italy, France, Poland, Germany, Finland, Denmark, the Czech Republic, Slovakia, and the United Kingdom. CEREIT’s portfolio has an aggregate lettable area of approximately 1.7 million square metres, 800+ tenant-customers and a WALE profile of approximately 4.7 years as at 30 June 2021.

CEREIT is listed on the SGX-ST and is managed by Cromwell EREIT Management Pte. Ltd., a wholly-owned subsidiary of CEREIT’s sponsor, Cromwell Property Group<sup>2</sup>, a real estate investor and manager with operations in 14 countries, listed on the Australian Securities Exchange Ltd.

## **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. 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 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 for sale of the Units in the United States or any other jurisdiction. 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 unless registered under the Securities Act, or pursuant to an applicable exemption from registration. 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.

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.

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1. Also including Parc de Popey as the divestment is announced but not yet completed.
  2. Cromwell Property Group is a stapled group comprising Cromwell Corporation Limited and Cromwell Diversified Property Trust (the responsible entity of which is Cromwell Property Securities Limited).