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This announcement is not for publication or distribution, directly or indirectly, in or into the United States, European Economic Area, Canada, Japan or Australia. This announcement is not an offer of securities for sale in the United States, European Economic Area, Canada, Japan, Australia or any other jurisdiction. The securities referred to herein have not been and will not be registered under the United States Securities Act of 1933, as amended (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 will be no public offering of securities in the United States.



(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.

**DESPATCH OF NOTICES OF ELECTION PURSUANT TO THE DISTRIBUTION  
REINVESTMENT PLAN FOR THE DISTRIBUTION PERIOD  
FROM 5 MARCH 2021 TO 30 JUNE 2021**

Cromwell EREIT Management Pte. Ltd., as manager of Cromwell European Real Estate Investment Trust (“**CEREIT**”, and the manager of CEREIT, the “**Manager**”), wishes to announce that further to the announcements dated 13 August 2021 and 24 August 2021 in relation to the application of a distribution reinvestment plan (“**DRP**”) to the distribution of €5.602 cents per unit in CEREIT (“**Unit**”) for the period from 5 March 2021 to 30 June 2021 (the “**Distribution**”), the Notices of Election<sup>1</sup> have been despatched today to all unitholders of CEREIT whose securities accounts with The Central Depository (Pte) Limited (“**CDP**”) are credited with Units (“**Eligible Unitholders**”) as at 5.00 p.m. on 23 August 2021 (the “**Record Date**”).

Unitholders with registered addresses outside Singapore (“**Overseas Unitholders**”) who did not provide any address in Singapore for the service of notices and documents by notifying the CDP, 9 North Buona Vista Drive, #01-19/20 The Metropolis, Singapore 138588 (or such other address as

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1 “**Notice of Election**” means one or more notices of election (in such form as the Manager may approve) which the Manager will, at its discretion, send to each Unitholder and through which each Unitholder may indicate whether they wish to participate in the DRP and/or obtain their distributions In Euro.

may be announced by the Manager from time to time) at least three (3) Market Days<sup>2</sup> prior to the Record Date will not receive the Notices of Election.

Eligible Unitholders who wish to participate in the DRP must complete, sign and return the Notices of Election to the Manager c/o CDP at the address indicated on the Notice of Election. Unitholders who wish to receive their Distribution in cash need not take any action.

The Notices of Election must be received by the CDP by 5.00 p.m. on 10 September 2021 and may not be withdrawn or cancelled upon receipt. Notices of Election received after 5.00 p.m. on 10 September 2021 will not be processed.

The Distribution will be paid on 28 September 2021. The new Units to be issued pursuant to the DRP are expected to be issued, credited and listed on the SGX-ST on 28 September 2021. Eligible Unitholders who do not elect to participate in the DRP and Overseas Unitholders who did not provide registered addresses in Singapore to CDP will receive all of their respective entitlements to the Distribution in cash.

Unitholders who wish to participate in the DRP and do not receive the Notices of Election within three Market Days after the date of this announcement may obtain a copy from the unit registrar of CEREIT, Boardroom Corporate & Advisory Services Pte. Ltd., at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623 or CDP at 9 North Buona Vista Drive, #01-19/20 The Metropolis, Singapore 138588.

#### **Important Indicative Dates and Times**

| <b>Date/Time</b>                       | <b>Event</b>   |
|--|--|
| Friday, 10 September 2021 at 5.00 p.m. | Completed Notices of Election in respect of participation in the DRP and/or the distribution currency election must be received by the Manager c/o CDP |
| Tuesday, 28 September 2021             | Payment of Distribution and Issuance, Crediting and Listing of the Units issued pursuant to the DRP on the SGX-ST                                      |

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)

30 August 2021

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<sup>2</sup> "Market Day" means a day on which Singapore Exchange Securities Trading Limited (the "SGX-ST") is open for trading in securities.

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

Cromwell European REIT 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<sup>2</sup> 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<sup>3</sup> 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>4</sup>, a real estate investor and manager with operations in 14 countries, listed on the Australian Securities Exchange Ltd.

## **IMPORTANT NOTICE**

**This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.**

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, 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. Valuation is based on independent valuations conducted by CBRE and Savills as at 30 June 2021 for 80 assets, the remaining assets are carried at their 31 December 2020 valuation plus any capital expenditure incurred during the period from 1 January 2021 to 30 June 2021, and any other adjustments. This is with the exception of the new acquisition in Czech Republic on 3 June 2021 (Hradec Kralove) and the new acquisition in the United Kingdom, which are recorded at their purchase prices, and Parc de Popey carried at its sale price.
  3. **“WALE”** is defined as weighted average lease expiry by headline rent based on the final termination date of the agreement (assuming the leases are not terminated on any of the permissible break date(s), if applicable.)
  4. 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).