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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.

RESULTS OF ANNUAL GENERAL MEETING HELD ON 26 APRIL 2022

Cromwell EREIT Management Pte. Ltd., in its capacity as manager of Cromwell European Real Estate Investment Trust ("**CEREIT**", and the manager, the "**Manager**"), wishes to announce that at the fourth Annual General Meeting ("**AGM**") of CEREIT held on 26 April 2022, the resolutions as set out in the Notice of AGM dated 4 April 2022 (the "**Resolutions**") were duly passed by unitholders of CEREIT ("**Unitholders**") by way of poll.

The information as required under Rule 704(16) of the Listing Manual of the Singapore Exchange Securities Trading Limited is set out below:

(a) Breakdown of All Valid Votes Cast at AGM

Resolution number and details	Total number of units represented by votes for and against the relevant resolution	For		Against	
		Number of units	As a percentage of total number of votes for and against the resolution (%)	Number of units	As a percentage of total number of votes for and against the resolution (%)
ORDINARY BUSINESS					
<u>Ordinary Resolution 1</u> 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 2021 and the Auditors' Report thereon.	321,118,364	320,745,151	99.88	373,213	0.12

Resolution number and details	Total number of units represented by votes for and against the relevant resolution	For		Against	
		Number of units	As a percentage of total number of votes for and against the resolution (%)	Number of units	As a percentage of total number of votes for and against the resolution (%)
ORDINARY BUSINESS					
<u>Ordinary Resolution 2</u> To re-appoint Deloitte & Touche LLP as Auditors of CEREIT and to authorise the Manager to fix the Auditors' remuneration.	321,316,444	320,901,636	99.87	414,808	0.13
SPECIAL BUSINESS					
<u>Ordinary Resolution 3</u> To authorise the Manager to issue Units and to make or grant convertible instruments.	321,316,444	314,201,420	97.79	7,115,024	2.21
<u>Ordinary Resolution 4</u> To approve the renewal of the Unit Buy-Back Mandate.	321,284,970	320,911,757	99.88	373,213	0.12

(b) Details of parties who are required to abstain from voting on any resolution(s), including the number of units held and the individual resolution(s) on which they are required to abstain from voting

No party is required to abstain from voting on any of the resolutions.

(c) Name of firm and/or person appointed as scrutineer

DrewCorp Services Pte Ltd was appointed as Scrutineer at the AGM.

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)

26 April 2022

ABOUT CROMWELL EUROPEAN REAL ESTATE INVESTMENT TRUST

Cromwell European Real Estate Investment Trust (“**Cromwell European REIT**” or “**CEREIT**”) has a principal mandate to invest, directly or indirectly, in income-producing commercial real estate assets across Europe with a minimum portfolio weighting of at least 75% to Western Europe and at least 75% to the light industrial / logistics and office sectors. CEREIT’s purpose is to provide unitholders with stable and growing distributions and net asset value per unit over the long term, while maintaining an appropriate capital structure. CEREIT currently targets a majority investment weighting to the light industrial / logistics sector while also investing in core office assets in gateway cities.

CEREIT’s portfolio comprises 115ⁱ predominantly freehold properties with an appraised value of approximately €2,511 millionⁱⁱ in or close to major gateway cities in the Netherlands, Italy, France, Poland, Germany, Finland, Denmark, Slovakia, the Czech Republic and the United Kingdom with an aggregate lettable area of approximately 1.9 million sqm and 800+ tenant-customers.

CEREIT is listed on the Singapore Exchange Limited and is managed by Cromwell EREIT Management Pte. Ltd., a wholly-owned subsidiary of CEREIT’s sponsor, Cromwell Property Groupⁱⁱⁱ, a real estate investor and global real estate fund 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.

ⁱ 115 properties include 112 properties as at 31 December 2021 and two recently acquired properties in Italy (acquired in February and March 2022) and one in Germany (acquired in April 2022).

ⁱⁱ Valuation of 115 properties includes 108 properties with valuation as at 31 December 2021 and seven recently acquired properties recorded at purchase price: two in the UK (acquired in August 2021 and December 2021), two in the Netherlands (both acquired in December 2021), two in Italy (acquired in February and March 2022) and one in Germany (acquired in April 2022).

ⁱⁱⁱ 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).