CROMWELL
EUROPEAN REIT

1Q 2023 Business Update

15 May 2023

RESILIENCE • QUALITY • REJUVENATION

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1. Introduction and 1Q 2023 highlights

RESILIENCE • QUALITY • REJUVENATION

€2.5 billion quality pan-European commercial real estate portfolio

Four core markets (~75% of portfolio) drove 1Q 2023 results

~86%
Western Europe and The Nordics

110+
Predominantly freehold properties

1.9 million
SQM net lettable area

46%
Light industrial / logistics exposure

Via dell'Industria 18
Vittuone, Italy

Haagse Poort
The Hague, The Netherlands

Göppinger Straße 1 – 3
Pforzheim, Germany

Saalepark Jena
Jena, Germany

Moravia Industrial Park
Uherské Hradiště, The Czech Republic

Lovosice ONE Industrial Park I
Lovosice, The Czech Republic

Rosa Castellanosstraat 4
Tilburg, The Netherlands

De Ruijterkade
Amsterdam, The Netherlands

Parc Des Docks
Paris, France

Centro Logistico Orlando Marconi (CLOM)
Monteprandone, Italy

Prioparken 800
Copenhagen, Denmark

Via Nervesa 21
Milan, Italy

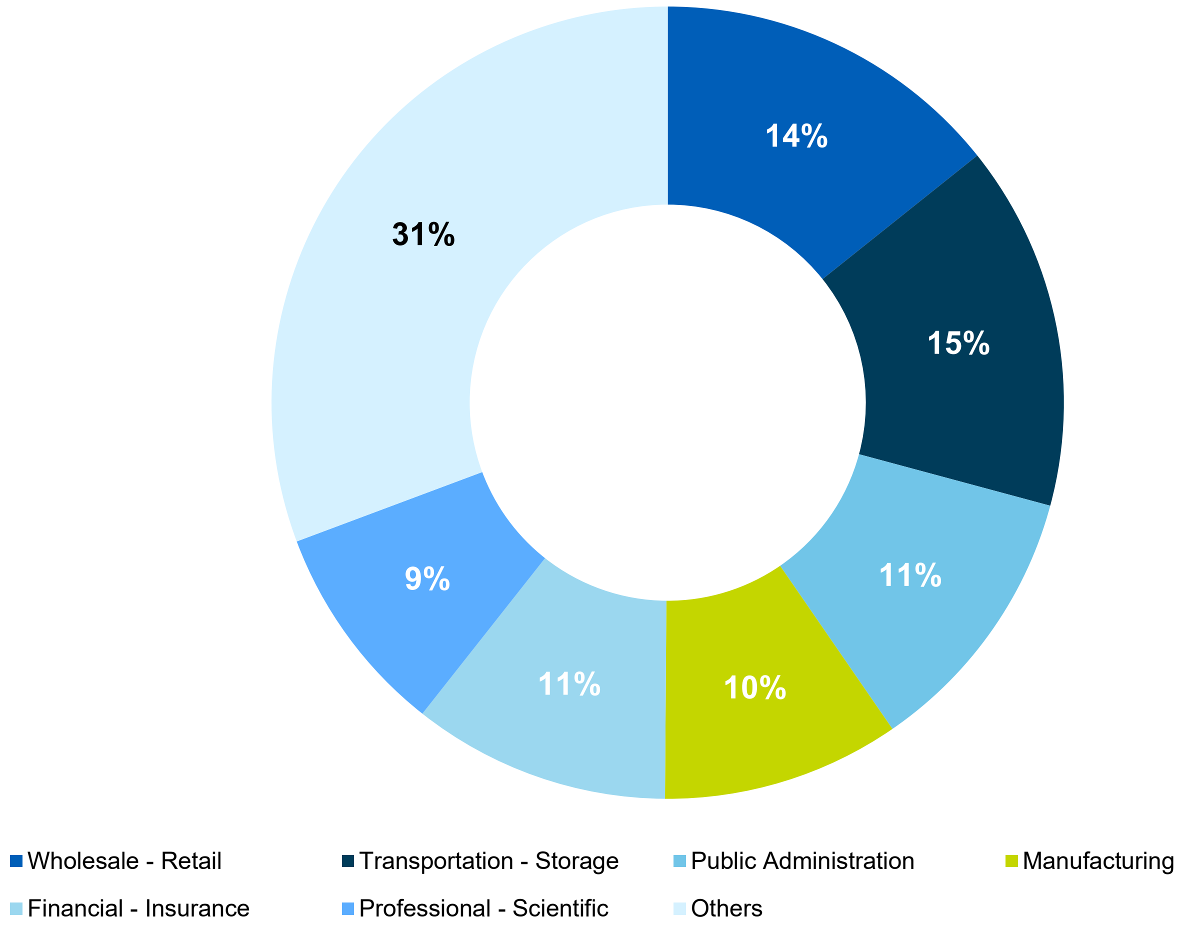
~92% of income backed by government-linked and MNC tenants

No single tenant-customer industry trade sector represents more than 15% of the portfolio

1,063
leases

845
tenant-customers

27.4%
top 10 tenant-customers as % of total headline rent



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Sponsor's European footprint and on-the-ground expertise

Cromwell Property Group

Strong alignment of interest with Unitholders with c. €400 million invested in CEREIT's Units	**28%** stake in CEREIT
Highly experienced local European teams, with on-the-ground market knowledge	**20-year** track record in Europe
Specialists in Core+ and Value-add commercial real estate	**11** European countries
Strong capabilities in sourcing and executing a pipeline of off-market deals	**14** European offices

Office locations

1Q 2023 business update highlights - strong portfolio performance

NPI +3.6% vs pcp, 95.8% occupancy up 100 bps vs pcp; 1Q 2023 indicative DPU higher q-o-q but -2.4% vs pcp

FINANCIAL HIGHLIGHTS

INDICATIVE DPU

4.12 Euro cents

+0.3% q-o-q

-2.4% vs. pcp, mostly due to higher finance costs

TOTAL NPI €33.6 MILLION

+3.6%

vs pcp

+4.2% like-for-like vs. pcp

NAV

€2.33 / unit

Unchanged q-o-q

INDUSTRIAL / LOGISTICS NPI €16.3 MILLION

+15.7%

vs. pcp

+9.5% like-for-like vs. pcp

ASSET MANAGEMENT

OCCUPANCY[2]

95.8%

100 bps vs. pcp

largely unchanged q-o-q

RENT REVERSION[3]

Stronger at +6.7%

up 250 bps as compared to pcp (+4.2%)

CAPITAL MANAGEMENT

GEARING

40.6%

Due to €41.4 million drawdown on RCF

DEBT

84%[1] fixed / hedged

reduces impact of increasing interest rates

INVESTMENT-GRADE CREDIT RATING

BBB-

no material debt expiries till 4Q 2024

1. Effective from 25 July 2023
2. Occupancy calculations exclude the redevelopment projects in Nervesa 21 (Italy), Maxima (formerly known as Via dell''Amba Aradam 5) (Italy) and Lovosice ONE Industrial Park I (The Czech Republic)
3. Across the entire portfolio; calculated as a percentage with the numerator the new headline rent of all modified, renewed or new leases over the relevant period and denominator the last passing rent of the areas being subject to modified, renewed or new leases

2022 sustainability highlights

ENVIRONMENT

Total carbon emissions
61,180 tCO_2e
in 2021

Energy consumption data collected
91%
of the portfolio[1], ▲29% as compared to 2019

Average tCO_2e / sqm (intensity)
▼14%
in 2021 as compared to 2019

Water consumption intensity
▼26%
in 2021 as compared to 2019

Total energy intensity
▼16%
in 2021 as compared to 2019

Waste recycled
45%
in 2021, up from 24% in 2019

Renewable and low carbon energy
43%
of total energy in 2021

Waste directed to landfill
<1%
out of total waste recorded in 2021

SOCIAL / STAKEHOLDERS

Tenant-customer satisfaction
82%
satisfaction with asset management

Community contributions
S$28,000
raised for two community partners

Female employees
38%
overall / executive / senior management

Training hours per employee
27.3
well above target of 20 hours

EXCELENCE IN CORPORATE GOVERNANCE AND TRANSPARENCY

MSCI ESG RATINGS AA

CCC	B	BB	BBB	A	AA	AAA

Double notch upgrade

Rated SUSTAINALYTICS
8.8
Negligible Risk
Top in peer group

EPRA sBPR BRONZE

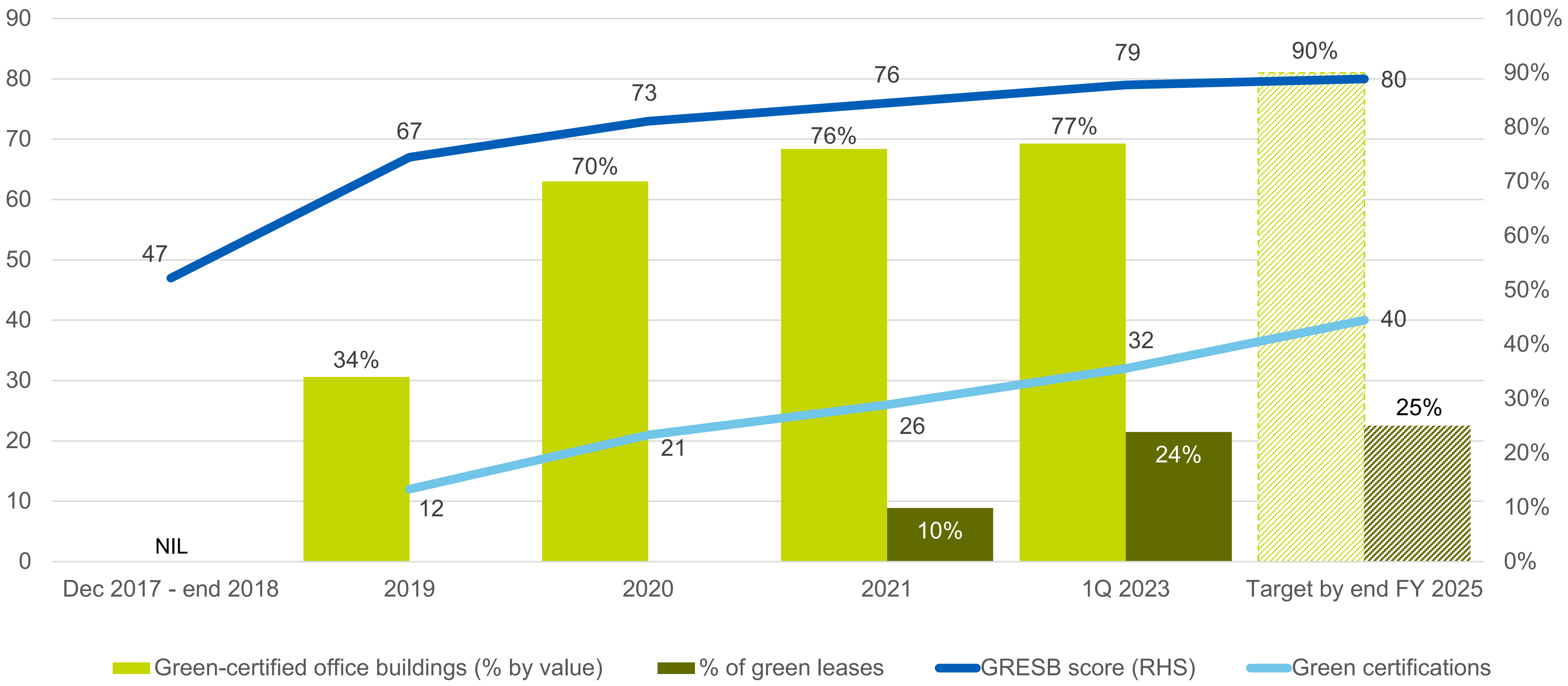
NUS National University of Singapore
Centre of Governance and Sustainability NUS Business School

Ranked within the Top 10 for 3 years consecutively in SGTI

Ranked Top 3 in GIFT 2022

Maintained clean record
compliance
adhering to applicable laws and regulations

BREEAM and LEED certifications[1], ‘green’ leases[2] and GRESB score



1. As at 15 May 2023
2. As at 31 Mar 2023

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2. 1Q 2023 financial and capital management highlights

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1Q 2023 financial results summary

Indicative distributable income and DPU is +0.3% above 4Q 2022 and 2.4% lower to 1Q 2022

Financial performance (Selected Line Items)	**1Q 2023 €'000** (Unless stated)	**1Q 2022 €'000** (Unless stated)	**Fav./ (Unfav.)**
Gross Revenue	54,774	52,569	4.2%
Opex	(21,129)	(20,082)	(5.2%)
Net Property Income	33,645	32,487	3.6%
Net finance costs	(7,159)	(4,956)	(44.5%)
Indicative DI	**21,942**	**23,298**	**(5.8%)**
Indicative DPU (€ cents)	**3.90**	**4.14**	**(5.8%)**
Indicative DI (incl. divestment gains)	**23,192**[1]	**23,754**[2]	**(2.4%)**
Indicative DPU (€ cents) (incl. top-up)	**4.12**[1]	**4.22**[2]	**(2.4%)**

1. Indicative distributable Income and indicative DPU include an assumption that realized divestment gains have been included in the result in lieu of the lost income on Nervesa 21 and Maxima (formerly known as Via dell''Amba Aradam 5). This decision to top up the DPU with realised divestment gains will only be approved by the Board of Directors for the 1H 2023 financial results
2. Indicative Distributable Income and Indicative DPU include an assumption that realised divestment gains have been included in the result in lieu of the lost income on Nervesa 21. This decision to top up the DPU with realised divestment gains was approved by the Board of Directors in the 1H 2022 financial results

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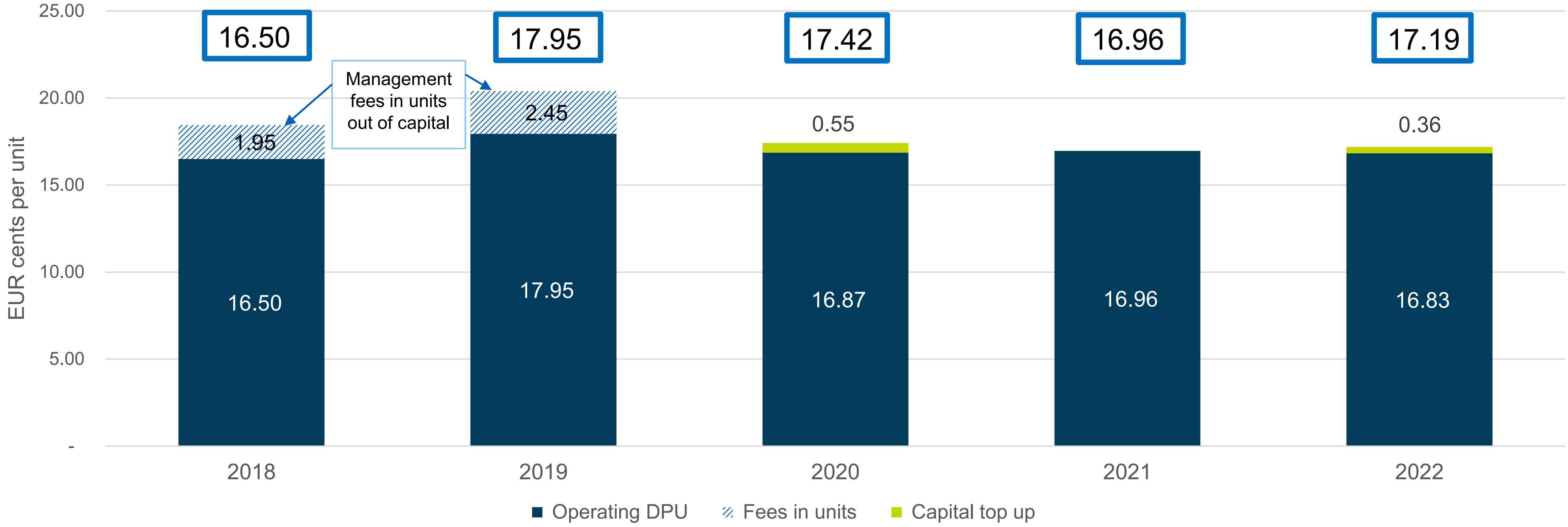
5-year like-for-like and operating DPU trend

Resilient like-for-like DPU even in the height of COVID-19 and amidst the current macroeconomic environment

Like-for-like DPU[1] History (Note: like-for-like DPU shown in the box at top)



1. Like-for-like DPU is based on the following assumptions: (a) Management Fees in Units that are added back for DPU calculation are excluded from 2018 and 2019, (b) Units in issue and DPU prior to the 5:1 Unit consolidation have been adjusted accordingly, (c) divestment gains paid out are included in like-for-like DPU and (d) 2018 DPU covers the period from 1 January 2018 to 31 December 2018 (stub period from IPO date to 31 December 2017 is excluded)

Capital management indicator priorities

Investment-grade Fitch Rating BBB- (Stable Outlook), within all loan covenants and investment grade metrics

	As at 31 Mar 2023	As at 31 Dec 2022	Debt covenants
Total Gross Debt	€1,061.3 million	€1,019.9 million	
Aggregate Leverage[1]	40.6%	39.4%	Ranges from 45 - 60%
Net Gearing (Leverage Ratio)	39.7%	38.5%	>60%
Interest Coverage Ratio ("ICR")[2]	5.0x	5.3x	≥ 2x
Unencumbrance Ratio	241.2%	249.5%	200 – 220%
All-in Interest Rate	2.70%	2.38%	
Weighted Average Term to Maturity	2.7 years[3]	2.9 years	

1. Calculated as per the PFA
2. Calculated as net income before tax and fair value changes and finance costs divided by interest expense including amortised debt establishment costs in the numerator calculated per the PFA. Adjusted ICR including perpetual securities coupons is 4.5x (31 December 2022: 4.9x)
3. Assumes the full €70.6 million facility term is taken into account, even though the remaining €20.0 million was only drawn in April 2023

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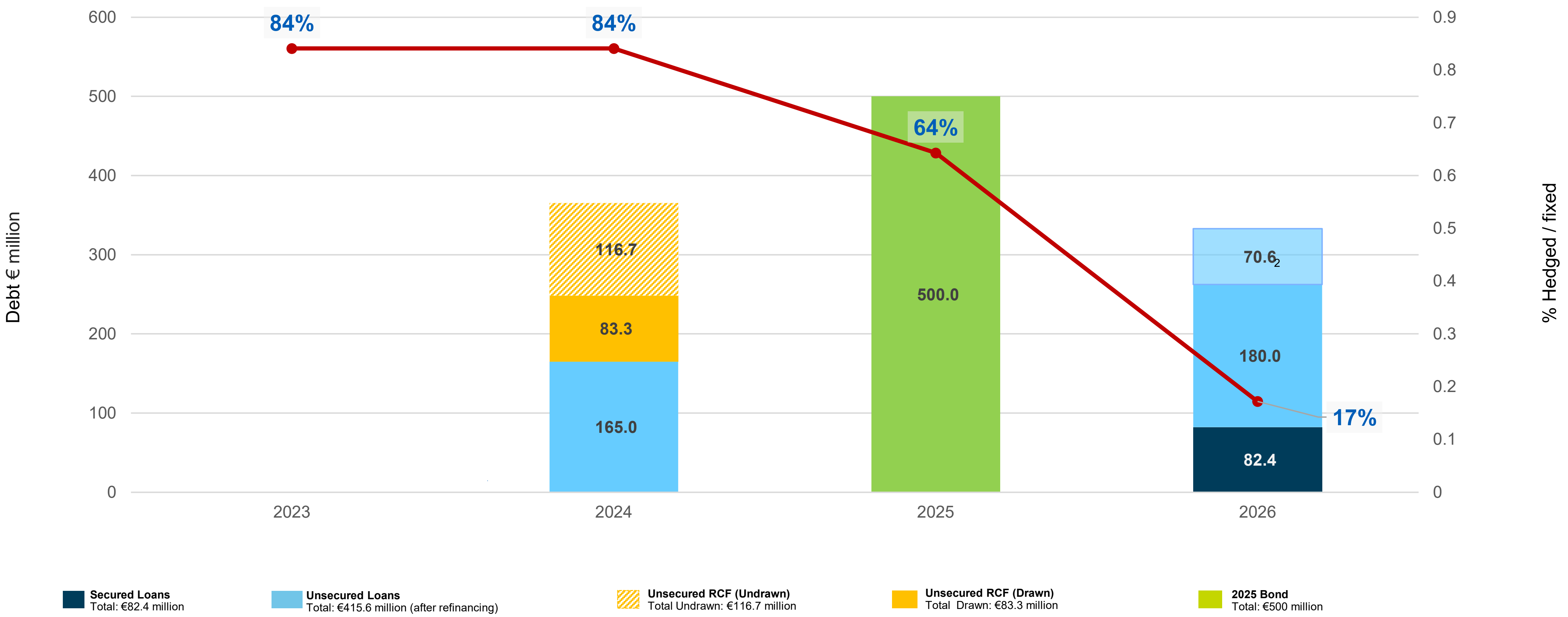
Fixed debt at 84% and no debt maturity until 4Q 2024

No near-term refinancing risk and fixed / hedged rate cover remains high

Debt maturity[1] post refinancing and percentage hedged / fixed rate



1. Excludes S$100 million of perpetual securities (classified as equity instruments) issued in November 2021
2. The €70.6 million facility was drawn to €50.6 million as at 31 March 2023. The additional €20 million was drawn down on 25 April 2023

3. 1Q 2023 portfolio and asset management highlights

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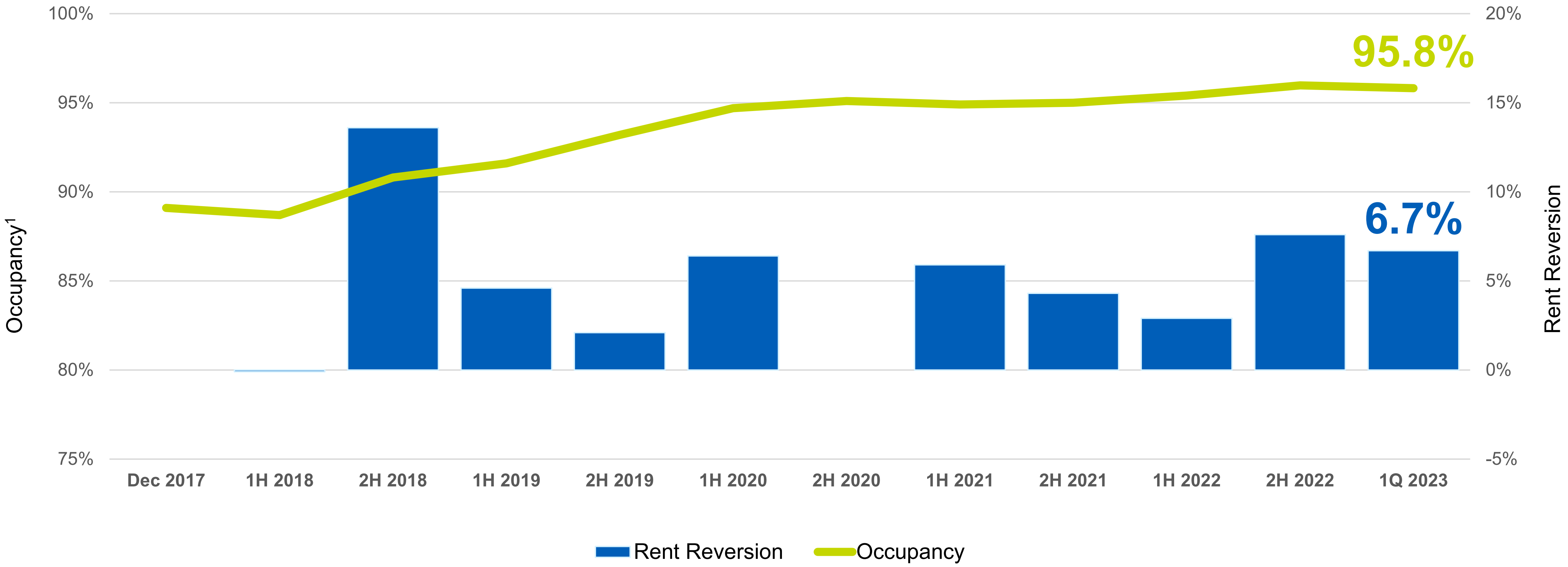
95.8% total portfolio occupancy as at 31 Mar 2023

4.6% of portfolio NLA (86,474 sqm / 57 new and renewed leases) in 1Q 2023 at an average +6.7% rent reversion

Sustained high level of occupancy[1] and positive rent reversions

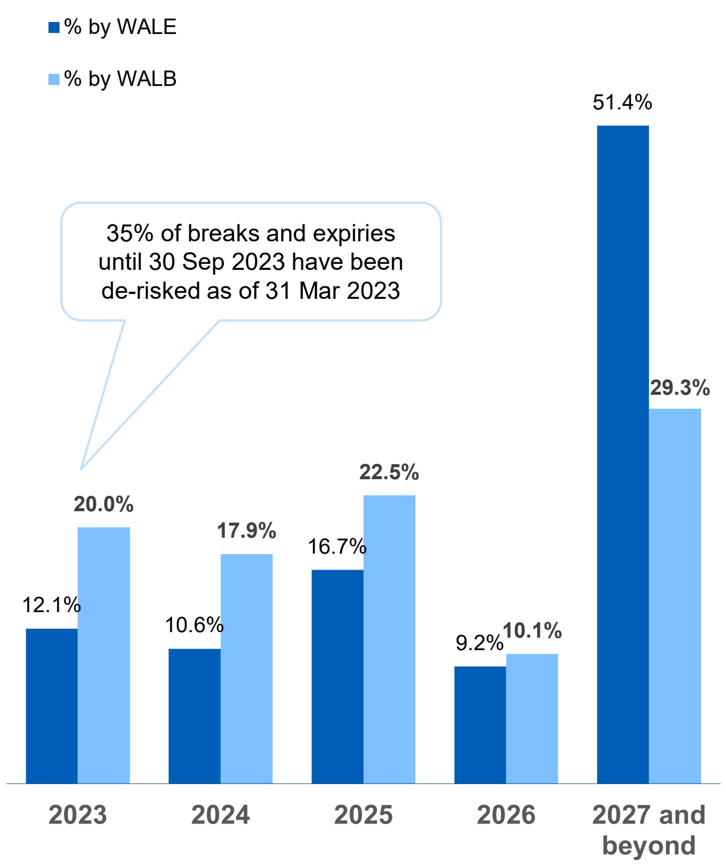


1. Occupancy calculation is excluding the hard refurbishment/development projects in Nervesa 21 (Italy) and Maxima (formerly Via dell' Amba Aradam 5) (Italy)

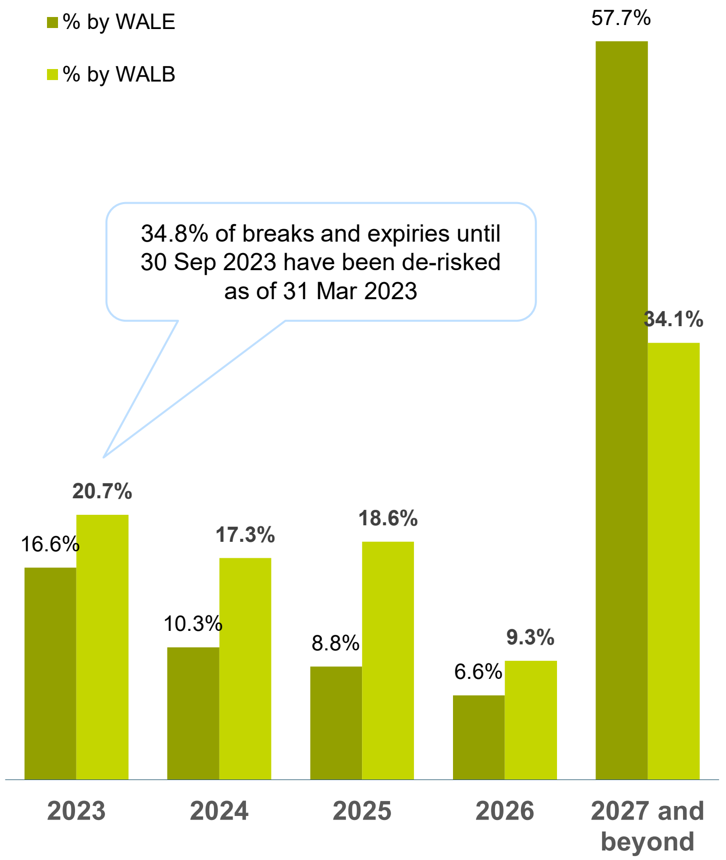
35% of lease breaks and expiries up to 30 Sep 2023 de-risked

Portfolio WALE at 4.5 years / WALB at 3.2 years as at 31 March 2023; advanced positive discussions already underway for key office leases expiring in 2025

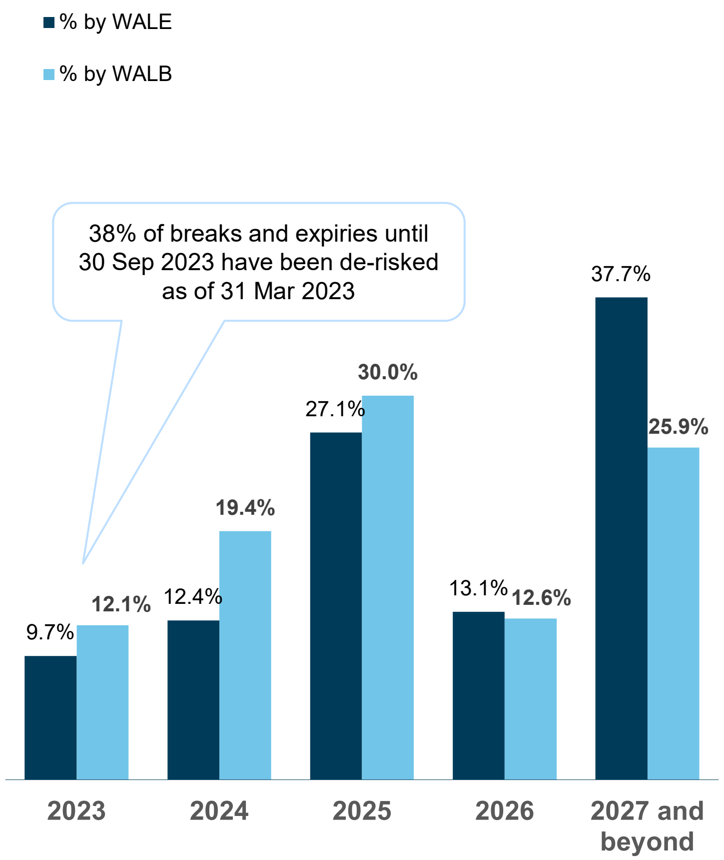
Portfolio



Light industrial / logistics



Office



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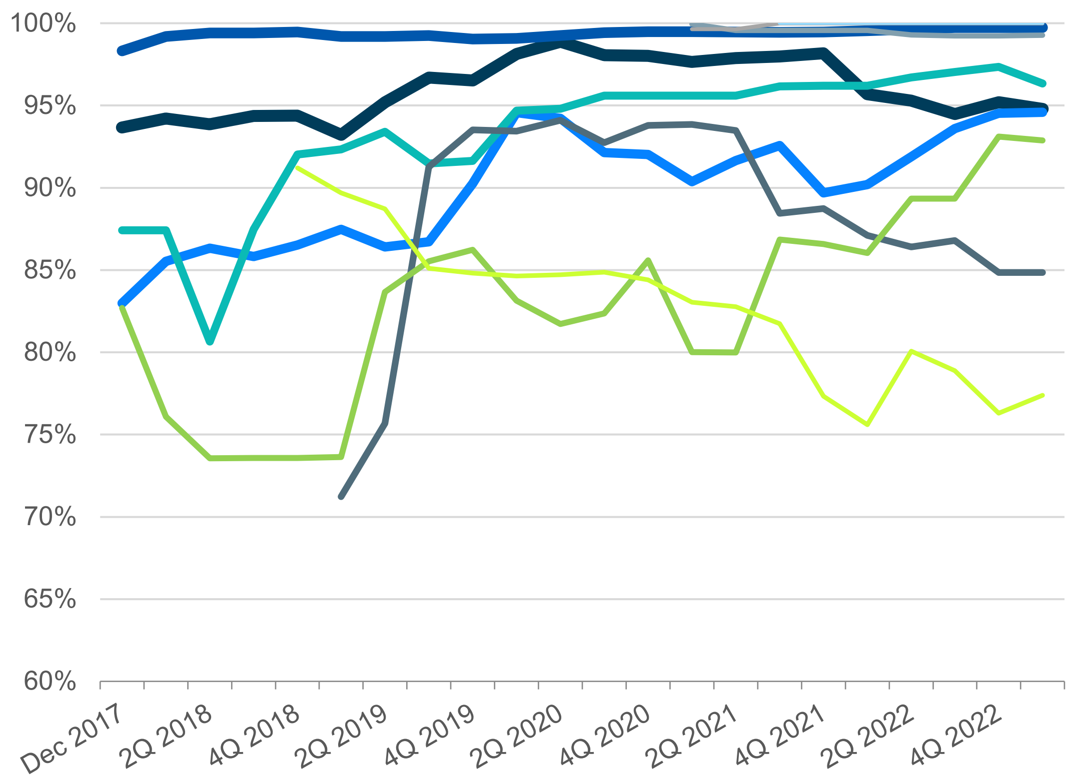
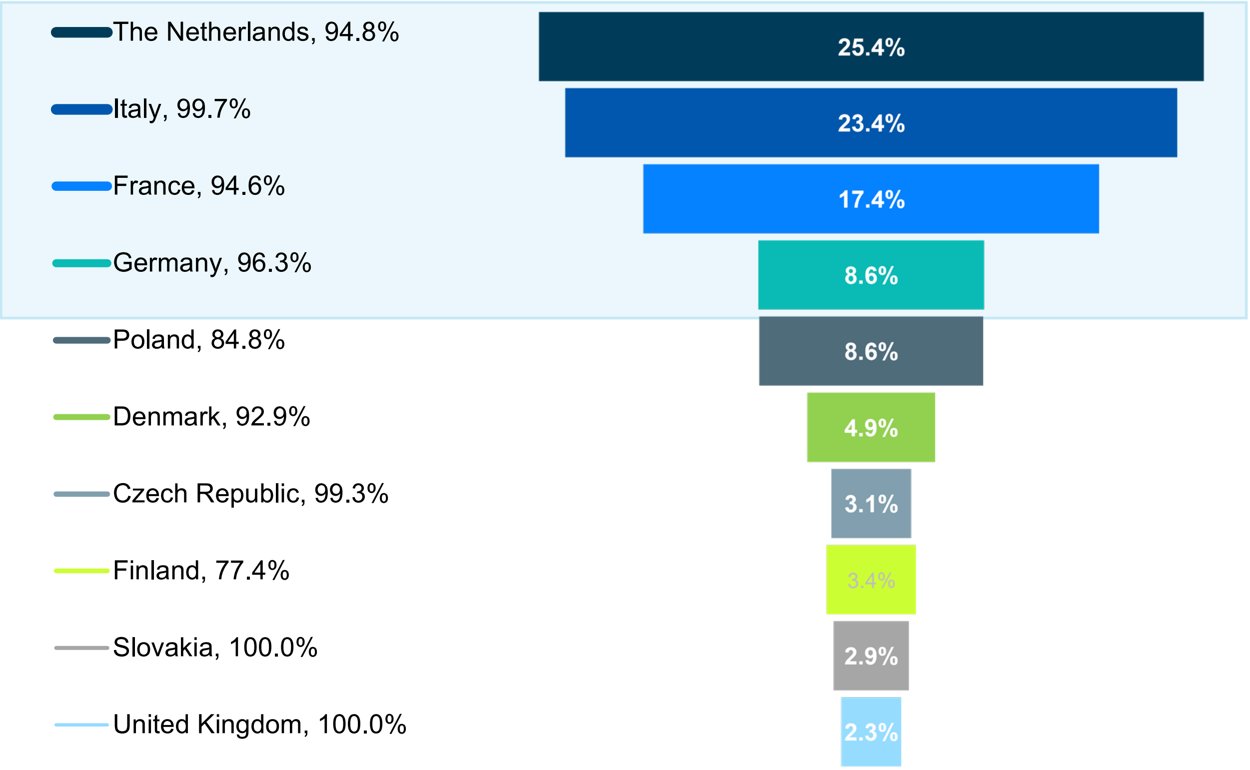
Four core markets (75% of portfolio) continue to drive results

76.4% tenant retention rate in 1Q 2023[1]

Occupancy by country[2]



Portfolio weighting by country[2]

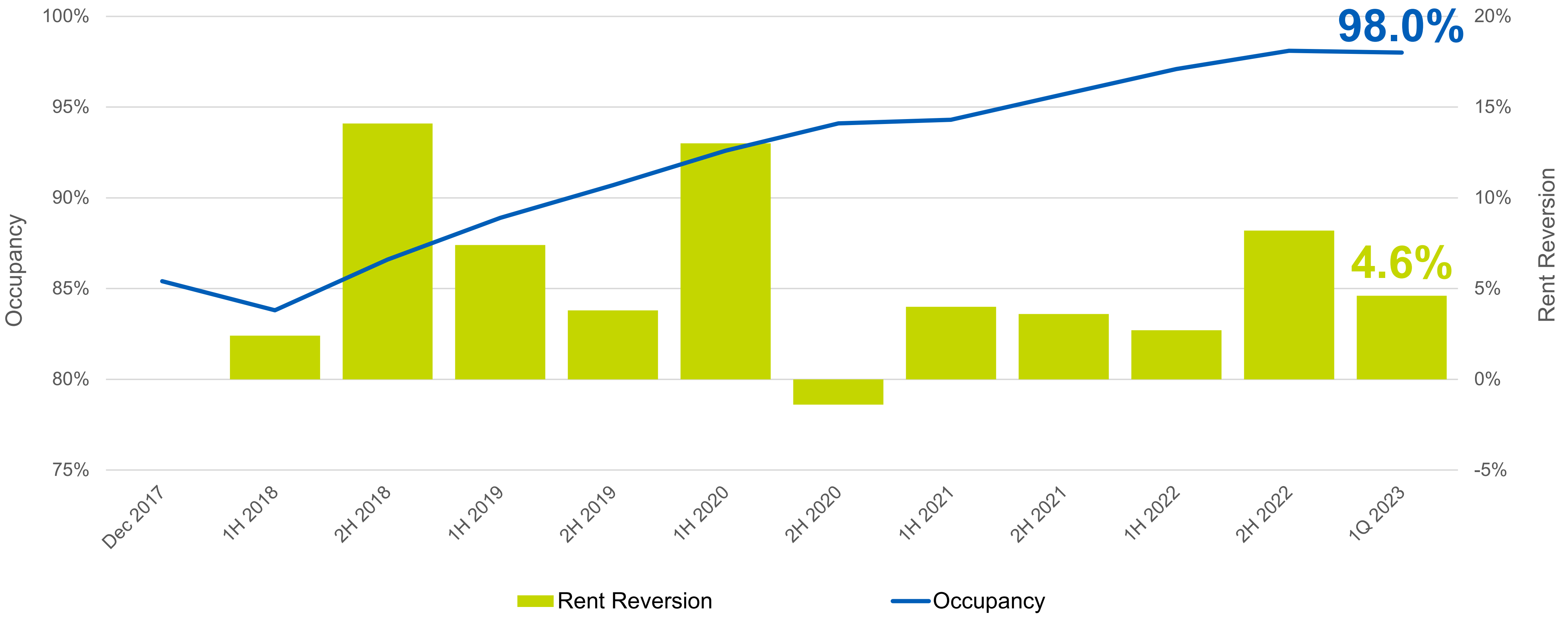


1. 57 new / renewed leases in 1Q 2023 compared with 53 in 4Q 2022, 7.5% higher y-o-y.
2. Bottom-left chart is occupancy based on NLA, bottom-right chart is Country portfolio allocation based on book value as of 31 March 2023

Light industrial / logistics portfolio effectively at full occupancy

3.7% (43,881 sqm) of light industrial / logistics portfolio NLA re-leased in 1Q 2023[1]; WALE at 4.9 years; 58% tenant retention rate

CEREIT's light industrial / logistics portfolio occupancy & rent reversion (%)

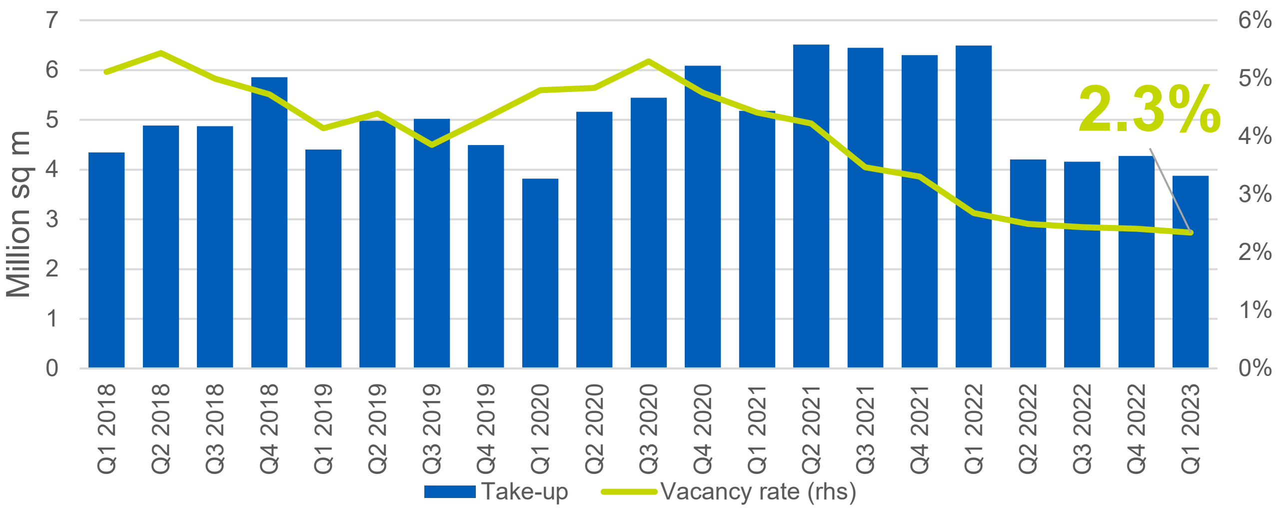


1. 26 new / renewed leases in 1Q 2023 compared with 40 in 4Q 2022, 35% lower y-o-y

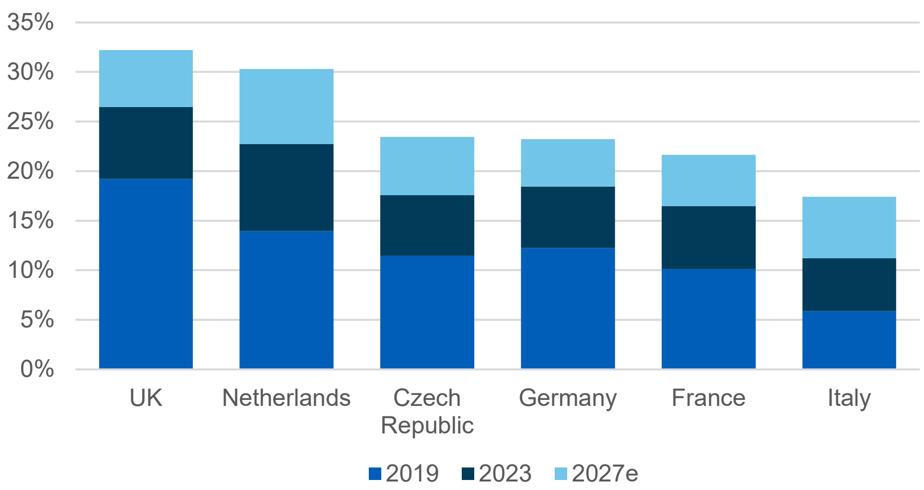
Logistics: record low 2.3% market vacancy and continued rent growth

Take-up[2], vacancy rates and market rent growth[3] in CEREIT’s countries[1] with exposure to logistics

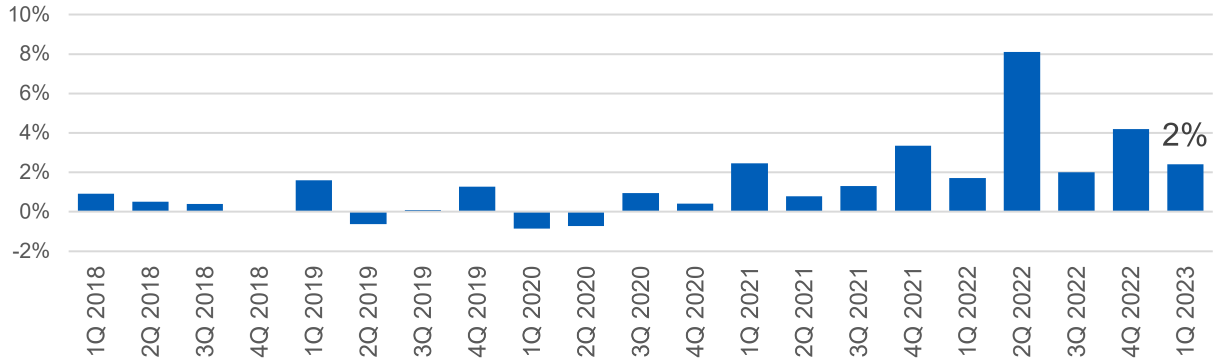
Quarterly take-up and average vacancy rates



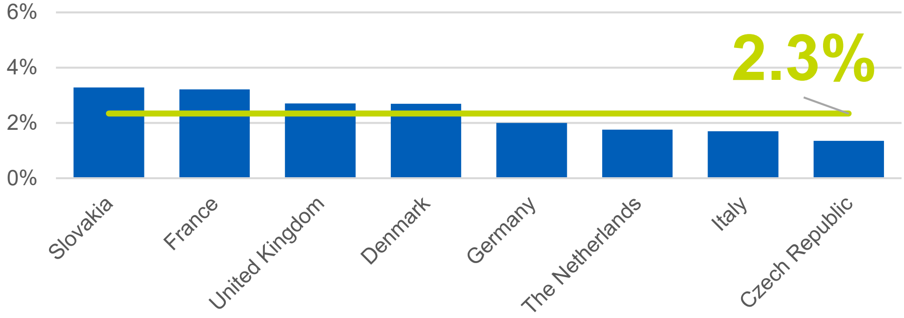
Continued growth in share of e-commerce sales (% of total sales)



Average q-o-q market rent growth[3]



Vacancy rates on a country basis (1Q 2023, %)



Source; CBRE, 1Q 2023

1. CEREIT’s countries with exposure to logistics – Denmark, France, Germany, Italy, the Netherlands, Slovakia, the United Kingdom and the Czech Republic
2. Take up covers the sum of quarterly logistics take-up across seven of CEREIT’s eight countries with exposure to logistics with exception of Denmark (no data available for it)
3. Average quarterly logistics vacancy rate and market rent growth covers all eight of CEREIT’s countries with exposure to logistics

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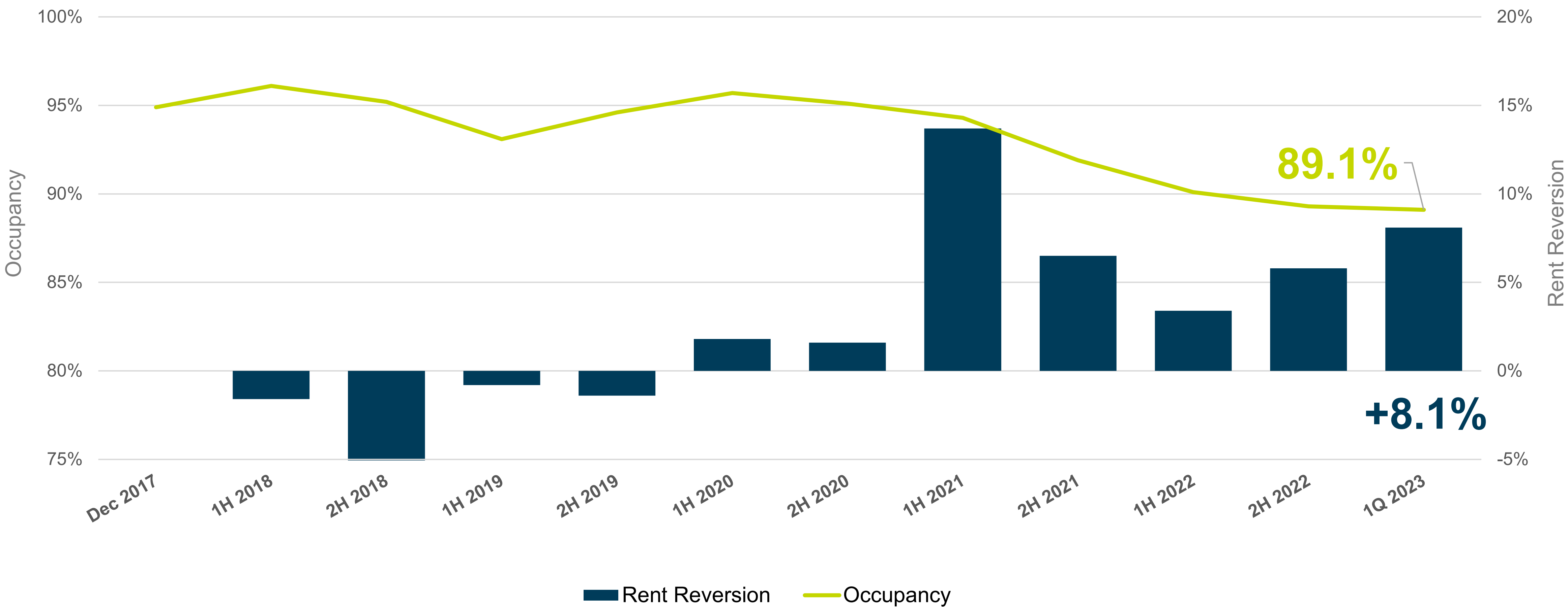
Office rent reversion +8.1%, driven by switch to Grade A office

7.5% (39,233 sqm) of office portfolio NLA re-leased in 1Q 2023 (4x NLA as compared to pcp); WALE at 3.7 years; 83% tenant retention rate

CEREIT's office portfolio occupancy & rent reversion (%)



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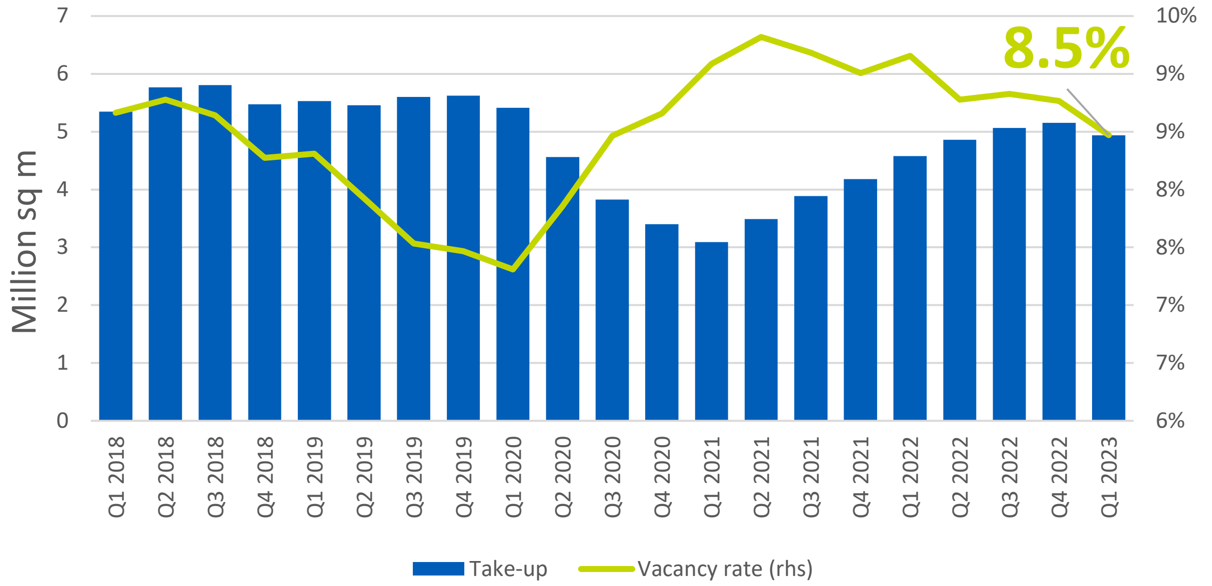
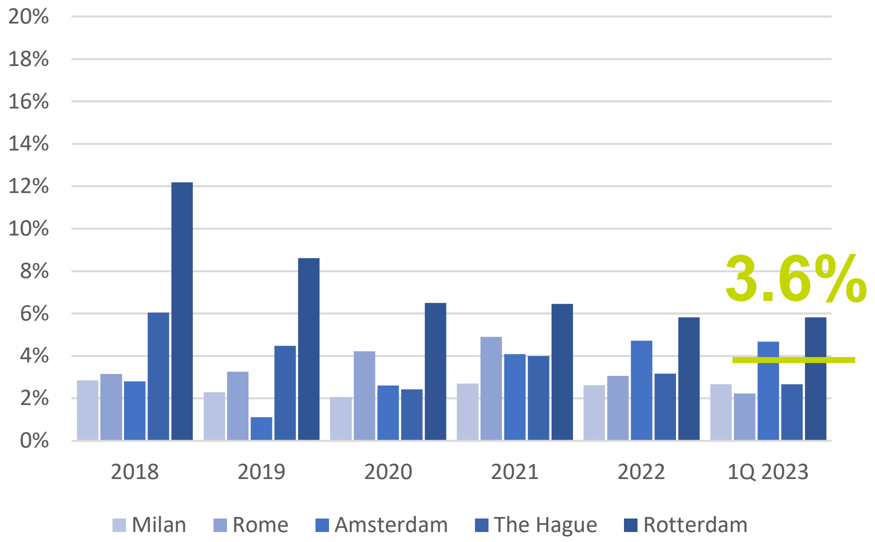
Improved take up and occupancy across CEREIT's key office markets

1Q 2023 Grade A office vacancy in CEREIT's key office markets 3.6%, vs 8.5% for all office grades (30 bps lower than 4Q 2022)

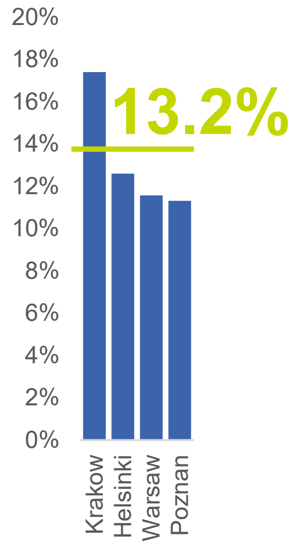
Quarterly take-up[1,2] and average vacancy rates for all office grades[1,3]



Grade A office vacancy in CEREIT's key office markets



1Q 2023 vacancy in CEREIT's weaker Polish & Finnish office markets



Source; CBRE, 1Q 2023

1. CEREIT's countries with exposure to office **– France, Italy, The Netherlands, and Poland (no data for Finland)**
2. Take up covers the sum of quarterly office take-up across four of CEREIT's five countries with exposure to office with exception of Finland (no data available for it)
3. Average quarterly office vacancy rate covers key cities in the five CEREIT's countries with exposure to office

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4. Economic outlook and market update

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Eurozone GDP: Low 2023 growth, improving outlook 2024 and beyond

+0.8% 2023 / 1.0% 2024 real GDP growth forecast by Oxford Economics

2023 GDP Growth

2023-2027 GDP Growth

<0% | 0% - 1% | 1% - 2% | 2% - 3%

Source: Oxford Economics, 2Q 2023

Monetary policy to see further rate increases this year

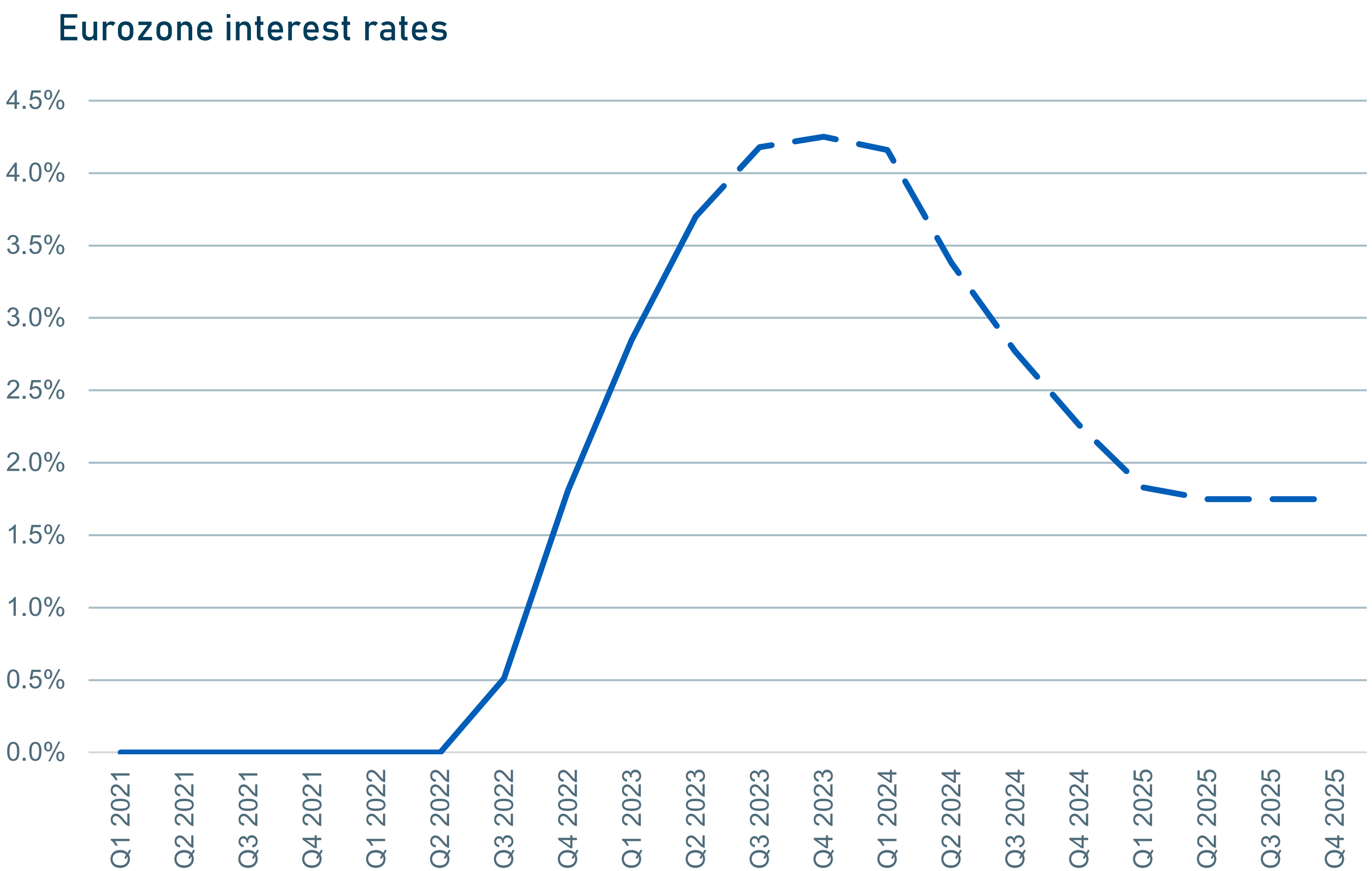
Likely to have a further impact on CEREIT's earnings

Inflation to settle at a higher level

Core inflation

Employment & wages

Assuming 3-month Euribor increases by c.100 bps to 4.00%, all-in interest rate would increase from 2.70% to 2.85%. Impact on full-year DPU would be 0.29 cpu (1.8%)



Source: Oxford Economics, Cromwell Property Group, Q2 2023

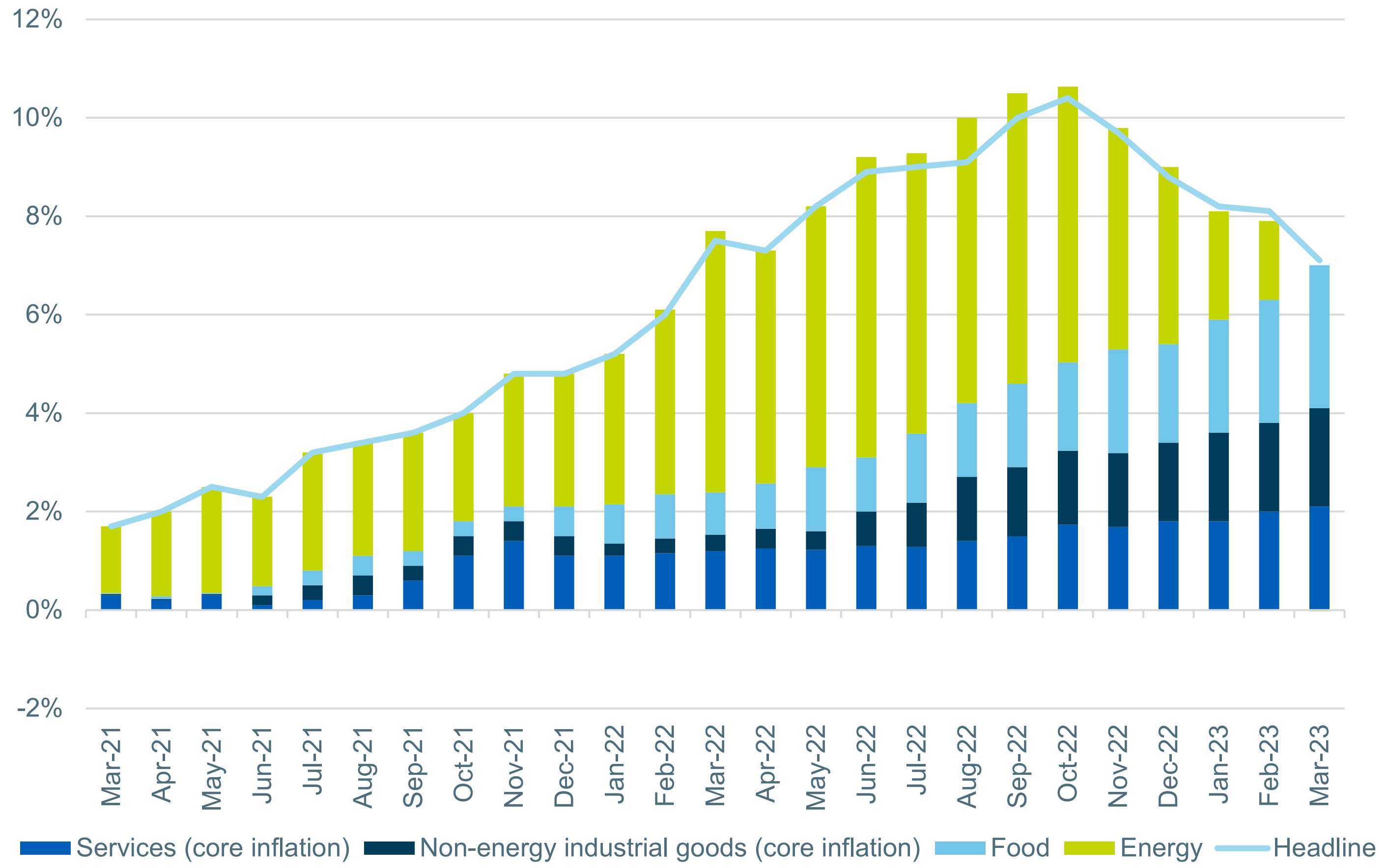
Rising core inflation, despite falling headline rates

+5.2% 2023 / 1.2% 2024 CPI growth forecast by Oxford Economics

Inflation to settle at a higher level

- Geopolitics
- Greenflation
- Climate change
- Shortage economy
- Ageing population

Headline inflation and components

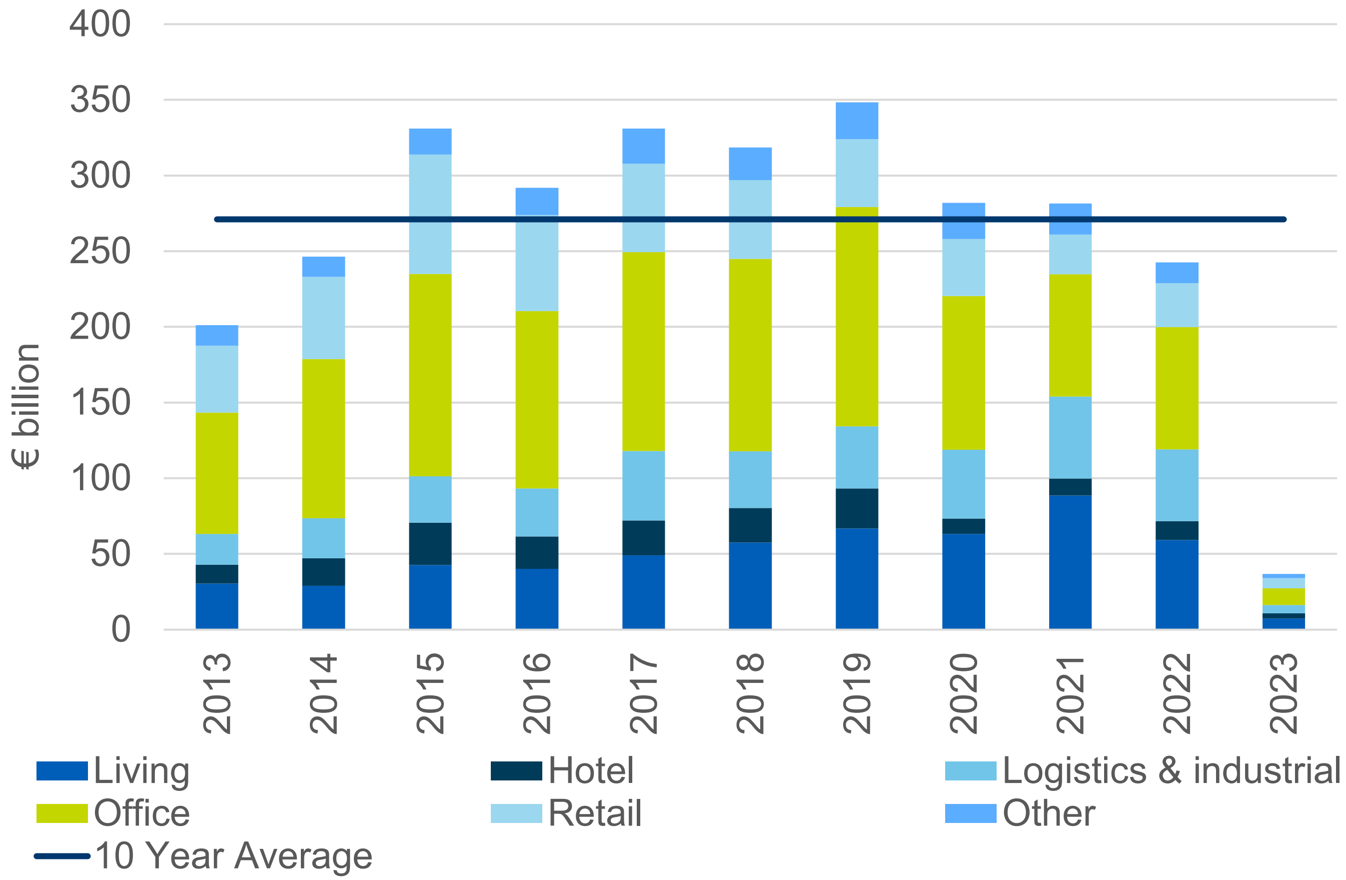


Source: Oxford Economics, Cromwell Property Group, Q2 2023

Low European real estate investment volumes

- EU investment activity was weak in 1Q 2023, 50% down vs pcp
- The rise in financing costs and reduced leverage have led to heightened uncertainty and difficulties in pricing assets and valuations are under pressure as a result
- These challenges have caused a drop in liquidity across all European real estate and could impact the timing of CEREIT's planned €400 million asset sales over the next two to three years

Investment volume by sector



5. In summary

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Outlook and priorities

Recycling capital, focusing on asset and capital management to deliver on long-term strategy

ACTIVE ASSET MANAGEMENT	INVESTMENT STRATEGY	RESPONSIBLE CAPITAL MANAGEMENT
Achieve like-for like organic income growth	**Pivot to majority light industrial / logistics portfolio weighting by end of 2023 via asset sales**	**Minimise impact of rising rates and credit market risks with likely higher loan margins**
Maintain occupancy above 95% and WALE of >4 years	Progress sustainable developments and AEIs to rejuvenate and future-proof the portfolio	Maintain Fitch investment grade rating / ensure all loans stay within Board Policy limits
European market fundamentals support sustained positive rent reversions in both logistics and Grade A office. Grade B / C to continue to drag	Selective divestments of assets over the next two to three years to fund developments and offset potential pressure on LTV	Commenced discussions to refinance the next maturing debt facility (€165 million, not due until November 2024)
Higher CPI will continue to flow through rent indexation in 2023, partially offsetting valuation impact from rising cap rates	However, this and rising interest rates, may have a short-term impact on earnings	Commenced discussions also to extend €200 million RCF (maturing in October 2024)

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Appendices

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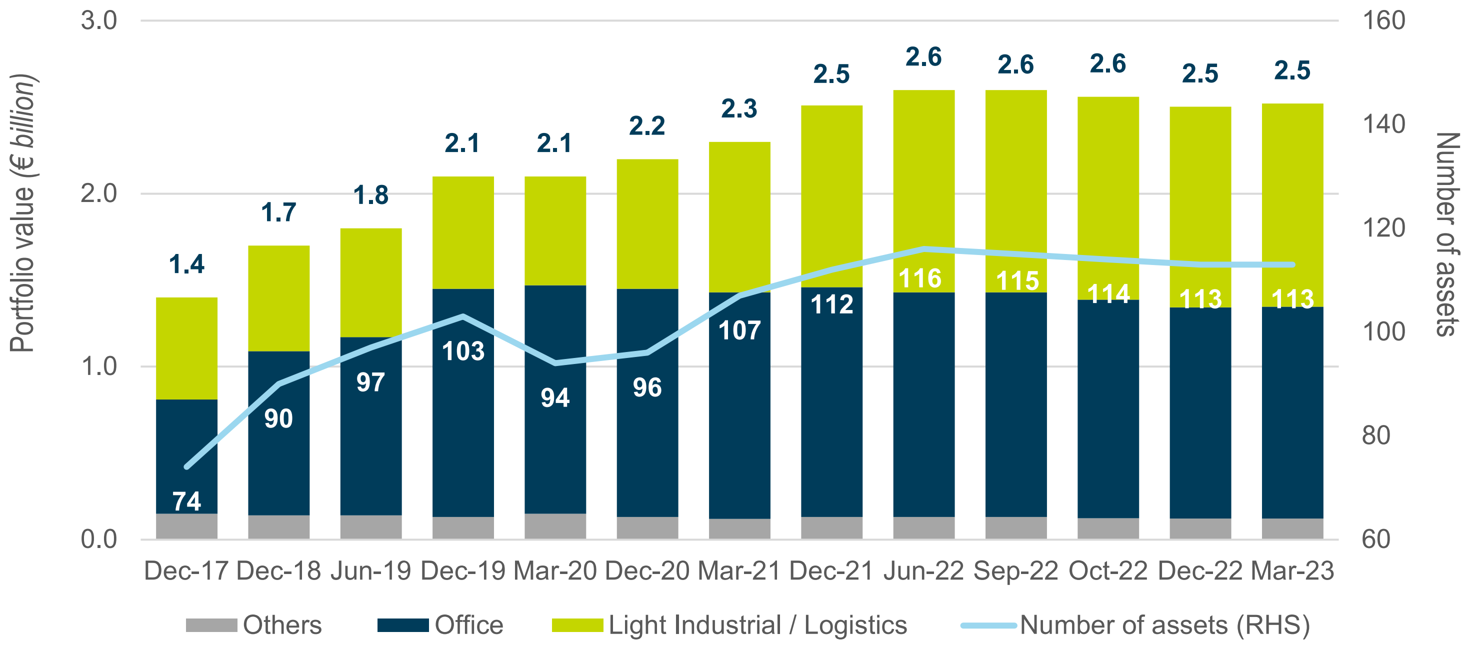
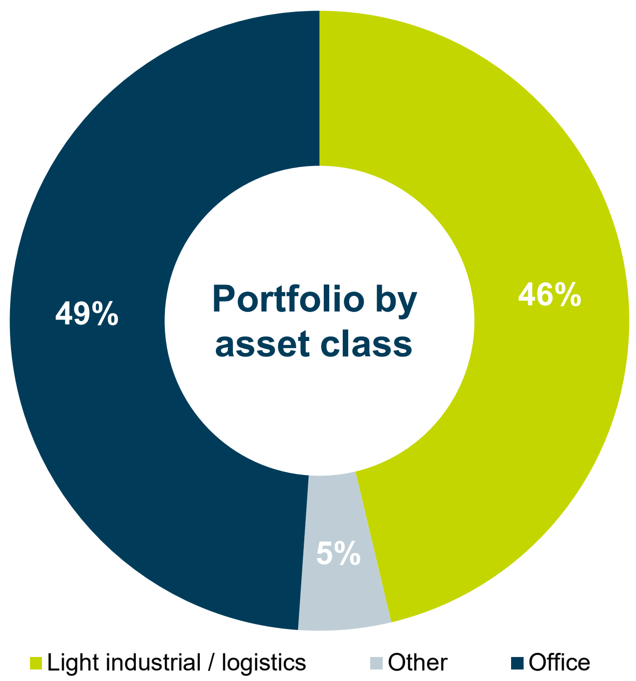
Pivot to logistics continues – asset sales to reduce office and other categories

~€427 million in acquisitions with an average 6.2% NOI yield since 2020 (up to 31 December 2022)

- **€107 million** in five light industrial / logistics / life science acquisitions in FY 2022 at a blended 7.4% NOI yield and **11% discount** to valuation
- **€41 million** in five divestments[1] in FY 2022 at a blended 20% premium to the most recent valuation
- **Focus on asset recycling in the near term**; further non-strategic divestments in various stages

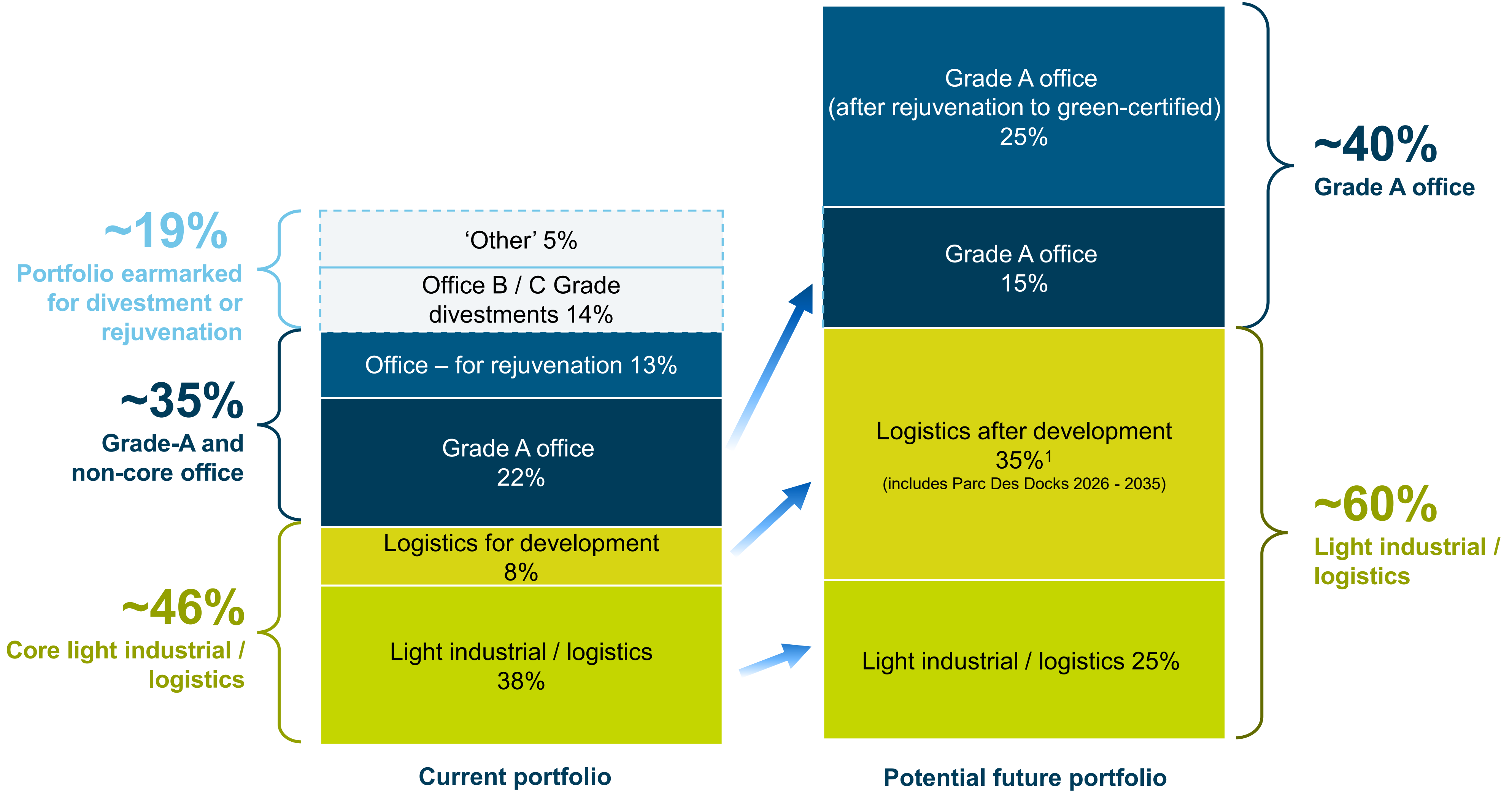




1. Two light industrial assets in Germany, one office asset in Finland, one light industrial asset in France and a logistics unit in Italy. With regards to the logistics unit in Italy, the sale was of a warehouse unit contained within the CLOM logistics asset in Italy for a consideration of €2.8 million (70% higher than the apportioned value of the most recent valuation as at 31 December 2021). The warehouse is approximately 3.5% of the asset's total lettable surface and previously leased to the buyer. The sale was completed on 25 January 2022.

Divestments and developments to enhance the portfolio

~€400 million in non-strategic asset divestments will be staggered over the next two to three years to fund €250[1] million developments and maintain gearing within 35 - 40%



1. The Manager will monitor the development under contract to comply with the MAS' regulatory limits of 10% development as a proportion of total assets in any one year

Projected +€250 million developments pipeline

Some major examples currently under construction or in advanced planning and approval processes

Artist impression

€32 million (estimated cost)
Nervesa 21, Milan

Artist impression

€45 million (estimated cost)
Maxima, Rome (formerly Via dell' Amba Aradam 5)

€90 million (estimated cost)
De Ruyterkade 5, Amsterdam

2022 | 2023 | 2024 | 2025 | 2026 - 2035

€15 million (estimated cost)
Lovosice ONE Industrial Park, The Czech Republic

€13 million (estimated cost)
Nove Mesto ONE Industrial Park I / III, Slovakia

Parc des Docks, Saint Ouen, Paris
Artist impression overlay on existing bird's eye view

1. The Manager will monitor the development under contract to comply with the MAS' regulatory limits of 10% development as a proportion of total assets in any one year

Strong logistics leasing activity in France

Parc des Docks (PdD), Paris - occupancy now at 96%:

- Two 9 year new leases: 3,528 sqm and 637 sqm, avg. +9% rent reversion
- Two lease renewals: 637 sqm (9 years) at 4% rent reversion and 577 sqm (7-months) at 4% rent reversion

Parc Delizy, Paris - occupancy rate now at 95.8%:

- One new lease: 416 sqm signed for 9 years at +12.6% rent reversion

Veemarkt, Amsterdam – occupancy at 99.4%:

- Three new 6-year leases (140 sqm, 110 sqm and 62 sqm) at avg. +12.5% rent reversion
- Two lease renewals: 308 sqm (1 year) and 173 sqm (3 years), both at +14.5% rent reversion

Parc Jean Mermoz and Parc des Guillaumes – occupancy for both at 100%:

- Two 9-year lease renewals: 1,984 sqm and 2,078 sqm at passing rent

Significant office leasing activity

Haagse Poort, The Hague

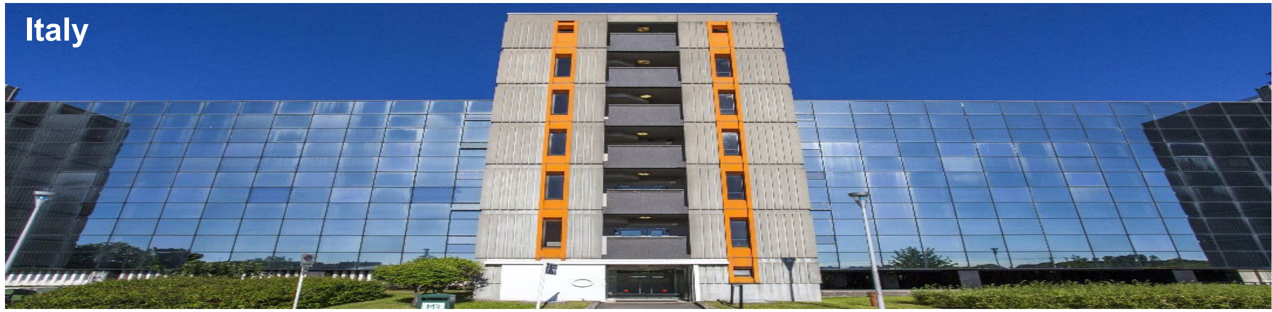
- One 10-year new lease (2,616 sqm) at +21% rent reversion

Bastion, Den Bosch – occupancy now at 92.9%:

- One 3-year new lease (607 sqm) at +4.1% rent reversion
- Two 2-year lease renewals: 22,991 sqm at +9.3% rent reversion and 372 sqm at +9.1% rent reversion

Plaza Forte, Helsinki – occupancy now 75.3% (+760 bps q-o-q)

- Five new leases (ranging from 40 to 230 sqm) at passing rent, avg. 2-5 year WALE
- One lease renewal (157 sqm) for 3 years



Assago, Italy - occupancy stable at 97.4%

- One new 6-year lease with cafeteria/restaurant operator (207 sqm)
- Three 6-year lease renewals (3,659 sqm, 544 sqm and 380 sqm) with existing tenants

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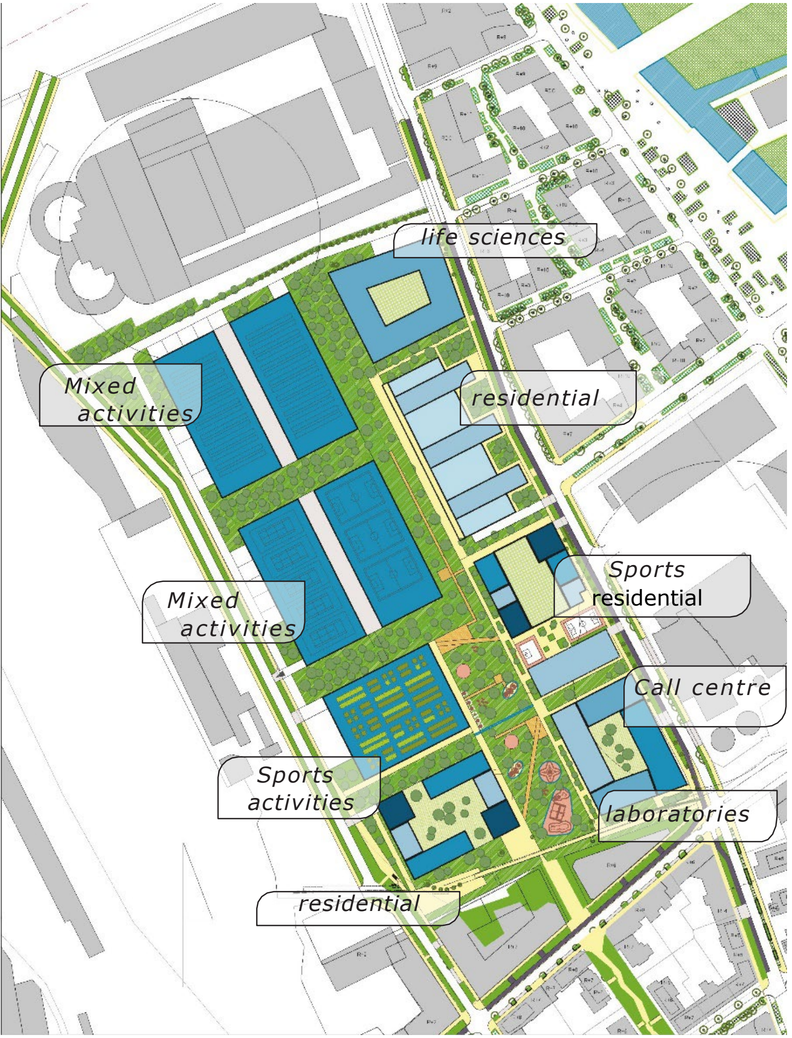
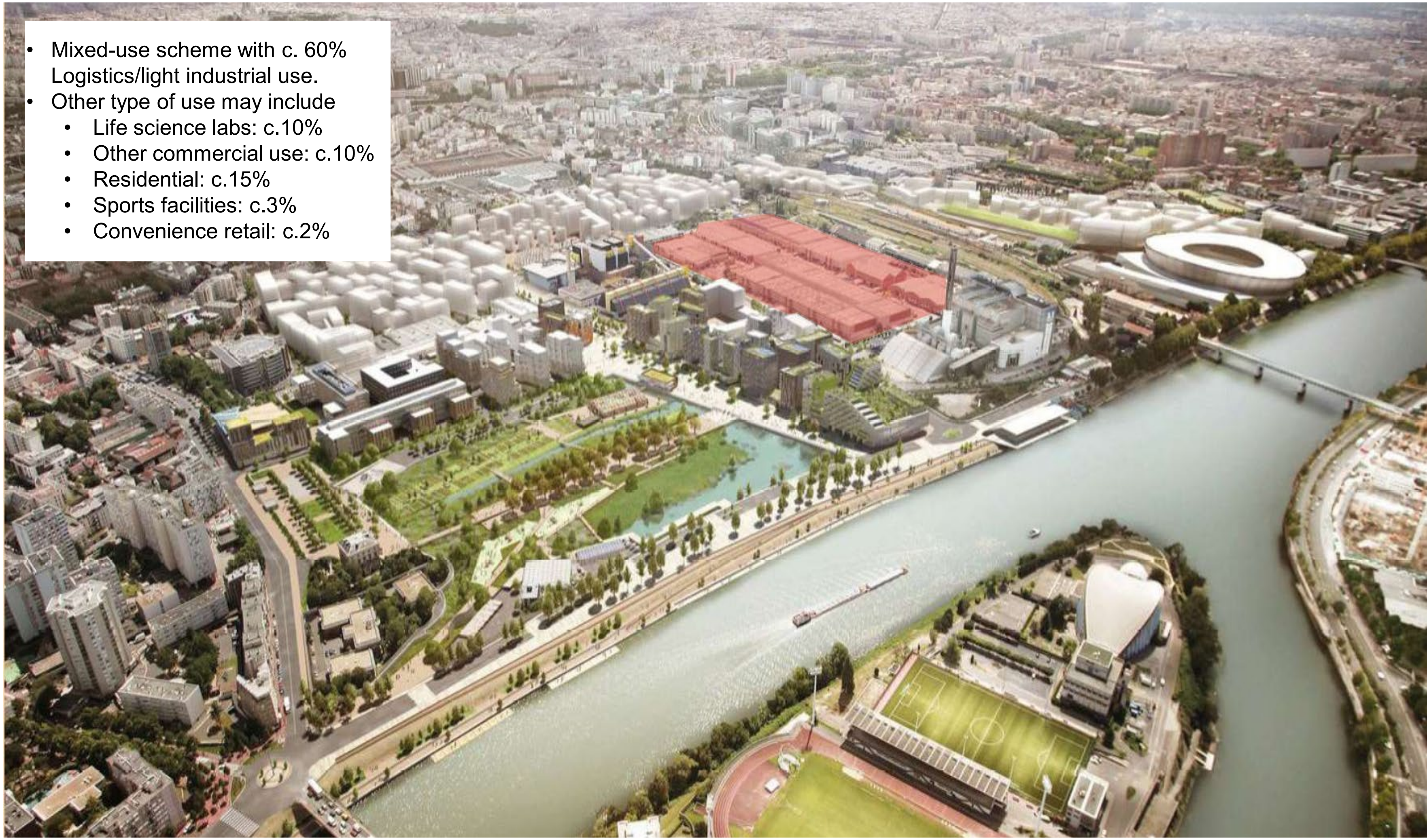
Parc des Docks Paris redevelopment in planning phase 3

Potential significant increase in total lettable area[1] with multi-level logistics and other mixed-use and public facilities to be developed[2]



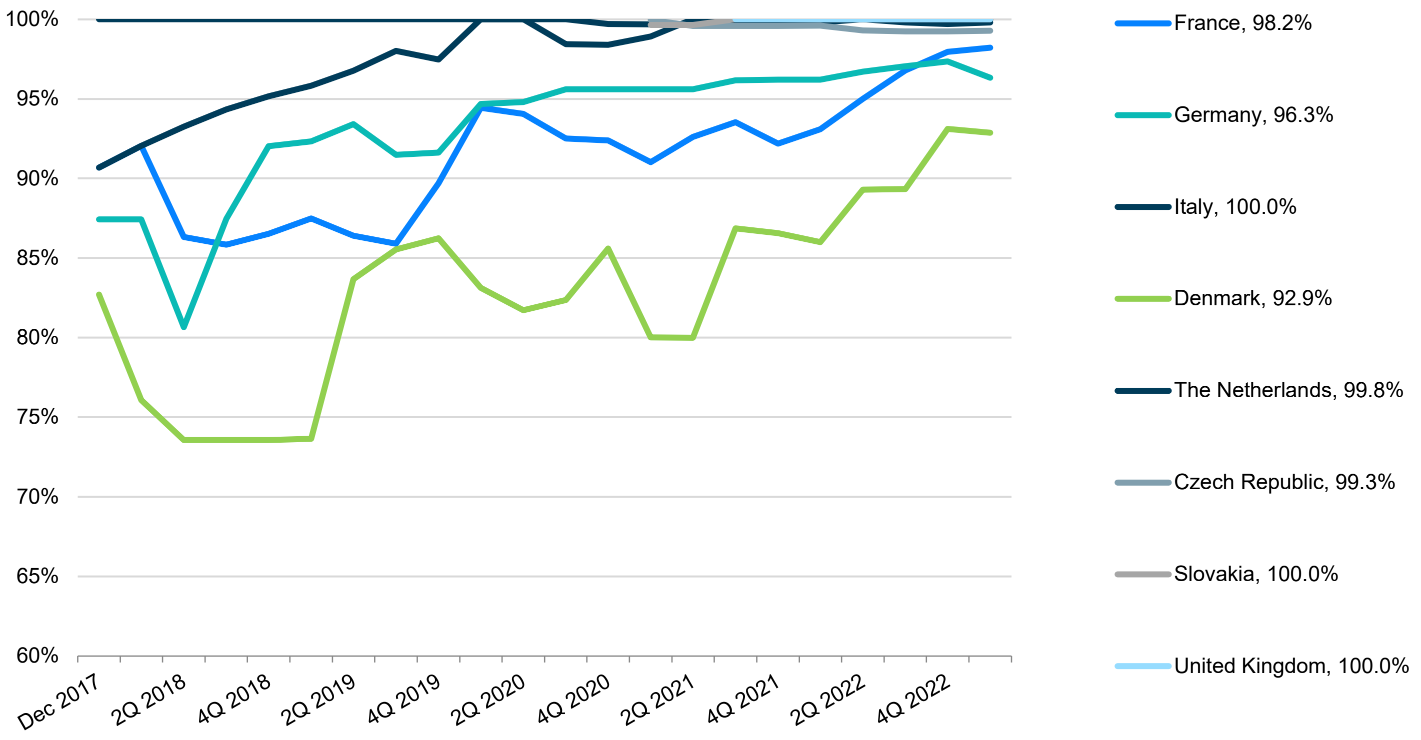
- Mixed-use scheme with c. 60% Logistics/light industrial use.
- Other type of use may include
  - Life science labs: c.10%
  - Other commercial use: c.10%
  - Residential: c.15%
  - Sports facilities: c.3%
  - Convenience retail: c.2%



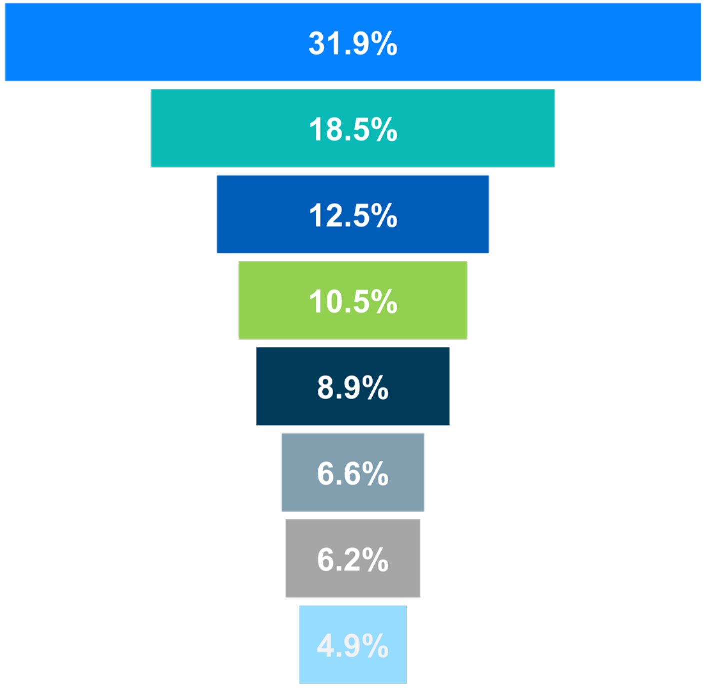
1. Progressive pipeline, at any point in time in compliance with the MAS' regulatory limits of 10% development and 15% redevelopment limits
2. Indicative subject to final planning and feasability consents

Light industrial / logistics: stable 98.0% occupancy

Occupancy by country²



Portfolio weighting by country²



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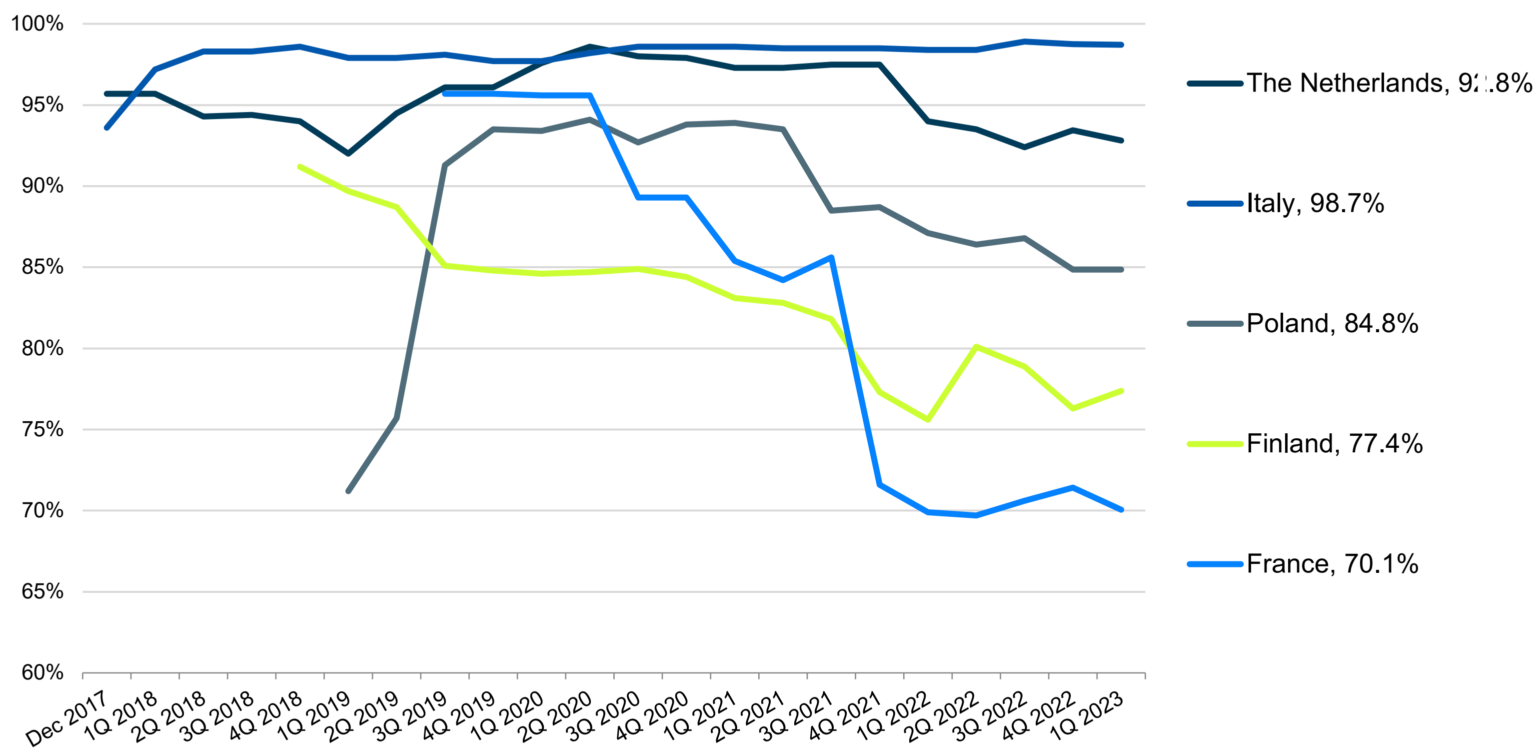
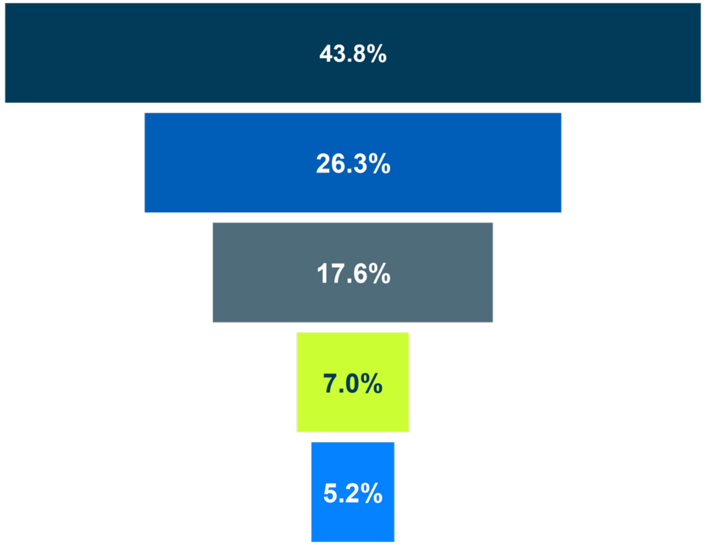
1. 26 new / renewed leases in 1Q 2023 compared with 40 in 4Q 2022, 35% lower
2. Left chart is occupancy based on NLA, right chart is country portfolio allocation based on book value as of 31 March 2023

Office portfolio occupancy close to 90%

Occupancy by country[1]



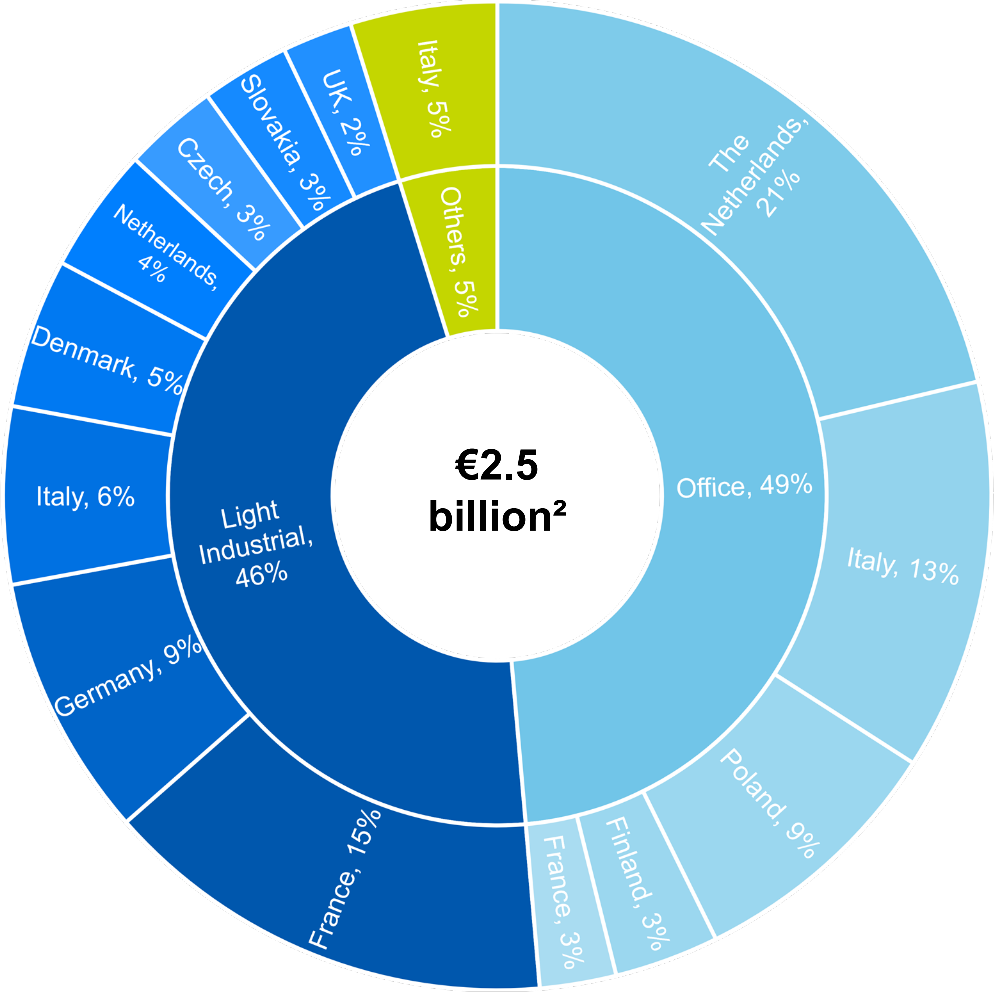
Portfolio weighting by country[1]



1. Left chart is occupancy based on NLA, right chart is country portfolio allocation based on book value as of 31 March 2023

CEREIT's portfolio composition

- Completed ~€427 million in light industrial / logistics acquisitions (at an average 6.2% blended NOI yield) since 2020
- CEREIT's portfolio currently has a weighting of 46% to light industrial / logistics, advancing the Manager's stated strategy of pivoting CEREIT to a majority weighting of this sector



Note: Portfolio breakdowns are based on portfolio value
1. Other includes three government-let campuses, one leisure / retail property and one hotel in Italy
2. Based on carrying value as at 31 March 2023 for 113 assets

CEREIT's portfolio overview as at 31 Mar 2023

The Netherlands	
Properties	14
Lettable Area (sqm)	247,944
Valuation (€ million)	640.83
% of Portfolio	25.4%
Average Reversionary Yield	5.8%

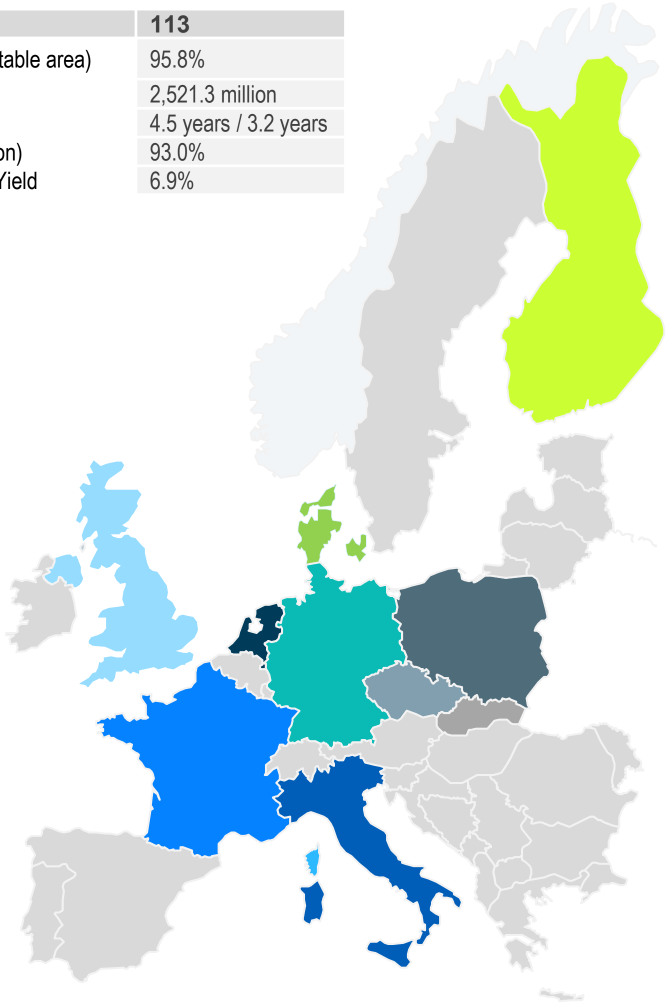
Italy	
Properties	22
Lettable Area (sqm)	629,636
Valuation (€ million)	589.87
% of Portfolio	23.4%
Average Reversionary Yield	7.3%

France	
Properties	20
Lettable Area (sqm)	266,112
Valuation (€ million)	439.53
% of Portfolio	17.4%
Average Reversionary Yield	7.3%

Poland	
Properties	6
Lettable Area (sqm)	111,236
Valuation (€ million)	216.15
% of Portfolio	8.6%
Average Reversionary Yield	9.2%

Germany	
Properties	14
Lettable Area (sqm)	229,560
Valuation (€ million)	217.67
% of Portfolio	8.6%
Average Reversionary Yield	5.4%

Properties	113
Occupancy Rate (by lettable area)	95.8%
Portfolio Valuation (€)	2,521.3 million
WALE / WALB	4.5 years / 3.2 years
% Freehold[1] (by valuation)	93.0%
Average Reversionary Yield	6.9%



Finland	
Properties	10
Lettable Area (sqm)	55,187
Valuation (€ million)	86.26
% of Portfolio	3.4%
Average Reversionary Yield	9.5%

Denmark	
Properties	12
Lettable Area (sqm)	152,432
Valuation (€ million)	123.23
% of Portfolio	4.9%
Average Reversionary Yield	7.8%

The Czech Republic	
Properties	7
Lettable Area (sqm)	59,680
Valuation (€ million)	77.02
% of Portfolio	3.1%
Average Reversionary Yield	5.9%

Slovakia	
Properties	5
Lettable Area (sqm)	74,355
Valuation (€ million)	72.73
% of Portfolio	2.9%
Average Reversionary Yield	6.6%

United Kingdom	
Properties	3
Lettable Area (sqm)	65,494
Purchase Price (€ million)	58.05
% of Portfolio	2.3%
Reversionary Yield	6.6%

1. Freehold and continuing / perpetual leasehold

CEREIT's portfolio statistics as at 31 Mar 2023

	No. of Assets	NLA (sqm)	Valuation[1] (€ million)	Reversionary Yield[2] (%)	Occupancy (%)	Number of Leases
The Netherlands (total)	**14**	**247,944**	**640.8**	**5.8**	**94.8**	**196**
• Light Industrial / Logistics	7	70,040	104.2	5.2	99.8	144
• Office	7	177,904	536.6	5.9	92.8	52
Italy (total)	**22**	**629,636**	**589.8**	**7.3**	**99.7**	**91**
• Light Industrial / Logistics	5	310,884	146.6	7.4	100.0	30
• Office	12	142,177	321.5	7.2	98.7	52
• Others	5	176,575	121.7	7.6	100.0	9
France (total)	**20**	**266,112**	**439.6**	**7.3**	**94.6**	**256**
• Light Industrial / Logistics	17	231,792	375.3	7.0	98.2	219
• Office	3	34,320	64.3	9.1	70.1	37
Germany (total) – Light Industrial / Logistics	**14**	**229,560**	**217.7**	**5.4**	**96.3**	**74**
Poland (total) – Office	**6**	**111,236**	**216.1**	**9.2**	**84.8**	**111**
Finland (total) – Office	**10**	**55,187**	**86.3**	**9.5**	**77.4**	**197**
Denmark (total) – Light Industrial / Logistics	**12**	**152,432**	**123.2**	**7.8**	**92.9**	**112**
The Czech Republic (total) – Light Industrial / Logistics	**7**	**59,680**	**77.0**	**5.9**	**99.3**	**13**
Slovakia (total) – Light Industrial / Logistics	**5**	**74,355**	**72.7**	**6.6**	**100.0**	**10**
United Kingdom (total) – Light Industrial / Logistics	**3**	**65,494**	**58.1**	**6.6**	**100.0**	**3**
Light Industrial / Logistics (total)	**70**	**1,194,237**	**1,174.8**	**6.5**	**98.0**	**605**
Office (total)	**38**	**520,824**	**1,224.8**	**7.3**	**89.1**	**449**
Others (total)	**5**	**176,575**	**121.7**	**7.6**	**100.0**	**9**
TOTAL	**113**	**1,891,636**	**2,521.3**	**6.9**	**95.8**	**1,063**

1. Valuation is based Based on carrying value as at 31 March 2023 for 113 assets
2. Reversionary Yield is based on independent valuations as of 31 December 2022 and calculated as Market NOI divided by fair value net of purchaser's costs

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CPI indexation in selected CEREIT countries of operations

Country	Type of inflation indicators	Rental uplift degree	How is the inflation kicker being calculated?
United Kingdom	CPI / RPI	100% (unless there is a cap disclosed in the rental agreement)	CPI increase on annual basis, rent inflation kicker is based on the index rate as per a certain month compared to previous year rate in the same month
Germany	CPI Monthly Index	100% (unless there is a hurdle / cap disclosed in the rental agreement, e.g. 10% CPI change @ 80% cap)	CPI increase on annual basis, rent inflation kicker is based on the index rate as per a certain month compared to previous year rate in the same month
France	ILAT[1] (c. 80% of the portfolio) ICC[2] (construction index)	100%	Base index is the latest one published at the time of the lease signature and it is compared against the same trimester each following year
Italy	CPI Monthly Index	Generally 75% for all rents (rarely contracts have it at 100%)	CPI increase on annual basis, rent inflation kicker is based on the index rate as per a certain month compared to previous year rate in the same month
The Netherlands	CPI Monthly Index	100% (unless there is a cap disclosed in the rental agreement)	Rent inflation kicker is based on the index rate as per a certain month (anniversary date) compared to previous year rate, 4 months prior the actual index month as per rental agreement
Poland	HICP / CPI (Polish GUS)[3]	100% (unless there is a cap disclosed in the rental agreement)	Rent inflation kicker is based on the index rate as per a certain month compared to previous year rate in the same month
Denmark	CPI / NPI	100%	CPI increase on annual basis, rent inflation kicker is based on the index rate as per a certain month compared to previous year rate in the same month
The Czech Republic	HICP	100% (unless there is a cap disclosed in the rental agreement)	HICP increase on annual basis
Finland	CPI Monthly Index	100%	CPI increase on annual basis, rent inflation kicker is based on the index rate as per a certain month compared to base year rate (year 1951)
Slovakia	HICP	100% (unless there is a cap disclosed in the rental agreement)	HICP increase on annual basis

1. Indice des loyers des activités tertiaires
2. Cost construction index
3. Only in selected cases

Key economic forecasts in CEREIT's countries of operations

As at Jan 2023	Real GDP growth (%)	CPI Growth (%)
	2023E	2023E
Eurozone	0.4	4.9
UK	-0.7	6.6
Germany	-0.2	4.7
France	0.5	5.2
Italy	0.5	5.3
The Netherlands	0.4	4.2
Poland	0.2	13.6
Denmark	0.4	3.3
The Czech Republic	-0.6	6.5
Finland	-0.2	4.4
Slovakia	0.3	9.3

Source: Oxford Economics (8 February 2023)

As at Apr 2023	Real GDP growth (%)	CPI Growth (%)
	2023E	2023E
Eurozone	0.8	5.2
UK	0.3	6.5
Germany	0.3	5.3
France	0.5	5.1
Italy	0.8	5.8
The Netherlands	1.6	3.7
Poland	-0.3	13.4
Denmark	0.6	4.5
The Czech Republic	-0.7	10.0
Finland	-0.2	5.6
Slovakia	0.5	10.5

Source: Oxford Economics (5 May 2023)

Non-exhaustive glossary and definitions

All numbers in this presentation are as at 31 March 2023 and stated in Euro (“EUR” or “€”), unless otherwise stated

Abbreviations / mentions	Definitions
Bps	Basis points
Capex	Capital expenditure
CPI	Consumer price index-linked
DI	Distributable Income available for distribution to unitholders
DPU	Distribution per Unit
EMTN	Euro medium-term note
ERV	Estimated rental value, typically representing valuers' opinion of the open market rent which, on the date of valuation, could reasonably be expected to be obtained on a new letting or rent review of a property
GDP	Gross domestic product
HICP	Harmonised Index of Consumer Prices
NAV	Net asset value
NOI	Net operating income
NPI	Net property income
Pcp	Prior corresponding period
P.p.	Percentage points
RCF	Revolving credit facility
Rent reversion	Calculated as a percentage representing a fraction with a numerator the new headline rent of all modified, renewed or new leases over the relevant period and denominator the last passing rent of the areas being subject to modified, renewed or new leases
Reversionary Yield	Valuers’ term; typically calculated as a percentage representing a fraction with a numerator the net market rental value per annum (net of non-recoverable running costs and ground rent) expressed and denominator the net capital value
RPI	Retail Price Index
Sponsor	CEREIT’s sponsor, Cromwell Property Group
sqm / NLA	Square metres / Net lettable area
Tenant retention rate	Tenant-customer retention rate by ERV is the % quantum of ERV retained over a reference period with respect to Terminable Leases, defined as leases that either expire or in respect of which the tenant-customer has a right to break over a relevant reference period
y-o-y / Q-o-Q	Year-on-year / quarter-on-quarter
WADE	Weighted average debt expiry
WALE / WALB	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); WALB is defined as the weighted average lease break by headline rent based on the earlier of the next permissible break date at the tenant-customer’s election or the expiry of the lease

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