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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.

### **REVALUATION OF CROMWELL EUROPEAN REIT’S PROPERTIES**

Pursuant to Rule 703 of the SGX-ST Listing Manual, the Board of Directors of Cromwell EREIT Management Limited, the Manager of Cromwell European Real Estate Investment Trust (“**CEREIT**”) is pleased to announce that CBRE Ltd (“**CBRE**”) and Savills Advisory Services Limited (“**Savills**”) have completed their respective independent valuations (“**Valuations**”) for 113 properties in CEREIT’s portfolio as at 30 June 2022.

The Valuations summarised below will be reflected in the interim financial statements of CEREIT for the six-month period ended 30 June 2022:

<b>Property</b>	<b>Country</b>	<b>Asset Class</b>	<b>30 Jun 2022 Valuation € million</b>
<b>1. Valued by CBRE</b>			
Veemarkt	The Netherlands	Light industrial/ logistics	48.90
Rosa Castellanosstraat 4	The Netherlands	Light industrial/ logistics	12.55
Boekweitstraat 1 - 21 & Luzernestraat 2 - 12	The Netherlands	Light industrial/ logistics	10.02
De Immenhorst 7	The Netherlands	Light industrial/ logistics	9.17
Capronilaan 22 - 56	The Netherlands	Light industrial/ logistics	8.18
Kapoeasweg 4 - 16	The Netherlands	Light industrial/ logistics	6.74
Folkstoneweg 5 - 15	The Netherlands	Light industrial/ logistics	4.73
Central Plaza	The Netherlands	Office	165.18
Haagse Poort	The Netherlands	Office	162.71
Bastion	The Netherlands	Office	75.82
De Ruyterkade 5	The Netherlands	Office	59.44
Blaak 40	The Netherlands	Office	21.23
Koningskade 30	The Netherlands	Office	20.64

<b>Property</b>	<b>Country</b>	<b>Asset Class</b>	<b>30 Jun 2022 Valuation € million</b>
Centro Logistico Orlando Marconi	Italy	Light industrial/ logistics	53.70
Via Fogliano 1	Italy	Light industrial/ logistics	31.50
Via dell'Industria 18	Italy	Light industrial/ logistics	29.90
Via Fornace	Italy	Light industrial/ logistics	21.00
Strada Provinciale Adelfia	Italy	Light industrial/ logistics	13.83
Piazza Affari 2	Italy	Office	102.00
Via dell'Amba Aradam 5	Italy	Office	42.40
Via Pianciani 26	Italy	Office	35.60
Building F7-F11	Italy	Office	26.40
Via Camillo Finocchiaro Aprile 1	Italy	Office	23.15
Via Nervesa 21	Italy	Office	21.47
Via della Fortezza 8	Italy	Office	15.82
Cassiopea 1-2-3	Italy	Office	15.10
Nuova ICO	Italy	Office	14.82
Corso Lungomare Trieste 29	Italy	Office	10.75
Corso Annibale Santorre di Santa Rosa 15	Italy	Office	7.53
Via Rampa Cavalcavia 16-18	Italy	Office	4.76
Viale Europa 95	Italy	Others	73.30
Starhotels Grand Milan	Italy	Others	17.53
Via Madre Teresa 4	Italy	Others	16.90
Via Salara Vecchia 13	Italy	Others	11.65
Via Brigata Padova 19	Italy	Others	3.99
Parsdorfer Weg 10	Germany	Light industrial/ logistics	40.30
An der Wasserschluff 7	Germany	Light industrial/ logistics	19.93
Siemensstraße 11	Germany	Light industrial/ logistics	18.65
Göppinger Straße 1 – 3	Germany	Light industrial/ logistics	18.63
Gewerbestraße 62	Germany	Light industrial/ logistics	17.17
An der Kreuzlache 8-12	Germany	Light industrial/ logistics	15.02
Henschelring 4	Germany	Light industrial/ logistics	12.12
Frauenstraße 31	Germany	Light industrial/ logistics	12.00
Gutenbergstraße 1, Dieselstraße 2	Germany	Light industrial/ logistics	11.80
Kolumbusstraße 16	Germany	Light industrial/ logistics	11.33
Dresdner Straße 16, Sachsenring 52	Germany	Light industrial/ logistics	10.05
Hochstraße 150-152	Germany	Light industrial/ logistics	9.81
Moorfleeter Straße 27, Liebigstraße 67-71	Germany	Light industrial/ logistics	9.41
An der Steinlach 8-10	Germany	Light industrial/ logistics	5.15
Kinzigheimer Weg 114	Germany	Light industrial/ logistics	5.00
Opus 1	Finland	Office	15.37
Plaza Vivace	Finland	Office	11.93
Plaza Forte	Finland	Office	11.70
Myyrmäenraitti 2	Finland	Office	10.25
Mäkitorpantie 3b	Finland	Office	9.65
Plaza Allegro	Finland	Office	9.59
Pakkalankuja 6	Finland	Office	9.30
Grandinkulma	Finland	Office	9.13

Property	Country	Asset Class	30 Jun 2022 Valuation € million
Kauppakatu 39	Finland	Office	7.69
Pakkalankuja 7	Finland	Office	6.07
Purotie 1	Finland	Office	3.31
Business Garden	Poland	Office	84.50
Green Office	Poland	Office	48.50
Riverside Park	Poland	Office	29.70
Avatar	Poland	Office	23.13
Grójecka 5	Poland	Office	19.80
Arkońska Business Park	Poland	Office	17.32
<b>2. Valued by Savills</b>			
Parc des Docks	France	Light industrial/ logistics	155.70
Parc des Guillaumes	France	Light industrial/ logistics	31.00
Parc du Landy	France	Light industrial/ logistics	27.00
Parc des Grésillons	France	Light industrial/ logistics	25.10
Parc Delizy	France	Light industrial/ logistics	21.80
Parc Urbaparc	France	Light industrial/ logistics	19.80
Parc du Merantais	France	Light industrial/ logistics	11.40
Parc Béziers	France	Light industrial/ logistics	11.20
Parc le Prunay	France	Light industrial/ logistics	9.54
Parc des Érables	France	Light industrial/ logistics	9.43
Parc Jean Mermoz	France	Light industrial/ logistics	9.19
Parc Locaparc 2	France	Light industrial/ logistics	8.63
Parc Louvresses	France	Light industrial/ logistics	8.58
Parc de Champs	France	Light industrial/ logistics	7.26
Parc du Bois du Tambour	France	Light industrial/ logistics	7.10
Parc Acticlub	France	Light industrial/ logistics	6.48
Parc Parçay-Meslay	France	Light industrial/ logistics	5.57
Parc Sully	France	Light industrial/ logistics	3.26
Cap Mermoz	France	Office	33.70
Paryseine	France	Office	28.00
Lénine	France	Office	3.93
Naverland 7-11	Denmark	Light industrial/ logistics	13.93
Priorparken 700	Denmark	Light industrial/ logistics	13.84
Priorparken 800	Denmark	Light industrial/ logistics	11.50
Islevdalvej 142	Denmark	Light industrial/ logistics	8.74
Stamholmen 111	Denmark	Light industrial/ logistics	8.54
Herstedvang 2-4	Denmark	Light industrial/ logistics	8.22
Naverland 8	Denmark	Light industrial/ logistics	7.60
Hørskæften 4-6	Denmark	Light industrial/ logistics	7.13
Fabriksparken 20	Denmark	Light industrial/ logistics	6.79
Hørskæften 5	Denmark	Light industrial/ logistics	4.24
Naverland 12	Denmark	Light industrial/ logistics	3.90
Novo Mesto ONE Industrial Park III	Slovakia	Light industrial/ logistics	17.70
Novo Mesto ONE Industrial Park I	Slovakia	Light industrial/ logistics	17.05
Kosice Industrial Park	Slovakia	Light industrial/ logistics	14.40
Novo Mesto ONE Industrial Park II	Slovakia	Light industrial/ logistics	10.20

<b>Property</b>	<b>Country</b>	<b>Asset Class</b>	<b>30 Jun 2022 Valuation € million</b>
Zilina Industrial Park	Slovakia	Light industrial/ logistics	5.52
Moravia Industrial Park	Czech Republic	Light industrial/ logistics	16.60
Lovosice ONE Industrial Park II.	Czech Republic	Light industrial/ logistics	16.60
South Moravia Industrial Park	Czech Republic	Light industrial/ logistics	11.64
ONE - Hradec Králové	Czech Republic	Light industrial/ logistics	10.70
Pisek Industrial Park I.	Czech Republic	Light industrial/ logistics	4.28
Lovosice ONE Industrial Park I.	Czech Republic	Light industrial/ logistics	3.18
Pisek Industrial Park II.	Czech Republic	Light industrial/ logistics	1.77
Thorn Lighting	United Kingdom	Light industrial/ logistics	37.52
Kingsland 21	United Kingdom	Light industrial/ logistics	11.96

The valuation reports will be available for inspection by prior appointment at the Manager's registered office during business hours, for three months from the date of this announcement.

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 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 €2.6 billion portfolio comprises 110+ predominantly freehold properties 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 two 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 Group<sup>1</sup>, a real estate investor and global real estate fund manager with operations in 14 countries, listed on the Australian Securities Exchange Ltd.

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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

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<sup>1</sup> *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)*

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.

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