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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.

CROMWELL EUROPEAN REIT'S PORTFOLIO DEMONSTRATES RESILIENCE WITH MINIMAL 1.6% FY 2022 VALUATION DECLINE; GEARING EXPECTED TO REMAIN BELOW 40%

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**") wishes to announce that CBRE Ltd ("**CBRE**") and Savills Advisory Services Limited ("**Savills**") have carried out respective independent valuations ("**Valuations**") for 112 properties in CEREIT's portfolio as at 31 December 2022 resulting in a total portfolio valuation of €2,488 million¹.

The portfolio valuation has slightly reduced by €39.3 million or -1.6% compared to the June 2022 valuation, taking into account the benefit of valuation increases on properties under development in Italy and Czech Republic.

Denmark and France showed slight valuation increases of €12.2 million and €2.4 million respectively, due to asset management enhancement initiatives and market rent growth. The Czech Republic portfolio valuation was higher due to the increase in value of properties under development. However, modest valuation declines were recorded in the Netherlands (down by €25.4 million) and the United Kingdom (down by €16.6 million). Valuations in Germany, Italy and Poland were also lower by approximately €6 - 7 million each, reflecting the higher capitalisation rates ("**cap rates**") caused by the recent increase in interest rates.

Accordingly, the Manager expects to report CEREIT's 31st December 2022 aggregate leverage below 40% and net asset value ("**NAV**") of approximately €2.42 per Unit, both subject to the finalisation of the FY2022 Financial Statements and completion of the external audit. These metrics will be confirmed upon announcement of the FY 2022 results which is expected on 24 February 2023.

¹ Excludes Sognevej 25 in Brøndby, Copenhagen, Denmark which was acquired in October 2022 for DKK117.4 million (approximately €15.8 million) which has been carried at its purchase price. Including Sognevej 25, as at 31 December 2022 CEREIT's portfolio comprised 113 properties at a total portfolio valuation of €2,504 million

Simon Garing, CEO of the Manager said: “It is pleasing to note that CEREIT continues to demonstrate both the resilience of the portfolio and quality of the asset management team, with only a slight reduction reflected in the December 2022 valuations.

Although global interest rates have increased significantly, the impact on CEREIT’s portfolio has been relatively minor due to a number of reasons, all positively offsetting the global rise in cap rates:

- (i) the high weighted average initial yield of 5.7% has provided a conservative cushion to rising European interest rates;
- (ii) CEREIT’s asset value enhancement initiatives and successful leasing programs have lifted occupancy to record levels;
- (iii) properties under development in Italy and Czech Republic have created additional value;
- (iv) the majority of CEREIT assets are well-located in good / very good macro / micro locations which are experiencing market rent growth with little new competitive supply; and
- (v) the majority of CEREIT’s leases have inflation indexation clauses, and coupled with strong rent reversion, provide a hedge to the rise in cap rates.

The strategy to pivot CEREIT to a majority weighting to logistics / light industrial sector continues to contribute positively, with this sector recording a small valuation gain of €3.5 million over the 6 months, while the office portfolio was 3.2% lower.

The Manager is pleased to inform the market that gearing has remained within the Board’s LTV policy range of 35-40% and the preliminary unaudited NAV is approximately €2.42 / Unit as at 31 December 2022. Yesterday’s closing unit price of €1.65 is 32% below the expected NAV. While cap rates are expected to generally rise further in FY 2023 as central banks continue to target high inflation, broader market conditions are currently more supportive of an improved European outlook than was the case 3-6 months ago”.

The Valuations summarised below will be reflected in the financial statements of CEREIT for the financial year ended 31 December 2022 on completion of the external audit with additional portfolio management discussion and analysis accompanying the release of the FY 2022 financial results on 24th February 2023.

Property	Country	Asset Class	31 Dec 2022 Valuation € million
1. Valued by CBRE			
Parc des Docks	France	Light Industrial / Logistics	157.95
Parc des Guillaumes	France	Light Industrial / Logistics	32.90
Parc du Landy	France	Light Industrial / Logistics	26.55
Parc Delizy	France	Light Industrial / Logistics	24.65
Parc des Grésillons	France	Light Industrial / Logistics	22.30
Parc Urbaparc	France	Light Industrial / Logistics	17.63
Parc Louvresses	France	Light Industrial / Logistics	12.55
Parc du Merantais	France	Light Industrial / Logistics	11.25
Parc Béziers	France	Light Industrial / Logistics	11.15
Parc des Érables	France	Light Industrial / Logistics	9.43
Parc Jean Mermoz	France	Light Industrial / Logistics	9.12
Parc Locaparc 2	France	Light Industrial / Logistics	8.68
Parc le Prunay	France	Light Industrial / Logistics	8.49
Parc de Champs	France	Light Industrial / Logistics	6.96
Parc Acticlub	France	Light Industrial / Logistics	6.63
Parc Parçay-Meslay	France	Light Industrial / Logistics	4.92
Parc Sully	France	Light Industrial / Logistics	3.49

Property	Country	Asset Class	31 Dec 2022 Valuation € million
Paryseine	France	Office	31.25
Cap Mermoz	France	Office	29.83
Lénine	France	Office	3.23
Business Garden	Poland	Office	83.60
Green Office	Poland	Office	46.90
Riverside Park	Poland	Office	27.70
Avatar	Poland	Office	23.05
Grójecka 5	Poland	Office	18.45
Arkońska Business Park	Poland	Office	16.03
Naverland 7-11	Denmark	Light Industrial / Logistics	16.47
Priorparken 700	Denmark	Light Industrial / Logistics	14.92
Priorparken 800	Denmark	Light Industrial / Logistics	13.22
Stamholmen 111	Denmark	Light Industrial / Logistics	12.22
Herstedvang 2-4	Denmark	Light Industrial / Logistics	9.14
Islevdalvej 142	Denmark	Light Industrial / Logistics	9.08
Naverland 8	Denmark	Light Industrial / Logistics	8.25
Hørskæften 4-6	Denmark	Light Industrial / Logistics	7.25
Fabriksparken 20	Denmark	Light Industrial / Logistics	6.99
Naverland 12	Denmark	Light Industrial / Logistics	4.53
Hørskæften 5	Denmark	Light Industrial / Logistics	4.50
Lovosice ONE Industrial Park II.	Czech Republic	Light Industrial / Logistics	15.95
Moravia Industrial Park	Czech Republic	Light Industrial / Logistics	15.50
Lovosice ONE Industrial Park I.	Czech Republic	Light Industrial / Logistics	13.95
Hradec Králové One Industrial Park	Czech Republic	Light Industrial / Logistics	11.80
South Moravia Industrial Park	Czech Republic	Light Industrial / Logistics	10.75
Pisek Industrial Park I.	Czech Republic	Light Industrial / Logistics	4.41
Pisek Industrial Park II.	Czech Republic	Light Industrial / Logistics	1.84
Nove Mesto ONE Industrial Park III	Slovakia	Light Industrial / Logistics	18.71
Nove Mesto ONE Industrial Park I	Slovakia	Light Industrial / Logistics	14.50
Nove Mesto Development	Slovakia	Light Industrial / Logistics	5.80
Kosice Industrial Park	Slovakia	Light Industrial / Logistics	12.40
Nove Mesto ONE Industrial Park II	Slovakia	Light Industrial / Logistics	9.40
Zilina Industrial Park	Slovakia	Light Industrial / Logistics	5.16
2. Valued by Savills			
Veemarkt	Netherlands	Light Industrial / Logistics	49.70
Boekweitstraat 1 - 21 & Luzernestraat 2 - 12	Netherlands	Light Industrial / Logistics	11.50
Rosa Castellanosstraat 4	Netherlands	Light Industrial / Logistics	11.00
De Immenhorst 7	Netherlands	Light Industrial / Logistics	10.20
Capronilaan 22 - 56	Netherlands	Light Industrial / Logistics	9.04
Kapoeasweg 4 - 16	Netherlands	Light Industrial / Logistics	7.14
Folkstoneweg 5 - 15	Netherlands	Light Industrial / Logistics	5.51
Haagse Poort	Netherlands	Office	158.00
Central Plaza	Netherlands	Office	156.00
Bastion	Netherlands	Office	72.90
Moeder Teresalaan 100/200	Netherlands	Office	54.50
De Ruyterkade 5	Netherlands	Office	54.50
Koningskade 30	Netherlands	Office	20.70
Blaak 40	Netherlands	Office	18.50
Centro Logistico Orlando Marconi	Italy	Light Industrial / Logistics	53.10

Property	Country	Asset Class	31 Dec 2022 Valuation € million
Via dell'Industria 18	Italy	Light Industrial / Logistics	31.40
Via Fogliano, Coccaglio	Italy	Light Industrial / Logistics	27.20
Via Fornace	Italy	Light Industrial / Logistics	18.80
Strada Provinciale Adelfia	Italy	Light Industrial / Logistics	15.60
Piazza Affari 2	Italy	Office	99.80
Via dell'Amba Aradam 5	Italy	Office	39.10
Via Pianciani 26	Italy	Office	37.00
Building F7-F11	Italy	Office	28.40
Via Nervesa 21	Italy	Office	27.20
Via Camillo Finocchiaro Aprile 1	Italy	Office	20.90
Cassiopea 1-2-3	Italy	Office	16.70
Via della Fortezza 8	Italy	Office	15.90
Nuova ICO	Italy	Office	11.80
Corso Lungomare Trieste 29	Italy	Office	10.70
Corso Annibale Santorre di Santa Rosa 15	Italy	Office	7.30
Via Rampa Cavalcavia 16-18	Italy	Office	4.61
Viale Europa 95	Italy	Others	73.30
Starhotels Grand Milan	Italy	Others	17.10
Via Madre Teresa 4	Italy	Others	15.70
Via Salara Vecchia 13	Italy	Others	11.40
Via Brigata Padova 19	Italy	Others	3.96
Parsdorfer Weg 10	Germany	Light Industrial / Logistics	38.80
An der Wasserschluff 7	Germany	Light Industrial / Logistics	18.60
Siemensstraße 11	Germany	Light Industrial / Logistics	18.20
Göppinger Straße 1 – 3	Germany	Light Industrial / Logistics	17.40
Löbstedter Str. 101-109	Germany	Light Industrial / Logistics	16.90
Gewerbestraße 62	Germany	Light Industrial / Logistics	16.00
An der Kreuzlache 8-12	Germany	Light Industrial / Logistics	14.50
Hochstraße 150-152	Germany	Light Industrial / Logistics	12.90
Henschelring 4	Germany	Light Industrial / Logistics	11.90
Frauenstraße 31	Germany	Light Industrial / Logistics	11.30
Kolumbusstraße 16	Germany	Light Industrial / Logistics	11.30
Gutenbergstraße 1, Dieselstraße 2	Germany	Light Industrial / Logistics	10.90
Moorfleeter Straße 27, Liebigstraße 67-71	Germany	Light Industrial / Logistics	9.32
Dresdner Straße 16, Sachsenring 52	Germany	Light Industrial / Logistics	9.23
Plaza Vivace	Finland	Office	12.10
Plaza Forte	Finland	Office	11.50
Myymäenraitti 2	Finland	Office	10.00
Plaza Allegro	Finland	Office	9.30
Mäkitorpantie 3b	Finland	Office	9.10
Grandinkulma	Finland	Office	8.60
Pakkalankuja 6	Finland	Office	8.50
Kauppakatu 39	Finland	Office	7.70
Pakkalankuja 7	Finland	Office	5.90
Purotie 1	Finland	Office	3.10
Thorn Lighting	United Kingdom	Light Industrial / Logistics	30.82
The Cube	United Kingdom	Light Industrial / Logistics	17.24
Kingsland 21	United Kingdom	Light Industrial / Logistics	9.41

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

31 January 2023

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 €2.5 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 Group², 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 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.

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)*

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