SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR SUBSTANTIAL SHAREHOLDER(S)/ UNITHOLDER(S) IN RESPECT OF INTERESTS IN SECURITIES

FORM **3** (Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing the notification form.
- This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
- 3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
- 6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;

- (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
- (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
- (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General Name of Listed Issuer: 1. Cromwell European Real Estate Investment Trust ("CEREIT") 2. Type of Listed Issuer: Company/Corporation Registered/Recognised Business Trust Real Estate Investment Trust Name of Trustee-Manager/Responsible Person: Cromwell EREIT Management Pte. Ltd 3. Is more than one Substantial Shareholder/Unitholder giving notice in this form? □ No (Please proceed to complete Part II) ✓ Yes (Please proceed to complete Parts III & IV) Date of notification to Listed Issuer: 4.

09-Jan-2018

Part III - Substantial Shareholder	(6	VI Initholder	S) Details
	12		2	

[To be used for multiple Substantial Shareholders/Unitholders to give notice]

Substantial Shareholder/Unitholder A

1. Name of Substantial Shareholder/Unitholder:

UBS Group AG

- 2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?
 - Yes
 - ✓ No
- 3. Notification in respect of:
 - Becoming a Substantial Shareholder/Unitholder
 - ✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
 - Ceasing to be a Substantial Shareholder/Unitholder
- 4. Date of acquisition of or change in interest:

05-Jan-2018

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (*if different from item 4 above, please specify the date*):

05-Jan-2018

- 6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):
- 7. Quantum of total voting shares/units (*including voting shares/units underlying rights/options/ warrants/convertible debentures* {*conversion price known*}) held by Substantial Shareholder/ Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	0	118,752,600	118,752,600
As a percentage of total no. of voting shares/ units:	0	7.54	7.54
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/	0	106,194,900	106,194,900
convertible debentures :			

8.	Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]					
	Comp	ed interests arising by virtue of (a) UBS Group AG having an interest, or (b) Section 7(4) or 7(4A) of the anies Act in units over which subsidiaries/affiliates of UBS Group AG have an interest, by reason of the to exercise voting discretion and to acquire/dispose of units.				
9.	[You	tionship between the Substantial Shareholders/Unitholders giving notice in this form: may attach a chart in item 10 to show the relationship between the Substantial Shareholders/ olders]				
10.	Attac	chments (<i>if any</i>): 👔 (The total file size for all attachment(s) should not exceed 1MB.)				
11.	If this	s is a replacement of an earlier notification, please provide:				
	(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (<i>the "Initial Announcement"</i>):				
	(b)	Date of the Initial Announcement:				
	(6)					
12.	(c) Rem	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:				
		ercentage of shareholding under paragraph 7 above is calculated based on the issued share capital o 990,000.				
Sub	stantia	al Shareholder/Unitholder B				
1.	Nam	e of Substantial Shareholder/Unitholder:				
	UBS A	.G				
2.	secu	ubstantial Shareholder/Unitholder a fund manager or a person whose interest in t rities of the Listed Issuer are held solely through fund manager(s)? es				

- 3. Notification in respect of:
 - Becoming a Substantial Shareholder/Unitholder
 - ✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
 - Ceasing to be a Substantial Shareholder/Unitholder
- 4. Date of acquisition of or change in interest:
 - 05-Jan-2018
- 5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (*if different from item 4 above, please specify the date*):

05-Jan-2018

- 6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):
- 7. Quantum of total voting shares/units (*including voting shares/units underlying rights/options/ warrants/convertible debentures {conversion price known}*) held by Substantial Shareholder/ Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	12,554,800	106,197,800	118,752,600
As a percentage of total no. of voting shares/ units:	0.8	6.74	7.54
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	102,300	106,092,600	106,194,900

8. Circumstances giving rise to deemed interests (*if the interest is such*):

[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Deemed interests arising by virtue of (a) UBS AG having an interest, or (b) Section 7(4) or 7(4A) of the Companies Act in units over which subsidiaries/affiliates of UBS AG have an interest, by reason of the ability to exercise voting discretion and to acquire/dispose of units.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/ Unitholders]

10.	Attachments (<i>if any</i>):
	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is a replacement of an earlier notification, please provide:
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (<i>the "Initial Announcement"</i>):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	
	Remarks (<i>if any</i>): The percentage of shareholding under paragraph 7 above is calculated based on the issued share capital 1,573,990,000.
	The percentage of shareholding under paragraph 7 above is calculated based on the issued share capital 1,573,990,000.
<u>Sub</u> 1.	The percentage of shareholding under paragraph 7 above is calculated based on the issued share capital 1,573,990,000. stantial Shareholder/Unitholder C Name of Substantial Shareholder/Unitholder:
1.	The percentage of shareholding under paragraph 7 above is calculated based on the issued share capital 1,573,990,000. stantial Shareholder/Unitholder C Name of Substantial Shareholder/Unitholder: UBS Trustees (Bahamas) Limited('UBSTBL')
	The percentage of shareholding under paragraph 7 above is calculated based on the issued share capital 1,573,990,000. stantial Shareholder/Unitholder C Name of Substantial Shareholder/Unitholder:
1.	The percentage of shareholding under paragraph 7 above is calculated based on the issued share capital 1,573,990,000. stantial Shareholder/Unitholder C Name of Substantial Shareholder/Unitholder: UBS Trustees (Bahamas) Limited('UBSTBL') Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in
1.	The percentage of shareholding under paragraph 7 above is calculated based on the issued share capital 1,573,990,000. stantial Shareholder/Unitholder C Name of Substantial Shareholder/Unitholder: UBS Trustees (Bahamas) Limited('UBSTBL') Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in securities of the Listed Issuer are held solely through fund manager(s)?
1.	The percentage of shareholding under paragraph 7 above is calculated based on the issued share capital 1,573,990,000. stantial Shareholder/Unitholder C Image: Stantial Shareholder/Unitholder C Image: UBS Trustees (Bahamas) Limited('UBSTBL') Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in securities of the Listed Issuer are held solely through fund manager(s)? Image: Yes Image: No Notification in respect of:
1. 2.	The percentage of shareholding under paragraph 7 above is calculated based on the issued share capital 1,573,990,000. stantial Shareholder/Unitholder C stantial Shareholder/Unitholder C UBS Trustees (Bahamas) Limited('UBSTBL') Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in securities of the Listed Issuer are held solely through fund manager(s)? Yes No Notification in respect of: Becoming a Substantial Shareholder/Unitholder
1. 2.	The percentage of shareholding under paragraph 7 above is calculated based on the issued share capital 1,573,990,000. stantial Shareholder/Unitholder C Name of Substantial Shareholder/Unitholder: UBS Trustees (Bahamas) Limited('UBSTBL') Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in securities of the Listed Issuer are held solely through fund manager(s)? Yes No Notification in respect of: Becoming a Substantial Shareholder/Unitholder I Change in the percentage level of interest while still remaining a Substantial Shareholder/Unith
1. 2.	The percentage of shareholding under paragraph 7 above is calculated based on the issued share capital 1,573,990,000. stantial Shareholder/Unitholder C stantial Shareholder/Unitholder C UBS Trustees (Bahamas) Limited('UBSTBL') Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in securities of the Listed Issuer are held solely through fund manager(s)? Yes No Notification in respect of: Becoming a Substantial Shareholder/Unitholder
1. 2.	The percentage of shareholding under paragraph 7 above is calculated based on the issued share capital 1,573,990,000. stantial Shareholder/Unitholder C Name of Substantial Shareholder/Unitholder: UBS Trustees (Bahamas) Limited('UBSTBL') Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in securities of the Listed Issuer are held solely through fund manager(s)? Yes No Notification in respect of: Becoming a Substantial Shareholder/Unitholder I Change in the percentage level of interest while still remaining a Substantial Shareholder/Unith
1. 2. 3.	The percentage of shareholding under paragraph 7 above is calculated based on the issued share capital 1,573,990,000. stantial Shareholder/Unitholder C Image: Stantial Shareholder/Unitholder C UBS Trustees (Bahamas) Limited('UBSTBL') Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in securities of the Listed Issuer are held solely through fund manager(s)? Yes No Notification in respect of: Becoming a Substantial Shareholder/Unitholder Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder Casing to be a Substantial Shareholder/Unitholder

- 6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):
- 7. Quantum of total voting shares/units (*including voting shares/units underlying rights/options/ warrants/convertible debentures {conversion price known}*) held by Substantial Shareholder/ Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	0	4,971,000	4,971,000
As a percentage of total no. of voting shares/ units:	0	0.32	0.32
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest	Deemed Interest 4,971,000	<i>Total</i> 4,971,000

8. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Deemed interests arising by virtue of (a) UBSTBL having an interest, or (b) Section 7(4) or 7(4A) of the Companies Act in units over which subsidiaries/affiliates of UBSTBL have an interest, by reason of the ability to exercise voting discretion and to acquire/dispose of units.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/ Unitholders]

UBS AG has a controlling interest in UBSTBL and is deemed to have an interest in all of the voting shares held by UBSTBL.

10. Attachments (if any): 🕤

(The total file size for all attachment(s) should not exceed 1MB.)

- 11. If this is a **replacement** of an earlier notification, please provide:
 - (a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (*the "Initial Announcement"*):

	(b)	Date of the Initial Announcer	nent:		
	(c)	15-digit transaction reference which was attached in the In			n in the Form 3
12.	Rem	arks (<i>if any</i>):			
		ercentage of shareholding under pa 990,000.	aragraph 7 above is ca	Ilculated based on the	issued share capital of
Sub	otontio	Sharabaldar/Unitbaldar D			
<u>Sub</u> :		I Shareholder/Unitholder D			
1.		e of Substantial Shareholder/l	Jnitholder:		1
	UBS T	rustees (Jersey) Limited ('UBSTJL')			
2.				• •	hose interest in the
3.	Notifi	cation in respect of:			
	B	ecoming a Substantial Sharehold	ler/Unitholder		
		hange in the percentage level of		maining a Substantia	Shareholder/Unitholder
		easing to be a Substantial Share	holder/Unitholder		
4.	Date	of acquisition of or change in	interest:		
	05-Jar	า-2018			
5.	chan	on which Substantial Shareho ge in, interest 🛈 (<i>if different</i> n-2018			•
6.	•	anation (<i>if the date of becomir</i> ge in, interest):	ng aware is differe	nt from the date of	acquisition of, or the
7.	warra	ntum of total voting shares/un ants/convertible debentures { nolder before and after the trar	conversion price ki	•	
	Immed	iately before the transaction	Direct Interest	Deemed Interest	Total

No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	0	10,172,300	10,172,300
As a percentage of total no. of voting shares/ units:	0	0.65	0.65
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	0	10,172,300	10,172,300

8. Circumstances giving rise to deemed interests (*if the interest is such*):

[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Deemed interests arising by virtue of (a) UBSTJL having an interest, or (b) Section 7(4) or 7(4A) of the Companies Act in units over which subsidiaries/affiliates of UBSTJL have an interest, by reason of the ability to exercise voting discretion and to acquire/dispose of units.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/ Unitholders]

UBS AG has a controlling interest in UBSTJL and is deemed to have an interest in all of the voting shares held by UBSTJL.

10. Attachments (if any):

(The total file size for all attachment(s) should not exceed 1MB.)

- 11. If this is a **replacement** of an earlier notification, please provide:
 - (a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (*the "Initial Announcement"*):

	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3
		which was attached in the Initial Announcement:
2.	Rem	arks (<i>if any</i>):
		ercentage of shareholding under paragraph 7 above is calculated based on the issued share capital of 990,000.

Sub	ostantial Shareholder/Unitholder E			
1.	Name of Substantial Shareholder/	Unitholder:		
	UBS Trustees (Singapore) Ltd. ("UBSTSL")			
2.	Is Substantial Shareholder/Unitho securities of the Listed Issuer are H Yes Vo		•	
3.	Notification in respect of:			
	Becoming a Substantial Sharehold	ler/Unitholder		
	\checkmark Change in the percentage level of	interest while still re	emaining a Substantia	al Shareholder/Unitholde
	Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	05-Jan-2018			
5.	Date on which Substantial Shareh change in, interest (<i>if different</i> 05-Jan-2018			
6.	Explanation (<i>if the date of becomin change in, interest</i>):	ng aware is differe	ent from the date of	t acquisition of, or the
7.	Quantum of total voting shares/un warrants/convertible debentures { Unitholder before and after the trai	conversion price k	-	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
un	 of voting shares/units held and/or derlying the rights/options/warrants/ nvertible debentures: 	0	545,500	545,500
	a percentage of total no. of voting shares/ its:	0	0.03	0.03
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
	o. of voting shares/units held and/or	0	545,000	545,000

units: 🎧

As a percentage of total no. of voting shares/

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0.03

0.03

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	Deem	est arises] ed interests arising by virtue of (a) UBSTSL having an interest, or (b) Section 7(4) or 7(4A) of the anies Act in units over which subsidiaries/affiliates of UBSTSL have an interest, by reason of the ability
		rcise voting discretion and to acquire/dispose of units.
9.	[You l	ionship between the Substantial Shareholders/Unitholders giving notice in this form: may attach a chart in item 10 to show the relationship between the Substantial Shareholders/ olders]
	UBS A by UBS	G has a controlling interest in UBSTSL and is deemed to have an interest in all of the voting shares he STSL.
10.	Attac	hments (<i>if any</i>): 🚯
	Ø	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this	s is a replacement of an earlier notification, please provide:
	(a)	SGXNet announcement reference of the first notification which was announced on SGXNet (<i>the "Initial Announcement"</i>):
	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3
		which was attached in the Initial Announcement:
12.	Rem	arks (<i>if any</i>):
		ercentage of shareholding under paragraph 7 above is calculated based on the issued share capital o 990,000.

Part IV - Transaction details

1.	Type of securities which are the subject of the transaction (more than one option may be chosen):
	Voting shares/units
	✓ Rights/Options/Warrants over voting shares/units
	Convertible debentures over voting shares/units (conversion price known)
	Others (please specify):
2.	Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:
	12,557,700
3.	Amount of consideration paid or received by Substantial Shareholders/Unitholders (<i>excluding brokerage and stamp duties</i>):
	N/A
4.	Circumstance giving rise to the interest or change in interest:
	Acquisition of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Securities via physical settlement of derivatives or other securities
	Securities pursuant to rights issue
	Securities via a placement
	Securities following conversion/exercise of rights, options, warrants or other convertibles
	Disposal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Other circumstances:
	Acceptance of take-over offer for the Listed Issuer
	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (<i>please specify</i>):
	✓ Others (<i>please specify</i>):
	UBS' interest in the Units arising from the delivery of option units to the Unit lender on 5 Jan 18.
	a set in the onits ansing norm the derivery of option anits to the ornit lender of 5 san to.

Item 5 is to be completed by an individual submitting this notification form on behalf of the Substantial Shareholders/Unitholders.

5. Particulars of Individual submitting this notification form to the Listed Issuer:

(a) Name of Individual:

Philip Alexander

(b) Designation (*if applicable*):

Associate Director

(c) Name of entity (*if applicable*):

UBS Group AG

Transaction Reference Number (auto-generated):

3 8 2 9 3 1 2 4 3 3 4 1 4 3 3
