CROMWELL EUROPEAN REIT

RESULTS PRESENTATION
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2018
AND THE FINANCIAL PERIOD
FROM 30 NOVEMBER 2017 TO 30 SEPTEMBER 2018

14 November 2018

CROMWELL
EUROPEAN REIT

Disclaimer

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NOTES:

All figures in this presentation are as at 30 September 2018 and stated in Euro ("EUR"), unless otherwise stated

Cromwell European REIT Investment Case – Focus on Yield and Growth

Effective 7.9% Annualised Distribution Yield (at current Unit price)[1]

- Cromwell European REIT ("CEREIT") successfully debuted on 30 November 2017 and has delivered above the IPO Forecast[2]

€1.4 billion Diversified and Balanced Pan-European Exposure

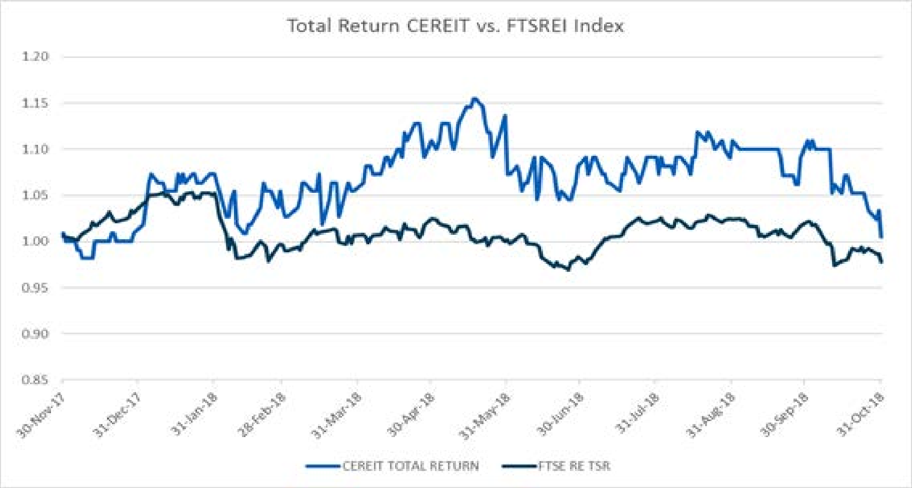
- 75 predominantly office and light industrial/logistics assets with significant scale and diversification across approximately 1.2 million square metres net lettable area with over 700 tenants

Internationally recognised Sponsor and Real Estate Manager

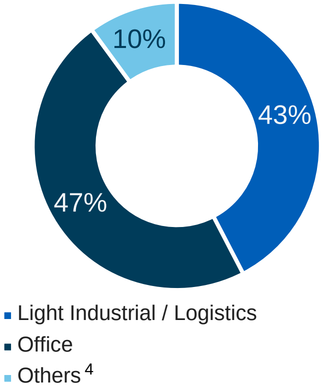
- Cromwell Property Group (CMW.ASX) operates in 12 European countries with over 200 real estate and finance professionals

Opportunities for Income and Net Asset Value Growth

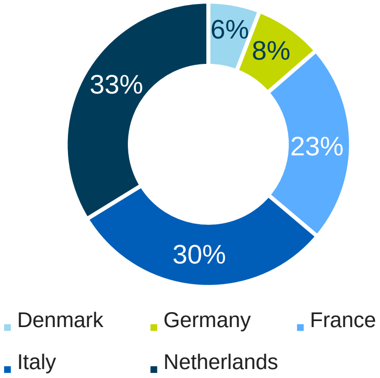
- Increased resilience from enlarged portfolio size and enhanced geographical diversification, from 5 countries to 7 countries, with the inclusion of Finland and Poland in the recent announced acquisition of 3 portfolios, as well as potential upside in reversionary yield[5]
- European economic growth underpinning tenant demand and rental uplifts
- Active asset enhancement initiatives underway



Balanced Asset Class Exposure[3]



Diversified Geography Exposure[3]



1. Based on €0.545, the last traded price on Singapore Exchange Securities Trading Limited ("SGX-ST") on 2nd November 2018.
2. The Prospectus of CEREIT dated 22 November 2017 ("Prospectus") disclosed a 1-month profit forecast for the period from 1 December 2017 to 31 December 2017 ("December 2017 Forecast"), and a full-year profit projection from 1 January 2018 to 31 December 2018 (the "FY2018 Projection"). The FY2018 Projection disclosed in the Prospectus was derived from four separate quarterly projections which in aggregate formed the FY2018 Projection. The "IPO Forecast" figures referred to in this presentation were, where not expressly disclosed in the Prospectus, derived from the December 2017 Forecast and the first, second and third quarterly projections for the period from 1 January 2018 to 30 September 2018 which had been used by the Manager to form the FY2018 Projection.
3. Based on valuations as at 31 March 2018 and 1 April 2018 (for Ivrea).
4. Others include three government-let campuses, one retail property and one hotel in Italy on master lease.
5. Subject to completion of the acquisition of 3 portfolios – see the announcement dated 30 October 2018 titled Announcement – (i) Acquisition of a Portfolio of 16 Office Assets in Netherlands, Finland, and Poland; (ii) Acquisition of Two Office Assets in Italy; and (iii) Binding Offer to Acquire Four Logistics Assets and Option to Acquire One Retail Big Box in France

Agenda

Key Highlights

Key Reporting Period[1] Highlights

Ongoing focus on meeting and exceeding IPO Forecast[2]

- **Higher income, resulting in higher returns**
  - Gross revenue up 2.0%[2]
  - Net property income up 4.3%[2]
  - Total return attributable to Unitholders up 1.9%[2]
  - Annualised distribution yield of 7.9%[3]
- **Strong portfolio performance**
  - Portfolio occupancy is 89.6%[4]
  - Better leasing outcomes through "barbell approach" to portfolio management with growth provided by light industrial/logistics sector and stability provided by office sector
- **Robust balance sheet**
  - Aggregate leverage is 34.9%[5]
  - NTA is 55.3 Euro cents per unit[6]

1. Reporting Period refers to the financial period from 30 November 2017 to 30 September 2018
2. As compared to amounts as stated in Prospectus dated 22 November 2017
3. Based on IPO Issue price of 55 Euro cents
4. As compared to occupancy of 87.7% as stated in Prospectus
5. Refers to "aggregate leverage" defined under the Property Funds Appendix as compared to the Prospectus pro-forma balance sheet aggregate leverage as at listing date stated at 36.8%
6. As compared to NTA of 53.2 Euro cents as at listing date

Key 3Q 2018 Highlights

Smooth Transition in Leadership

- **Staying on course and focused on key objectives**
  - Providing unitholders with stable and growing distributions while managing for net asset growth

Proactive Portfolio Strategy Execution

- **Focused on organic value creation**
  - Active leasing and property management
    - Renewed 9,145 sqm of leases in light industrial / logistics portfolio
    - Renewed 261 sqm of leases in office portfolio
    - 52% of remaining potential expiries and breaks for 4Q 2018 (4.5% of total portfolio) have been de-risked based on current status
    - Continuing discussions with tenants to further de-risk the portfolio
  - Major asset enhancement initiatives being implemented
- **Focused on growth through acquisitions**

Key 3Q 2018 Highlights

Best Practice Approach to Sustainability

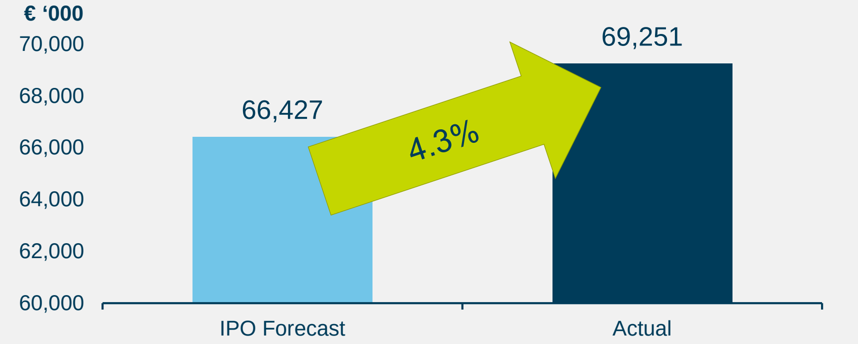
- **GRESB Sustainability Benchmark**
  - In CEREIT's inaugural Global Real Estate Sustainability Benchmark ("GRESB") assessment, it achieved an overall score of 47 with encouraging results compared to its peer group in four of the seven categories, including 'Building Certifications', 'Performance Indicators', and 'Risk and Opportunities'
  - The Manager was marked particularly highly in the 'management' category, scoring a maximum of 100 points
  - Building on the resilient sustainability framework of the sponsor Cromwell Property Group, who has been reporting into GRESB since 2009 and is a GRESB member since 2012, CEREIT has adopted the target of achieving a minimum of 5% annual improvement on the 2018 baseline performance
- **Key Sustainability Initiatives**
  - Piazza Affari, Milan: Replacement and upgrades of the cooling and heating plants have an estimated energy saving of 30%. The works will have a positive impact on the Energy Performance Certificate ("EPC") improving the label from E to D
  - CEREIT is currently conducting a Client Engagement Survey, and expects to publish results by the end of Q1 2019

Financial Performance

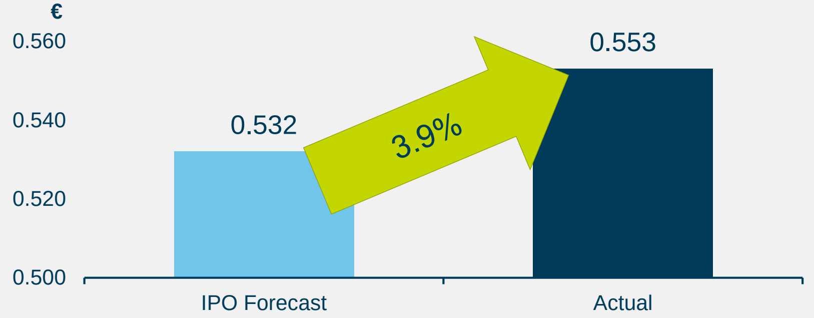
Key Reporting Period Highlights

Exceeded IPO Forecast for all key performance metrics for Reporting Period

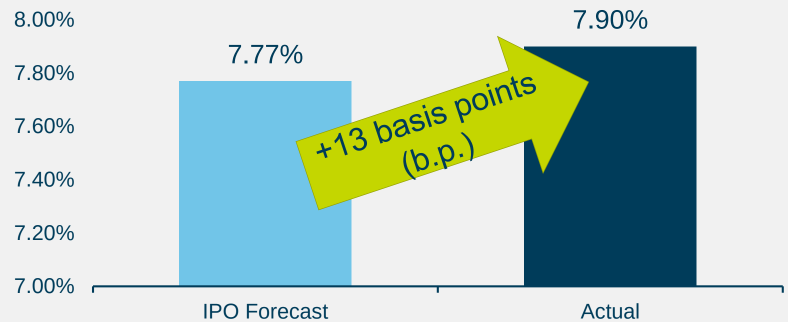
Net Property Income[1] (€ '000)



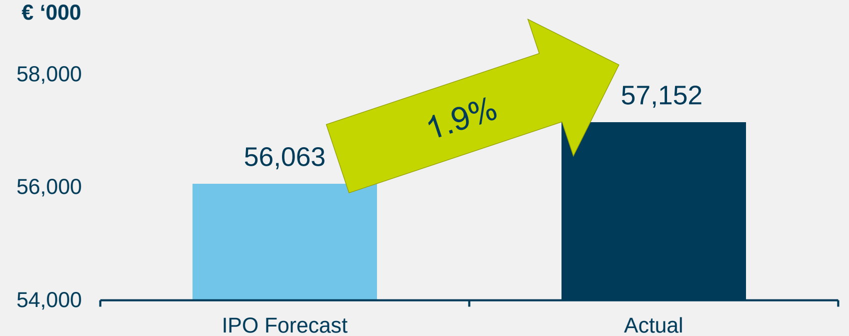
NTA per Unit[1,2,3] (€)



Annualised Distribution Yield (%)[1,3]



Income Available for Distribution[1] (€ '000)



1. Actual refers to the actual figures for the Reporting Period
2. IPO Forecast refers to the NTA per Unit as at the listing date and actual refers to the NTA per Unit as at 30 September 2018
3. The actual includes the additional units issuable to the Manager and the Property Manager in respect of the financial quarter ended as at 30 September 2018

Total Return and Distribution Exceed IPO Forecast

All key performance metrics exceed IPO Forecast for the Reporting Period

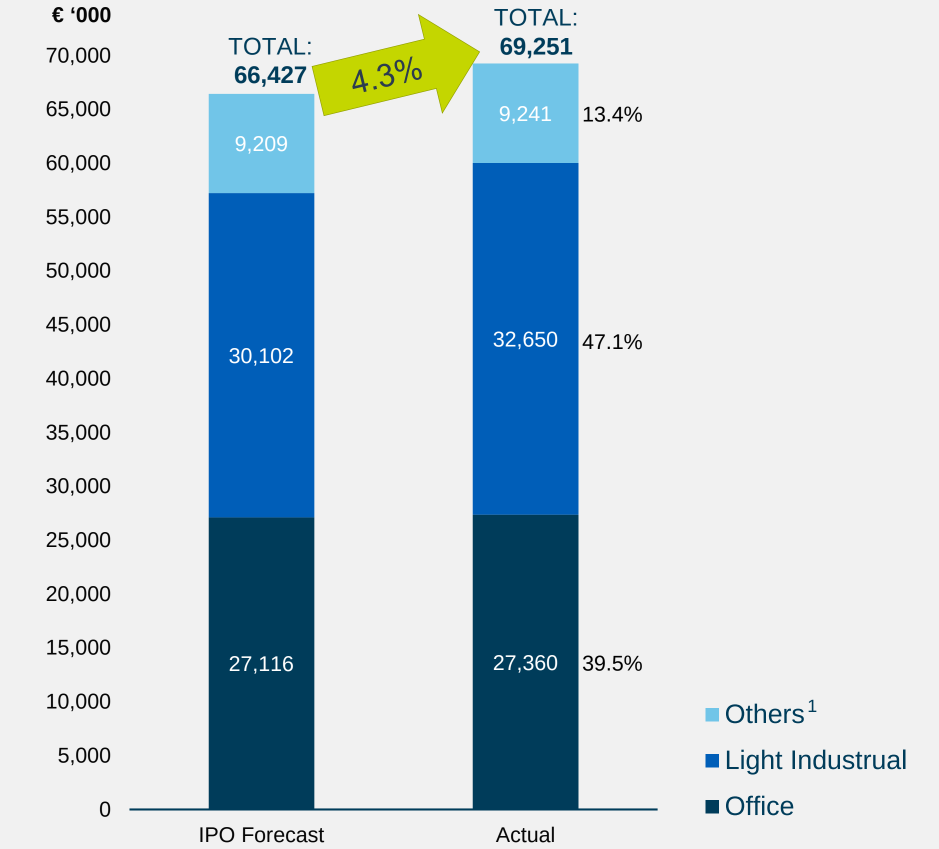
- **Gross revenue**
  - €104.3 million since IPO, up 2.0% compared to IPO Forecast
  - €31.5 million for 3Q 2018, up 1.6% compared to IPO Forecast for the same period
- **Net property income**
  - €69.3million since IPO, up 4.3% compared to IPO Forecast
  - €21.5million for 3Q 2018, up 6.9% compared to IPO Forecast for the same period
- **Distributable income**
  - €57.2 million since IPO, equating to a DPU of 3.61 Euro cents, 1.9% above IPO Forecast
  - Annualised distribution yield of 7.9% (based on the IPO issue price)
  - €17.1 million for 3Q 2018 equating to DPU of 1.08 Euro cents, in line with the IPO Forecast for the same period

	30-Nov-17 to 31-Mar-18	1-Apr-18 to 30-Jun-18	1-Jul-18 to 30-Sep-18	Total 30-Nov-17 to 30-Sep-18	IPO Forecast 30-Nov-17 to 30-Sep-18	Variance
Gross Revenue (€'000)	41,033	31,812	31,453	104,298	102,254	▲ 2.0%
Net Property Income (€'000)	27,004	20,739	21,508	69,251	66,427	▲ 4.3%
Net Income before tax and fair value changes (€'000)	21,014	16,103	16,956	54,073	53,313	▲ 1.4%
Total return for the period attributable to Unitholders (€'000)	30,660	18,700	12,214	61,574	42,413	▲ 45.2%
Income Available for Distribution to Unitholders (€'000)	22,797	17,265	17,090	57,152	56,063	▲ 1.9%

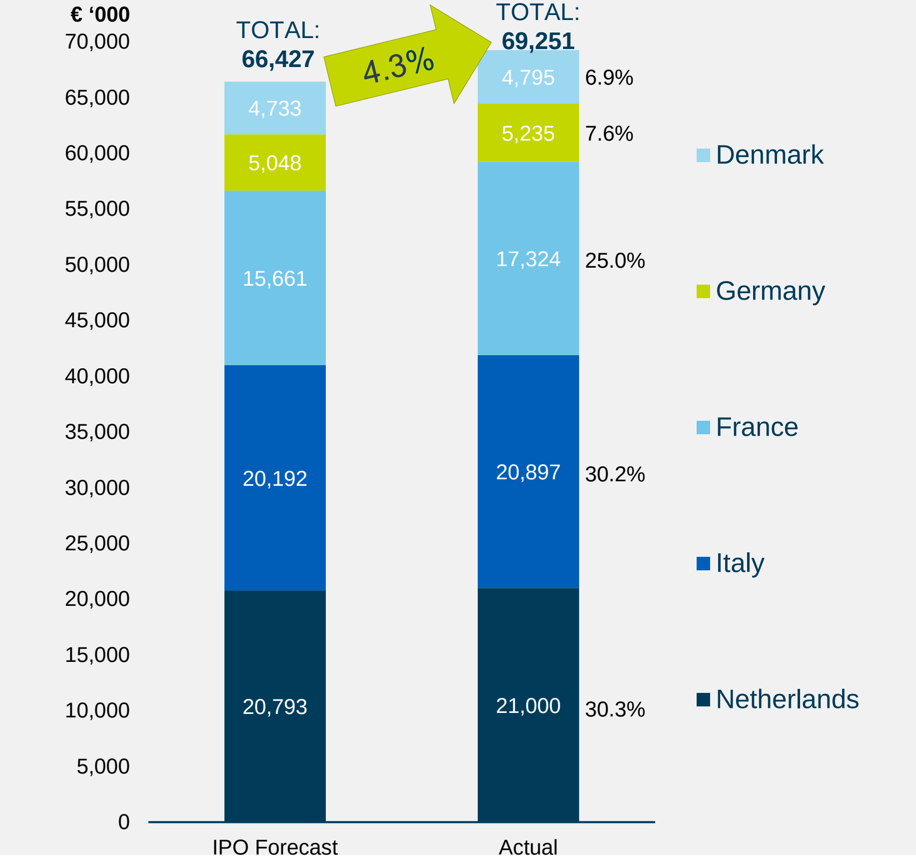
Net Property Income Exceeded IPO Forecast by 4.3%

Well-diversified portfolio with balanced mix of asset classes

Net property income breakdown by asset class



Net property income breakdown by country



1. Others include three government-let campuses, one retail asset and one hotel in Italy on master leases

Balance Sheet

Liquidity position remains strong

- Aggregate leverage is 34.9%
- NTA is 55.3 Euro cents per unit
- Cash and cash equivalents stand at €33.9 million
- Distributable Income of €57.2 million for the Reporting Period, of which €39.9 million has been distributed

	As at 30-Sep-18 €'000	As at 30-Jun-18 €'000	Variance
Current Assets	43,479	74,080	(41.3%)
Non-Current Assets	1,402,807	1,397,401	0.4%
TOTAL ASSETS	**1,446,286**	**1,471,481**	**(1.7%)**
Current Liabilities	38,059	47,960	(20.6%)
Non-Current Liabilities	536,103	525,621	2.0%
TOTAL LIABILITIES	**574,162**	**573,581**	**0.1%**
NET ASSETS ATTRIBUTABLE TO UNITHOLDERS	**872,124**	**897,900**	**(2.9%)**
Number of Units in Issue ('000)	1,577,294	1,573,990	0.2%
NTA per Unit	€0.553	€ 0.570	(3.0%)

Responsible Capital/Liquidity Management

Well-managed debt book delivering low debt cost and significant interest cover

- Aggregate leverage stands at 34.9%[1], well below the regulatory requirement of 45.0%
- Annualised cost of debt stands at ~ 1.57% p.a.
- Interest coverage ratio is significant at 9.2x
- Embedded hedging arrangements allow CEREIT to take full advantage of negative interest rate environment in the Eurozone, at the same time limiting hedge breakage costs in case of potential debt refinancing

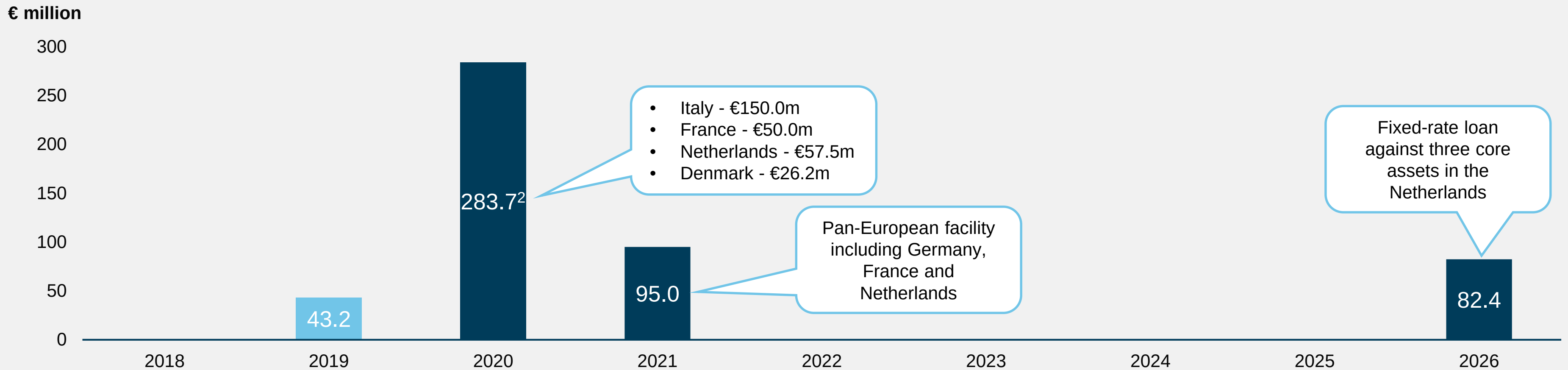
	As at 30-Sep-18	As per Prospectus	Variance
Total Gross Debt	€504.3 million	€494.4 million	+ 2.0%
Proportion of Hedged and Fixed Rate Debt	84.4%	85.5%	-110 bps
Aggregate Leverage[1]	34.9%	36.8%	- 190 bps
Interest Coverage Ratio ("ICR")	9.2x[2]	9.6x[2]	- 0.4x
Weighted Average Term to Maturity	3.1 years	4.0 years	- 0.9 years

1. Refers to "aggregate leverage" defined under the Property Funds Appendix (post distribution payment).
2. Based on annualised Net Property Income as at 30 September 2018 (less property management fee payable in units) and net finance costs (excluding amortisation of debt issuance costs) over the annualised interest as at 30 September 2018. Projected ICR as per IPO based on Projection Year 2018 Net Property Income and net finance costs.

Debt Maturity Profile

- Pan-European debt facilities are well-diversified across lenders and jurisdictions, allowing for full operational flexibility
- Weighted Average Debt Expiry ("WADE") of 3.1 years as at 30 September 2018 reflects secured debt arrangements in the medium term

Weighted average term to maturity is 3.1 years[1]



	2018	2019	2020	2021	2022	2023	2024	2025	2026
% of Total Debt		9%	56%	19%					16%

- **Asset Financing Facilities** Total: €461.1 million
- **Unsecured Revolving Credit Facility (Drawn)** Total: €43.2 million

1. Weighted average term to maturity is 3.1 years including the drawn portion of the Revolving Credit Facility ("RCF"). The RCF was upsized from €75.0 million to €100.0 million on the same terms.
2. Expiring by November 2020 and the potential refinancing of these facilities is part of the ongoing assessment of the future capital (debt) structure of CEREIT.

Portfolio Overview and Investment Strategy

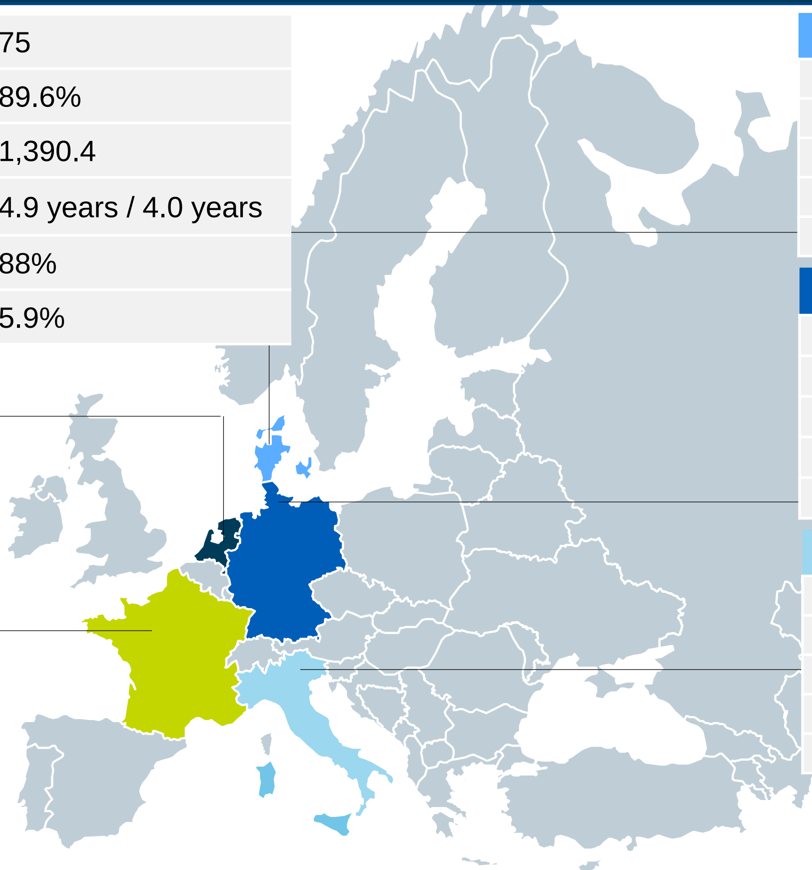
Portfolio Overview as at 30 September 2018

Unique opportunity to invest in scale and diversification across Europe

Properties[1]	75
Occupancy Rate (by lettable area)[1,2]	89.6%
Valuation (€ million)[3]	1,390.4
WALE[1] / WALB[1]	4.9 years / 4.0 years
% Freehold[4]	88%
Average Reversionary Yield[3,5]	5.9%

Netherlands	
Properties	15
Lettable Area (sqm)	206,304
Valuation (€ million)	469.6
% of Portfolio	33.7%
Average Reversionary Yield	5.0%

France	
Properties	21
Lettable Area (sqm)	332,959
Valuation (€ million)	313.7
% of Portfolio	22.6%
Average Reversionary Yield	7.3%



Denmark	
Properties	13
Lettable Area (sqm)	151,490
Valuation (€ million)	81.4
% of Portfolio	5.8%
Average Reversionary Yield	7.6%

Germany	
Properties	11
Lettable Area (sqm)	166,458
Valuation (€ million)	107.8
% of Portfolio	7.8%
Average Reversionary Yield	6.4%

Italy	
Properties	15
Lettable Area (sqm)	308,766
Valuation (€ million)	417.9
% of Portfolio	30.1%
Average Reversionary Yield	5.5%

1. As at 30 September 2018
2. Assumes Milano Piazza Affari is 100% leased in view of the rental guarantee
3. Valuations are as at 31 March 2018 and 1 April 2018 (for Ivrea)
4. % Freehold and continuing / perpetual leasehold by value
5. A proxy to present cap rate. Reversionary Yield provided by the external valuer is the net market rental value per annum (net of non-recoverable running costs and ground rent) payable on final reversion date expressed as a percentage of the gross capital value. The Reversionary Yield for the portfolio and sub portfolios is an average Reversionary Yield weighted by the valuation.

High-Quality and Diversified Tenant Base

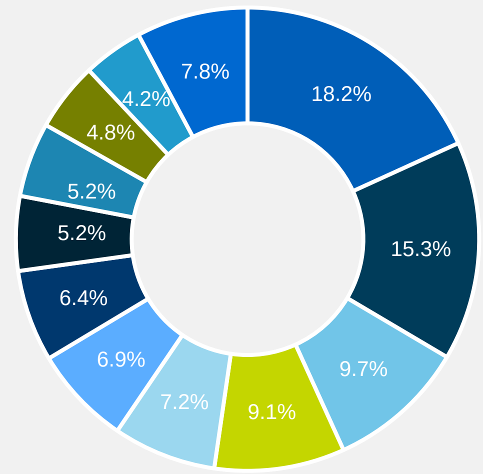
Diversified tenant mix with top 10 tenants representing 40.4% of portfolio

Total No. of Leases as at 30 September 2018	795
Total. No. of Tenants as at 30 September 2018	716
Tenant Retention Rate from 1 July 2018 to 30 September 2018[5]	61%

Top 10 Tenants

#	Tenant	Country	% of Total Headline Rent[1]
1	Agenzia del Demanio (Italian State Property Office)	Italy	16.7%
2	Nationale-Nederlanden	Netherlands	7.0%
3	Kamer van Koophandel	Netherlands	3.0%
4	Holland Casino[2]	Netherlands	2.5%
5	Chicago Bridge & Iron Company ("CB&I")	Netherlands	2.3%
6	Anas	Italy	2.1%
7	A. Manzoni & c. S.p.A.[3]	Italy	2.1%
8	Coolblue BV	Netherlands	2.0%
9	LA POSTE (French Post)	France	1.4%
10	Nilfisk-Advance A/S	Denmark	1.3%
			40.4%

Tenant trade sector breakdown by headline rent[1]



1. As at 30 September 2018
2. Nationale Stichting tot Exploitatie van Casinospelen in the Netherlands
3. GEDI Gruppo Editoriale
4. Others comprise Accommodation / Utility / Education / Rural / Human Health / Mining / Other Service Activities / Residential / Water / Miscellaneous Services
5. Tenant retention rate by Estimated Rental Value ("ERV") – is the % quantum of ERV retained over a reference period with respect to Terminable Leases. Terminable Leases is defined as leases that either expire or in respect of which the tenant has a right to break over a relevant reference period. Q3 retention includes a sub-tenant taking a direct lease.

Focused on European Office and Light Industrial Sectors

Expected to benefit from improving fundamentals and business sentiment in Europe

Italy and Netherlands Office


Piazza Affari, Milan


Central Plaza, Rotterdam

- Quality offices in major cities in the Netherlands and Italy
- Central business districts and city fringe locations
- Diverse tenant base
- Market forecast to remain healthy, supported by growing demand and limited new supply[1]

Pan-European Light industrial / Logistics


Parc Des Docks, Paris


Bischofscheim, Frankfurt

- Light industrial and urban logistics distribution warehouses in 5 countries
  - Denmark, France, Germany, Italy, and the Netherlands
- Located in industrial parks and / or close to key urban industrial locations
- New supply expected to remain limited, driving upwards pressure on rents[1]

1. Based on the Independent European Property Market Research Report in Appendix F of the Prospectus

Asset Management Update

Occupancy driven higher due to stronger leasing outcomes

Portfolio occupancy up 1.9 p.p. to 89.6%[1]

- Better leasing outcomes through "barbell approach" to portfolio management with growth provided by light industrial/logistics sector and stability provided by office sector
- Committed leases spanning over 1 million sqm

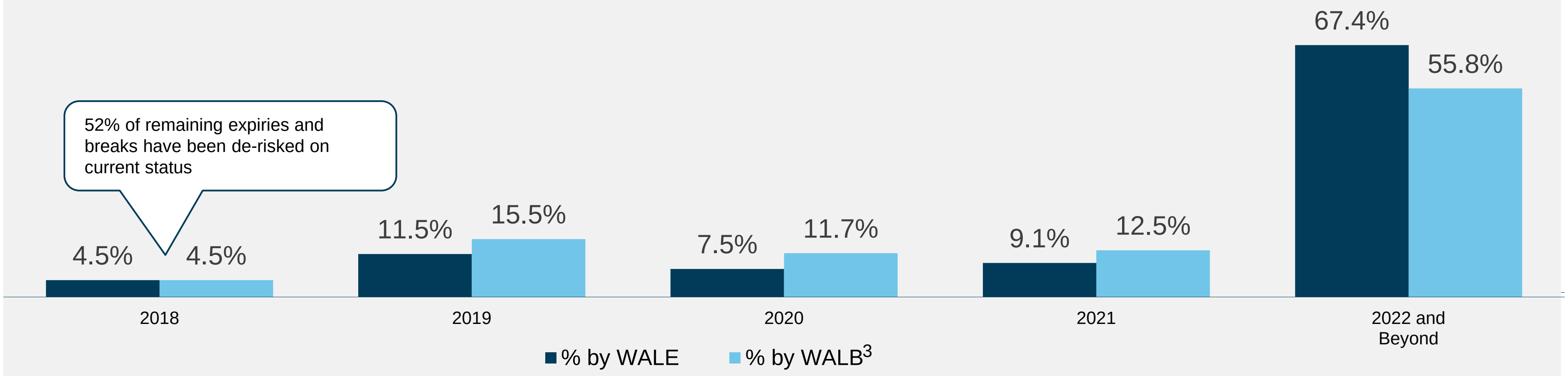
Stable WALE[2]

- 4.9-year WALE profile on a total portfolio basis as at 30 September 2018, with top 10 tenants also having a 4.7-year WALE profile as at 30 September 2018

De-risking the portfolio

- As at the end of 3Q 2018, 52% of remaining potential expiries and breaks for 4Q 2018 (4.5% of total portfolio) have been de-risked based on current status

Lease expiry profile



1. As compared to occupancy of 87.7% as stated in Prospectus; occupancy was 89.6% as at 30 September 2018
2. WALE is defined as weighted average lease expiry by headline rent based on the final termination date of the agreement (assuming the tenant does not terminate the lease on any of the permissible break date(s), if applicable)
3. 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's election or the expiry of the lease

Office Sector – Overview

Stable sector performance across Dutch and Italian office portfolios

- Generally stable performance across the office sector over the quarter and continuation of strong overall leasing outcomes for the Italian office portfolio since November 2017

	30-Nov-17 to 31-Mar-18	1-Apr-18 to 30-Jun-18	1-Jul-18 to 30-Sep-18	Total 30-Nov-17 to 30-Sep-18
No. of New Leases Signed	2	5	-	7
No. of Leases Renewed	2	5	2	9
Tenant Retention Rate[1]	97%	85%	100%	89%
Total No. of Leases as at 30-Sep-18	68			
Total. No. of Tenants as at 30-Sep-18	55			
Reversion Rate[2]	-			
% Freehold (on valuations) [3]	76%			

1. Tenant 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 has a right to break over a relevant reference period
2. Tenant reversion rate is defined by the fraction the numerator of which is the new headline rent of all modified, renewed or new leases over a reference period and the denominator of which is the sum of (i) the last passing rent with respect to the modified or renewed leases and (ii) the ERV with respect to new leases
3. Reflect total proportion of portfolio based on current valuation that is freehold and continuing / perpetual leasehold

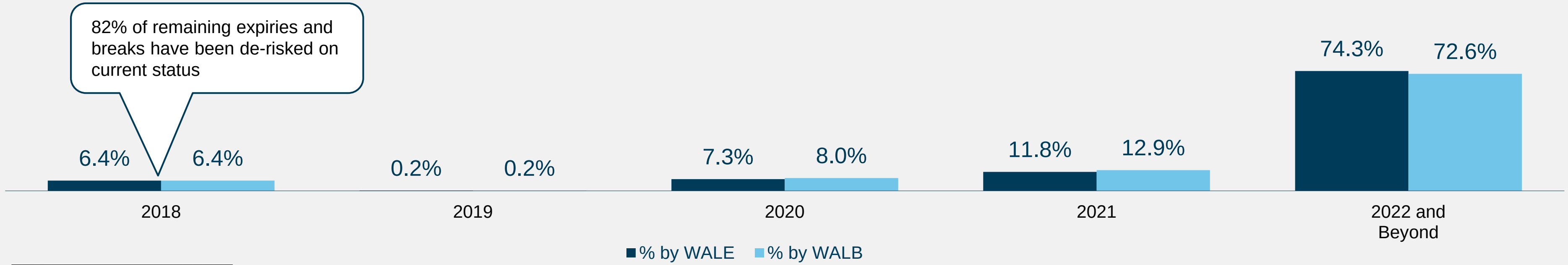
Office Sector – Occupancies and Leases

Stable sector performance across Dutch and Italian office portfolios

- Key focus on Haagse Poort to mitigate the departure of CB&I across 3,295 sqm on 31 December 2018. On-going discussions with Nationale-Nederlanden for expansion plans across this asset
- Finalisation of fit out for mezzanine floor at Piazza Affari expected in Q4 with current tenant, Be Consulting, expanding into this space

	Occupancy			WALE[1]			WALB[2]		
	30-Jun-18	30-Sep-18	Variance	30-Jun-18	30-Sep-18	Variance	30-Jun-18	30-Sep-18	Variance
Italy	98.3%	98.3%	-	5.7 years	5.5 years	(0.2) years	5.1 years	5.0 Years	(0.1) years
Netherlands	94.3%	94.4%	0.1 p.p.	6.3 years	6.0 years	(0.3) years	6.3 years	6.0 years	(0.3) years
TOTAL	96.1%	96.1%	-	6.0 years	5.8 years	(0.2) years	5.8 years	5.6 years	(0.2) years

Lease Expiry Profile



1. WALE is defined as weighted average lease expiry by headline rent based on the final termination date of the agreement (assuming the tenant does not terminate the lease on any of the permissible break date(s), if applicable)
2. 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's election or the expiry of the lease

Office Sector – Leasing & Asset Enhancement Initiatives

Netherlands

- **Central Plaza, Rotterdam**: New Coolblue lease for existing 9,796 sqm at a headline rent of approximately €2 million comes into effect from 1 January 2019 for 7.5 years
- **Haagse Poort, The Hague**: Upgrade of climate control commenced in Q3 2018 with completion in Q2 2019 at a total cost of €6.1 million over the period

Italy

- **Piazza Affari, Milan:** Works to replace and upgrade the cooling and heating mechanical plants and install new multi-purpose pumps to commence in 4Q 2018 at an estimated cost of €0.6 million. Works are expected to drive considerable savings to building power consumption and costs for the tenants.
- **Piazza Affari, Milan:** Refurbishment works across the mezzanine floor (approximately 850 sqm) on track with an expected completion in 4Q 2018
- **Milanofiori, Assago:** Refurbishment works across the vacancy (c. 1100 sqm) completed in 3Q 2018

Overview as at 30-Sep-18

	No. of Assets	Net Lettable Area	Valuation	Reversionary Yield
Italy	9	102,551 sqm	€ 265,650,000	5.0%
Netherlands	5	123,990 sqm	€ 395,550,000	4.7%
TOTAL	14	226,541 sqm	€ 661,200,000	4.9%

1. As per CBRE press release dated 29th of May 2018

Light Industrial / Logistics Sector – Overview

Strong performance from light industrial portfolio

- Light industrial portfolios in France and the Netherlands continue to deliver strong NPI performance with results to Q3 of 10.6% and 15.5% above IPO Forecast respectively due to historical positive leasing activity. Germany's light industrial portfolio is expected to provide further growth in NPI as the full impact of the new major lease at Gewerbe-und Logistikpark Stuttgart-Frickenhausen will be reflected in 4Q2018.

	30-Nov-17 to 31-Mar-18	1-Apr-18 to 30-Jun-18	1-Jul-18 to 30-Sep-18	Total 30-Nov-17 to 30-Jun-18
No. of New Leases Signed	26	36	17	79
No. of Leases Renewed	13	27	12	52
Tenant Retention Rate[1]	39%	53%	60%	50%
Total No. of Leases as at 30-Sep-18	716			
Total. No. of Tenants as at 30-Sep-18	657			
Reversion Rate[2]	5%			
% Freehold (on valuations) [3]	99%			

1. Tenant retention rate by ERV – is the % quantum of ERV retained over a reference period with respect to Terminable Leases. Terminable Leases is defined as leases that either expire or in respect of which the tenant has a right to break over a relevant reference period. Q3 retention includes a sub-tenant taking a direct lease.
2. Tenant reversion rate is defined by the fraction the numerator of which is the new headline rent of all modified, renewed or new leases over a reference period and the denominator of which is the sum of (i) the last passing rent with respect to the modified or renewed leases and (ii) the ERV with respect to new leases.
3. Reflect total proportion of portfolio based on current valuation that is freehold and continuing / perpetual leasehold.

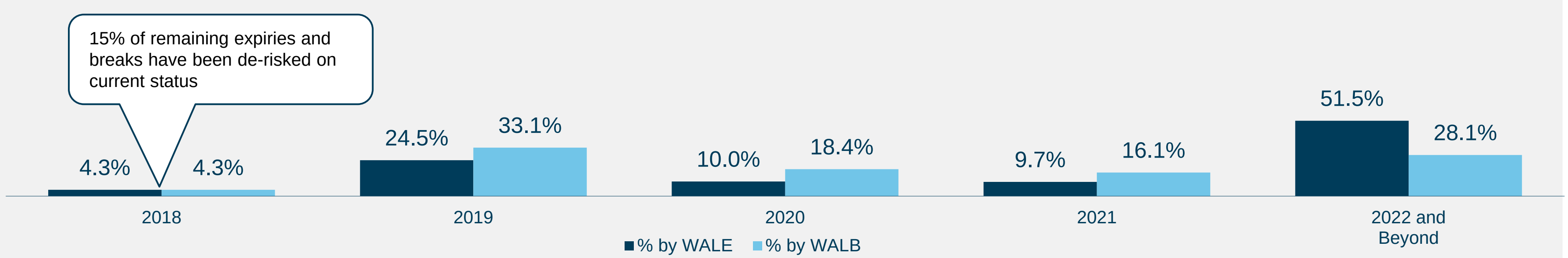
Light Industrial / Logistics Sector – Occupancies and Leases

Strong leasing performance from light industrial portfolio

- Light industrial portfolio in Germany benefited from better-than-expected leasing outcomes particularly in relation to Stuttgart where the significant drop in vacancy experienced in Q2 was offset and enhanced by a new lease for over 13,000 sqm in Q3

	Occupancy			WALE			WALB		
	30-Jun-18	30-Sep-18	Variance	30-Jun-18	30-Sep-18	Variance	30-Jun-18	30-Sep-18	Variance
Denmark	73.6%	73.6%	-	2.4 years	2.4 years	-	2.1 years	2.1 years	-
France	86.3%	85.8%	(0.5) p.p.	4.8 years	4.8 years	-	1.8 years	2.0 years	0.2 years
Germany	80.7%	87.5%	6.8 p.p.	5.4 years	5.0 years	(0.4) years	5.1 years	4.7 years	(0.4) years
Italy	100.0%	100.0%	-	4.1 years	3.9 years	(0.2) years	4.1 years	3.9 years	(0.2) years
Netherlands	93.3%	94.3%	1.1 p.p.	2.6 years	2.7 years	0.1 years	2.6 years	2.6 years	-
TOTAL	83.8%	85.2%	1.4 p.p.	4.2 years	4.2 years	-	2.5 years	2.6 years	0.1 years

Lease Expiry Profile



Light Industrial / Logistics Properties Sector

Leasing & Asset Enhancement Initiatives

France

- **Parc du Bois du Tambour, Nancy Gondreville**: enhancement works related to a new major lease of c. €1.5m are continuing with an expected completion in 4Q 2018

Germany

- **Gewerbepark Duisburg, Duisburg**: enhancement works related to a new major lease of c. € 1.0m were completed during the quarter with the space handed over to two tenants for occupation
- **Gewerbepark Duisburg, Duisburg**: New lease signed across 4,262 sqm at a headline rent of approximately €205,000
- **Gewerbe-und Logistikpark Stuttgart-Frickenhausen:** Major lease signed across 13,204 sqm mitigating the drop in vacancy for this asset across Q2 at a headline rent of approximately €650,000

Denmark

- **Priorparken 800, Brondby**: signed a new lease with the existing sub tenant for approximately 8,169 sqm at a headline rent of approximately €500,000
- **Naverland 8, Glostrup**: new lease signed across 1,040 sqm at a headline rent of approximately €65,000

Overview as at 30-Sep-18

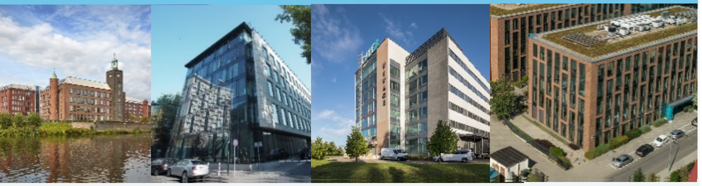
	No. of Assets	Net Lettable Area	Valuation	Reversionary Yield
Denmark	13	151,490 sqm	€ 81,402,000	7.6%
France	21	332,959 sqm	€ 313,650,000	7.3%
Germany	11	166,458 sqm	€ 107,800,000	6.4%
Italy	1	29,638 sqm	€ 12,300,000	6.8%
Netherlands	10	82,314 sqm	€ 74,000,000	6.4%
TOTAL	56	762,859 sqm	€ 589,152,000	7.0%

Announced Proposed Acquisition of 3 Portfolios

Announced Proposed Acquisition of 3 Portfolios

On 30 October 2018 CEREIT announced proposed Acquisition of 3 portfolios with 23 properties to be funded by rights issue and debt financing

1. New Properties

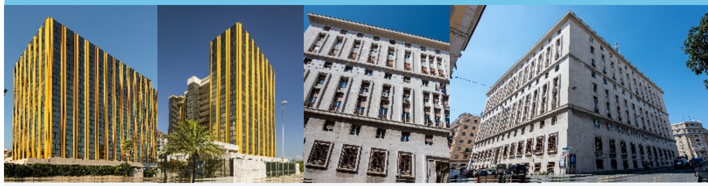


- 16 predominantly office properties in the Netherlands, Finland and Poland
- Purchase Price: € 312.5 million
- Net Initial Yield(1): 6.2%
- Subject to Unitholders' approval

2. French Properties

- 4 logistics properties and 1 DIY home improvement centre
- Purchase Price: € 34.4 million
- Net Initial Yield(1): 8.5%

3. Italian Properties



- 2 office properties
- Purchase Price: € 37.5 million
- Net Initial Yield(1): 7.4%

Total Purchase Price: € 384.4 million

Financing	▪ € 224.1 million from rights issue ▪ Remaining from debt financing

Rights Issue	▪ 38 Rights Units for every 100 Units held
	▪ € 0.373 for each Rights Unit
	  ▪ 31.6% discount to closing price of € 0.545 on 30 October 2018
	  ▪ 25.0% discount to theoretical ex-rights price ("**TERP**") of € 0.498
	▪ Undertaking for Cromwell Singapore Holdings Pte Ltd and its related corporations to subscribe 35.31%
	▪ Tang Gordon @ Tang Yigang, Celine Tang @ Chen Huaidan and Hillsboro Capital, Ltd. to sub-underwrite 245,420,360 Rights Units(2)
	▪ Underwritten by UBS, DBS, Morgan Stanley and Daiwa

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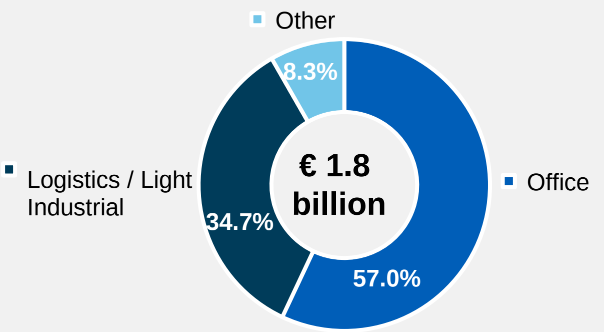
Notes:
(1) Net Initial Yield means the average of the Independent Valuers' annualised current passing rental income net of non-recoverable property expenses, divided by the Property Purchase Price
(2) This is made up of the GTCT Base Sub-Underwriting Units of 82,908,770 Rights Units; GTCT Additional Sub-Underwriting Units of 24,329,000 Rights Units; Hillsboro Base Sub-Underwriting Units of 69,091,590 Rights Units; and Hillsboro Additional Sub-Underwriting Units of 69,091,000 Rights Units. GTCT refers to Tang Gordon @ Tang Yigang and Celine Tang @ Chen Huaidan

Announced Proposed Acquisition of 3 Portfolios

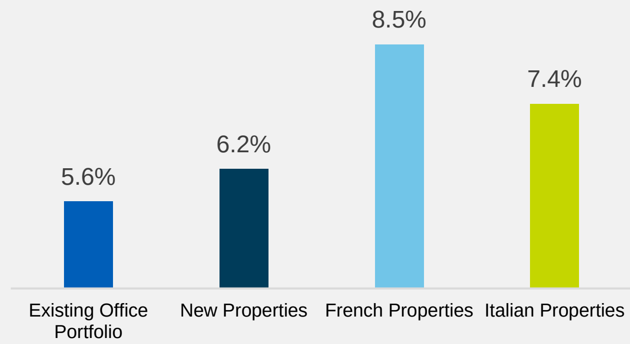
DPU Yield Accretive Acquisition with Growth Potential

Higher Office Exposure

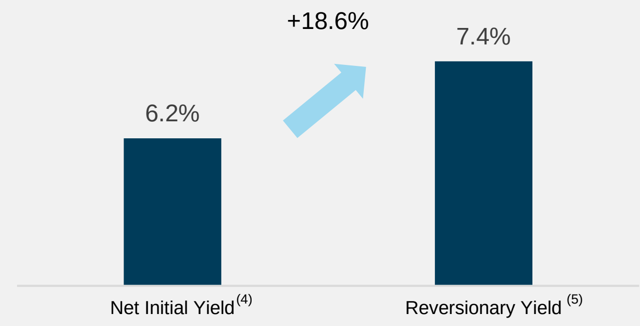
Breakdown of Valuation(1)(2)(3) by Asset Class



Attractive Net Initial Yield(4)

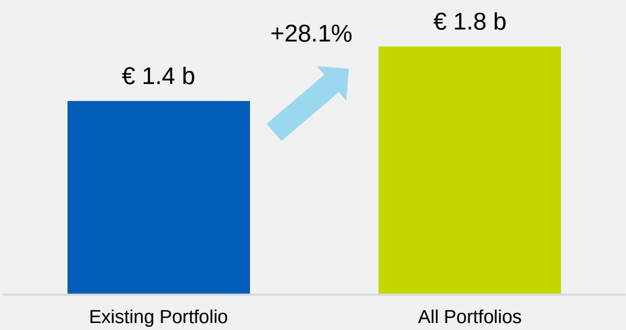


New Properties Offer Potential Upside



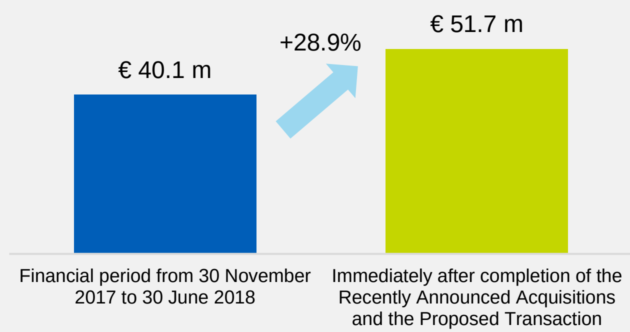
Larger Asset Size

Portfolio Valuation(1)(2)(3)



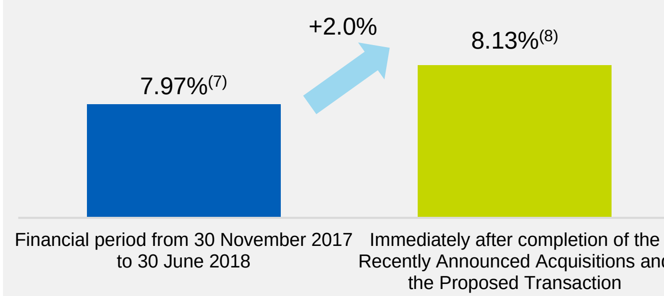
Higher Distributable Income

FP2018(6)



Higher DPU Yield

FP2018(6)



Notes:

(1) Based on the valuation of the Existing Portfolio (except 13 Via Jervis, Ivrea, Italy ("Ivrea")) as of 31 March 2018 and the valuation of Ivrea on 1 April 2018
(2) Based on the average of the two independent valuations of each New Property conducted by the Independent Valuers as at 27 September 2018
(3) Based on the independent valuations conducted by Colliers as at 30 September 2018 for the Italian Properties and as at 19 October 2018 for the French Properties
(4) Net Initial Yield means the average of the Independent Valuers' annualised current passing rental income net of non-recoverable property expenses, divided by the Property Purchase Price
(5) Reversionary Yield means the average of the Independent Valuers' estimated market rental income per annum net of non-recoverable property expenses, divided by the Property Purchase Price
(6) The pro forma financial effects for the financial period from 30 November 2017 (being the date of listing of CEREIT) to 30 June 2018 ("FP2018") on the information presented above are strictly for illustrative purposes only
(7) Based on the closing price of € 0.545 per Unit on 30 October 2018
(8) Assumes that € 170.8 million of the gross proceeds of the Rights Issue are used to partially fund the Total Cost of the Proposed Transaction, and € 53.3 million of the gross proceeds of the Rights Issue are used to partially fund the Total Cost of the Recently Announced Acquisitions. DPU Yield is computed based on annualised pro forma distributable income divided by the sum of CEREIT's market capitalisation at the close of 30 October 2018 and the gross proceeds of the Rights Issue assumed to be attributable to each respective transaction.

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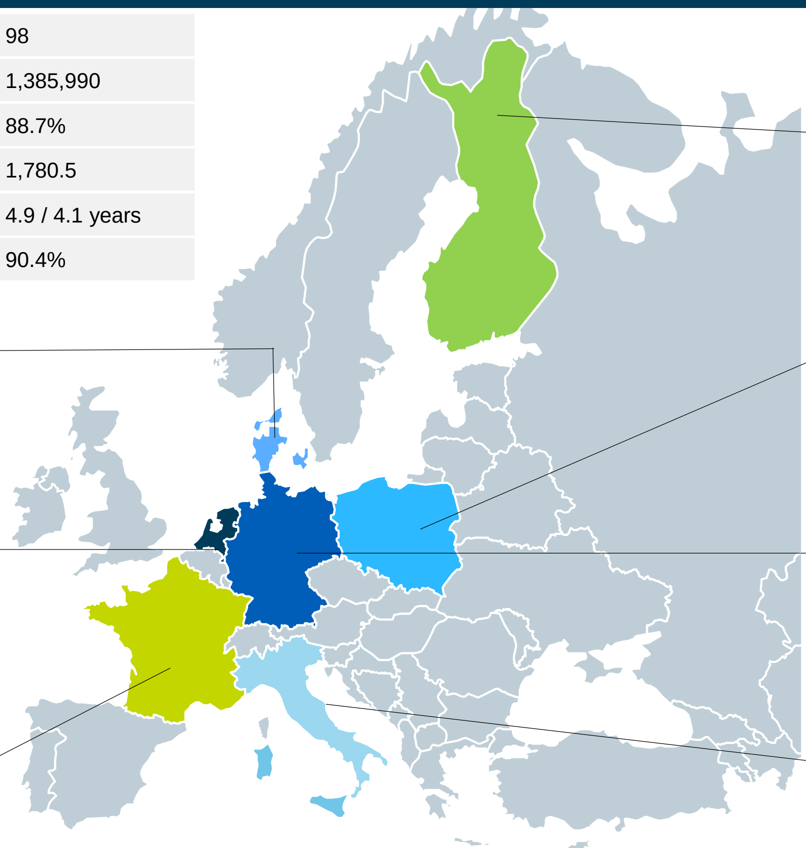
CEREIT Post Acquisitions

Unique opportunity to invest in scale and diversification across Europe

Properties	98
Lettable Floor Area (sq m)	1,385,990
Occupancy Rate[(1)(2)] (by Lettable Floor Area)	88.7%
Valuation[(3)] (€ million)	1,780.5
WALE[(4)] / WALB[(4)]	4.9 / 4.1 years
% Freehold[(5)]	90.4%



Denmark	
Properties	13
Lettable Floor Area (sq m)	151,490
Valuation (€ million)	81.4
% of Portfolio (by Valuation)	4.6%

The Netherlands	
Properties	17
Lettable Floor Area (sq m)	260,205
Valuation (€ million)	596.5
% of Portfolio (by Valuation)	33.5%

France	
Properties	26
Lettable Floor Area (sq m)	375,527
Valuation (€ million)	350.4
% of Portfolio (by Valuation)	19.7%

New Countries

Finland	
Properties	11
Lettable Floor Area (sq m)	61,972
Valuation (€ million)	116.8
% of Portfolio (by Valuation)	6.5%

Poland	
Properties	3
Lettable Floor Area (sq m)	34,362
Valuation (€ million)	72.1
% of Portfolio (by Valuation)	4.0%

Germany	
Properties	11
Lettable Floor Area (sq m)	166,458
Valuation (€ million)	107.8
% of Portfolio (by Valuation)	6.1%

Italy	
Properties	17
Lettable Floor Area (sq m)	335,977
Valuation (€ million)	455.4
% of Portfolio (by Valuation)	25.6%

Notes:
(1) Occupancy rate as at 30 June 2018 for Existing Portfolio; 31 August 2018 for New Properties excluding Willemsplein 2; and 1 September 2018 for Willemsplein 2
(2) Assumes Milano Piazza Affari is 100% leased in view of the rental guarantee
(3) Valuation as at 31 March 2018 for Existing Portfolio except Ivrea; 1 April 2018 for Ivrea; 27 September 2018 for New Properties; 30 September 2018 for Italian Properties; and 19 October 2018 for French Properties
(4) WALE as at 30 June 2018 for Existing Portfolio; 31 August 2018 for New Properties, French Properties, and Italian Properties
(5) % Freehold and continuing / perpetual leasehold by value

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EUROPEAN REIT

Key Takeaways and Priorities

Key Results Takeaways

Consistently Exceeding IPO Forecast

- Distributable Income per Unit of 3.61 Euro cents for the Reporting Period is 1.9% above IPO Forecast
- Outperformed all key performance metrics

Providing resilient income through diversified and well-leased up portfolio

- Experienced real estate team is executing on asset strategy and delivering operating results above forecasts
- Increased resilience from enlarged portfolio size and enhanced geographical diversification, from 5 countries to 7 countries, with the inclusion of Finland and Poland in the recently announced acquisition of 3 portfolios, as well as potential upside in reversionary yield
- Stable office sector with 100% tenant retention rate, whilst leasing in light industrial in France and Netherlands has increased WALE/ WALB over the quarter

Responsible capital management

- Aggregate leverage ratios to remain well below the regulatory requirement of 45%, currently at 34.9%[1]
- Prudent hedging strategies to minimise exposure to market volatility and maximise risk-adjusted returns to Unitholders

1. Refers to aggregate leverage as at 30 September 2018

Key Management Priorities for the Year Ahead

Delivering on IPO Forecast through effective business strategy execution

- Meeting and exceeding IPO Forecast
- Onboarding the €384.4 million acquisition[1] of 3 portfolios and driving up the occupancy and net operating income of CEREIT, as per the valuers' assessment of reversionary yield of 7.4% from current net initial yield of 6.2%
- Unlocking asset value through proactive approach to acquisitions and divestments

Providing clear visibility for investors to our path to growth

- **Active engagement with investors to further promote CEREIT's performance**
- **Organic growth of the IPO Portfolio**
  - Inflation-linked leases provide built-in rental-growth mechanism
  - Active leasing and asset enhancements to further improve portfolio occupancy
    - Increase occupancy in the IPO Portfolio
    - Decrease of non-recoverables
    - Increase of net property income margin
- **Inorganic growth for the future**
  - Deep pool of acquisition opportunities including those accessed through the Sponsor's extensive pan-European platform

1. The proposed acquisition of 16 properties in the Netherlands, Finland and Poland is subject to unitholders' approval at the Extraordinary General Meeting to be held on 15 November 2018

Appendix

Portfolio Overview and Outlook by Country

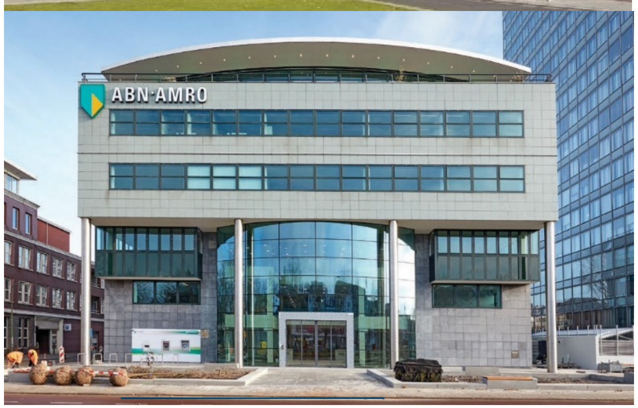
Appendix A

- Netherlands
- Italy
- France
- Germany
- Denmark
- Poland
- Finland

NOTE: All figures are as at 30 September 2018 unless otherwise stated

Portfolio Overview – The Netherlands

Occupancy (as at 30 September 2018)	NPI[1] (€ million)	Last Valuation (as at 31 March 2018)	Weighted Reversionary Yield (as at 31 March 2018)	Number of Leases (as at 30 September 2018)
94.4%	21.0	469.6	5.0%	240



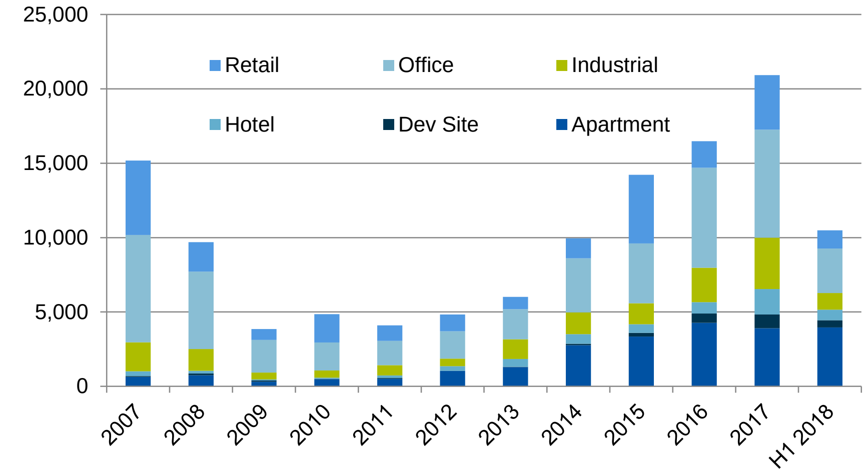
1. For the Reporting Period

Netherlands – Office Market Outlook

Real Estate Market

- Occupier activity slowed over the summer due to the lack of good quality space which is hampering higher levels of take-up, although 582,000 sq.m was let or sold (for owner occupation) in H1. Nationwide vacancy has fallen to 12.1% (Q2 2018) – this includes some structural vacancy that is being worked through with the continued conversion of older office stock into alternative uses.
- New deliveries are not compensating for the loss, so overall stock levels are declining with many regional governments still pursuing restrictive policies. The lack of space has put pressure on those occupiers wanting to expand and/or upgrade their office accommodation as rents are under upward pressure as incentives are slowly being pared back.
- The scarcity of supply is more prevalent in the larger cities of Amsterdam, Utrecht and Eindhoven. Companies with larger requirements in particular, are encountering difficulties in finding suitable relocation options and so demand, to some extent, is being redirected to locations that can offer larger floorplates such as Amstelveen, Hoofddorp and Amersfoort.
- The office market, historically the most sought after by investors, has been surpassed by residential trading volumes in 2018, driven mainly by the shortage of supply in the office sector as investors look to place capital.
- €3.08 billion was invested into the Dutch office market in H1 2018. The G5 markets (Amsterdam, the Hague, Utrecht, Rotterdam and Eindhoven) remain popular (58% of deals) but as product dries up in the better locations interest increases in alternative locations. Yields have stabilised over the last quarter but have tightened over the last 12 months.

Netherlands Investment Volumes (€ mn)



Economy

Indicator	2018	2019	2020 Outlook (vs 2019)
GDP	2.8%	1.7%	↘
Industrial Production	0.1%	1.0%	↗
Consumer Prices, average	1.7%	1.8%	↗
Population (000s)	17,249	17,343	↗
Population	0.6%	0.5%	↗
Unemployment Rate	4.8%	4.6%	↗

Annual % change unless specified

- GDP growth in 2018 is expected to reach 2.8% underpinned by solid domestic conditions.
- With unemployment at 4.8%, the tight labour market should support further wage growth.
- The strong recovery in the housing market is beginning to raise concerns about whether the market is heading for a correction.
- The supportive fiscal policies as more capital is invested in to education, defence and social security.

Outlook

- The favourable economic indicators and robust real estate fundamentals continue to support an active Dutch market for both occupiers and investors, leading to supply pressures and, with strong demand, yields are seeing further compression.
- Cities such as Arnhem, Breda, Den Bosch, Zwolle and Amersfoort will become more attractive as product in the larger cities is harder to come by and, with pricing tightening over the last two years or so, these locations can still satisfy the appetite for yield and balance out some investor risk. Secondary (fringe, Grade A) areas where yields are 5.00% and prime major provincial towns (5.75%) still hold a premium over the prime CBD areas of key cities where yields are as low as 3.75%.
- Companies seeking larger floorplates are, in particular, experiencing difficulties in finding suitable space to meet their needs. With demand outweighing supply positive rental growth in some locations will become more evident. Amsterdam, for example, is expected to see 5% p.a growth over the next two years, indicating the peak of the cycle is not yet near.
- Economic growth is supporting the expansion of small and medium sized firms who are looking for additional office space. Energy-efficient buildings are likely to fare better and tenants are coming round to the realisation that they will need to pay a premium for it, and are prepared to do so.

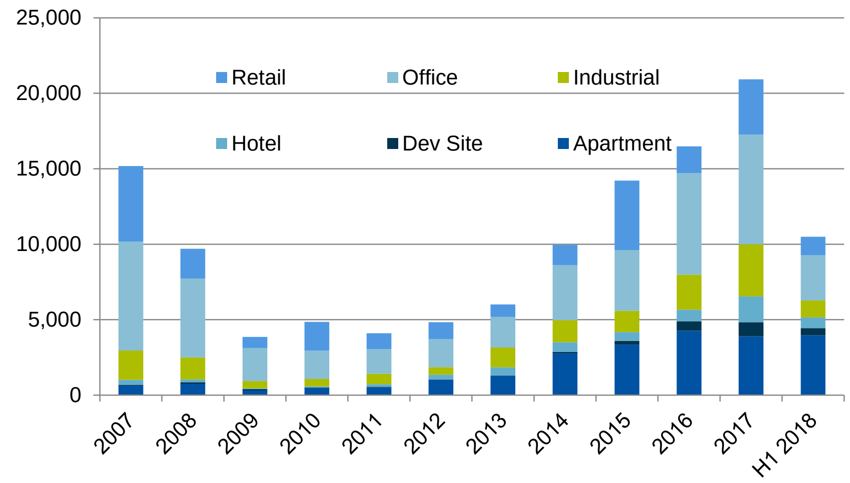
Sources:
Colliers – Sector Update August 2018
Savills – Netherlands Market In Minutes August 2018
Real Capital Analytics
Oxford Economics - Country Economic Forecast Netherlands 10 September 2018

Netherlands – Logistics/Industrial Market Outlook

Real Estate Market

- Overall demand levels for industrial space continues apace with H1 2018 seeing 915,300 sq.m of take-up, surpassing those of the comparative period in 2017. Significant demand drivers are still the strong expansion of e-commerce alongside retailers restructuring their supply chains, looking for efficiency gains and/or positioning themselves as truly omni-channel platforms to service ever demanding consumers.
- The primary logistics hubs of Tilburg, Venlo and Eindhoven are suffering from a lack of available built space, as well as, a limited number of development plots. Interest in secondary locations for opportunities is rising as a result. The local municipalities of Tiel, Zaltbommel, Haarlemmermeer (Schiphol) and Bleiswijk are releasing more land parcels for development where developers are starting construction on a speculative basis but space is often absorbed with relative ease as demand spills over.
- Build-to-suit is a popular route to market as healthy levels of occupier take-up have eroded levels of quality supply and with development lagging, there is not enough suitable space. Declines in the volume of occupier activity were noted and higher levels of take-up are simply being hindered by the lack of suitable space.
- €1.12 billion was invested into the Dutch industrial sector in H1 2018. This lags H1 2017, however the market is still active, with a weight of capital looking for opportunities despite the yield compression that has taken place over the last few years. The Dutch industrial sector is an attractive proposition for both domestic and international capital supported by a stable political environment, good infrastructure and a favourable tax framework.

Netherlands Investment Volumes (€ mn)



Economy

Indicator	2018	2019	2020 Outlook (vs 2019)
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Industrial Production	0.1%	1.0%	↗
Consumer Prices, average	1.7%	1.8%	↗
Population (000s)	17,249	17,343	↗
Population	0.6%	0.5%	↗
Unemployment Rate	4.8%	4.6%	↗

Annual % change unless specified

- GDP growth in 2018 is expected to reach 2.8% underpinned by solid domestic conditions.
- Trade tensions and slowing global trade have impacted German factories which will have a knock on effect on their Dutch suppliers.
- With unemployment at 4.8%, the tight labour market should support further wage growth.
- The supportive fiscal policies as more capital is invested in to education, defence and social security.

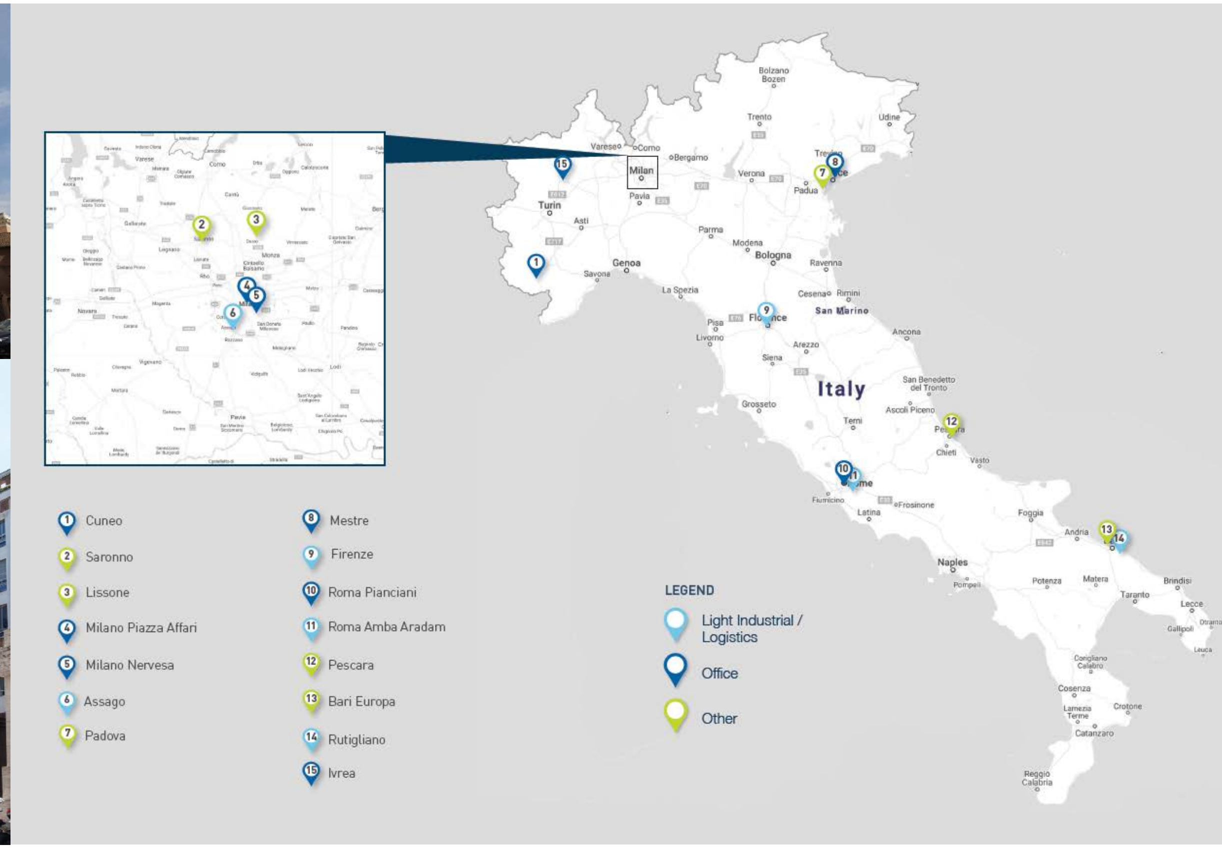
Outlook

- Demand is expected to remain healthy for logistics space as e-commerce continues to go from strength to strength. Currently there is notable interest in large warehouses, but overtime, as time to market becomes even more important, this is expected to shift to urban distribution centres. While e-commerce penetration is still low (9.7% of the total retail industry in 2017), it is almost twice as much as it was five years ago.
- Robust demand, a national vacancy rate of below 4% and limited new deliveries are contributing to a positive rental growth environment. However, land and construction costs have risen, and developers need to be careful not price themselves out of the market as competition is slowly intensifying providing more choice for occupiers.
- Foreign and domestic capital are targeting the industrial sector. H1 2018 saw local buyers responsible for 44% of acquisitions, double that of the 22% in 2017. European investors (ex domestic Dutch) accounted for 24% of H1 trading volumes while truly global money accounted for 23% over the same period.
- Supply continues to dry up and is not yet being counterbalanced by new completions. Following a period of decreasing yields, a further compression is expected but the pace will slow as yields are already at historic lows across the main logistics hot spots. Alongside this, investors' focus are likely to increasingly shift to core+ investment opportunities.

Sources:
Colliers – Sector Update August 2018
Savills – Netherlands Market In Minutes August 2018
Real Capital Analytics
Oxford Economics - Country Economic Forecast Netherlands 10 September 2018

Portfolio Overview – Italy

Occupancy (as at 30 September 2018)	NPI[1] (€ million)	Last Valuation[2] (as at 13 April 2018)	Weighted Reversionary Yield (as at 31 March 2018)	Number of Leases (as at 30 September 2018)
99.4%	20.9	417.9	5.5%	41



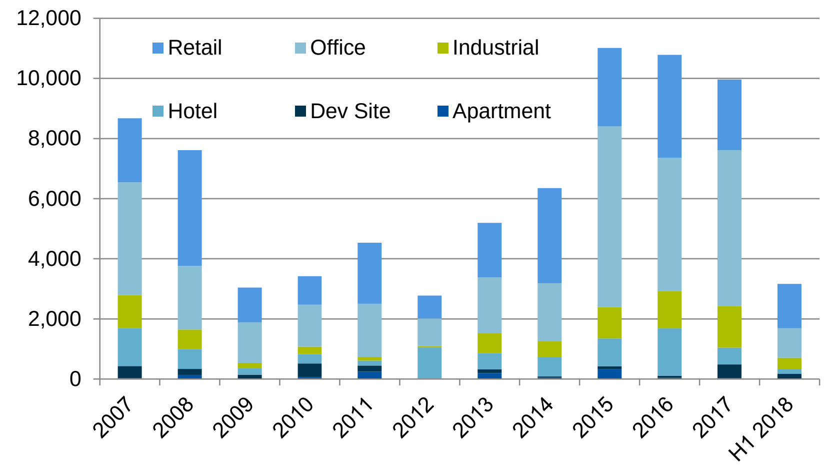
1. For the Reporting Period
2. Valuation for Ivrea conducted as at 13th April 2018

Italy – Office Market Outlook

Real Estate Market

- Occupier activity was buoyant in H1 2018 with 200,000 sq.m let, boosted by the 33,500 sq.m pre-let deal CityLife's third tower. 75% of deals took place outside the CBD, focusing on the Semi-Centre and Periphery where a number of large floorplated deals concluded. Vacancy in Milan is edging down – currently at .5% - but the majority is in Grade B and C space that is harder to let as occupiers show a clear preference for quality Grade A accommodation.
- 125,000 sq.m was let in Rome in H1 2018 - a significant increase on H1 2017. Although underpinned by two large deals that boosted the total, encouragingly deals took place across the city with the Greater EUR the most dynamic area. Vacancy is 12.6% but quality space is limited with only 20% of overall availability classified as Grade A.
- €1.2 billion flowed into the Italian office sector in H1 2018, with Milan retaining the top spot as the most liquid market. Both domestic and international investors are targeting the city - 76% of all transactions took place in Milan, while Rome took its traditional second position attracting 18% of Q2 trading volumes in the office sector.
- International capital is a key element to market activity accounting for around 50% capital invested. Of particular note in H1 2018 European money from France, Luxembourg and the United Kingdom was active. Australia and US funds also acquired some office assets.
- Any political uncertainty has, so far, not appeared to dampen investor appetite for office assets but this is really the case for Milan and Rome. In the smaller office markets there is more caution.

Italy Investment Volumes (€ mn)



Economy

Indicator	2018	2019	2020 Outlook (vs 2019)
GDP	1.1%	0.9%	→
Industrial Production	1.3%	1.7%	↘
Consumer Prices, average	1.4%	1.4%	↗
Population (000s)	60,544	60,520	→
Population	-0.04%	-0.04%	→
Unemployment Rate	10.5%	10.5%	↘

Annual % change unless specified

- Markets await the first budget from the Lega and Five Star Movement and to see how much of the coalition deal the new government will be able to implement.
- Economic news remains reasonable, but issues surrounding the budget are dampening growth prospects. The pace of expansion has slowed from last year, with Q2 GDP growth at 0.2% compared to the 2017 average of 0.4%. For 2018, annual growth is expected to be 1.1%.
- As the government continues to send conflicting messages about its fiscal agenda, there has been renewed volatility in Italian bonds.

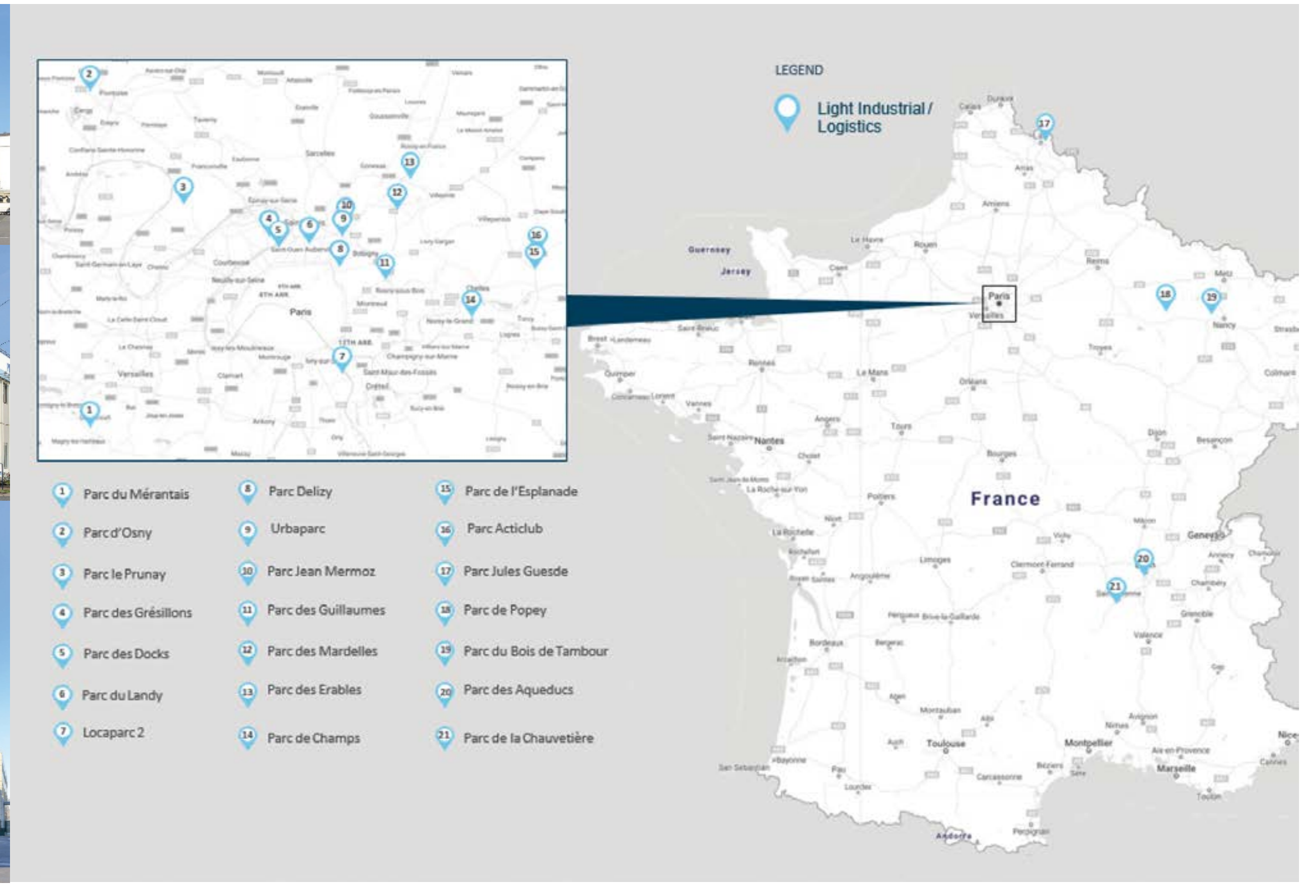
Outlook

- Developers are responding to the overall lack of quality space in both Milan and Rome by taking on more construction on a speculative basis. The focus is renovation projects rather than new builds which will prevent the market being flooded with potentially surplus new stock plus lower grade space that is harder to let, ultimately creating structural vacancy.
- The recent past has seen positive rental growth in both Milan and Rome supported by strong demand levels and low amounts of Grade A space. However, the pace of rental growth is likely to slow as occupiers are using the perceived fragility of the government and weakened business sentiment to negotiate lower rent levels and/or incentive packages.
- The persistent lack of available core product will hinder trading volumes yields are likely to compress further for quality product as competition intensifies. in Milan prime yields and good secondary have edged down. There is growing interest for the CityLife and Bicocca submarkets as new schemes complete and infrastructure developments make the areas more accessible. In Rome there is a greater propensity for risk for value-add and opportunistic products.
- Activity in Tier II markets needs to be assessed on an asset by asset basis. Income streams will be king as the time needed to lease up any voids is expected to lengthen. Opportunities exist from a value-add perspective for those investors willing to move up the risk curve.

Sources:
Oxford Economics – Country Economic Forecast Italy 12 Sept 2018
Real Capital Analytics
CBRE – City News Milan Q2 2018, City News Rome Q2 2018
C&W – Milan & Rome Office Market H1 2018

Portfolio Overview – France

Occupancy (as at 30 September 2018)	NPI[1] (€ million)	Last Valuation (as at 31 March 2018)	Weighted Reversionary Yield (as at 31 March 2018)	Number of Leases (as at 30 September 2018)
85.8%	17.3	313.7	7.3%	341

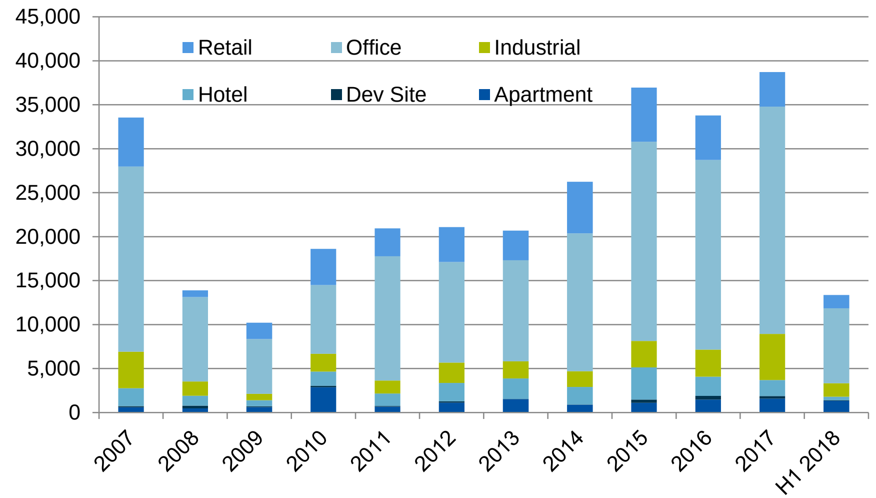


France – Office Market Outlook

Real Estate Market

- The Greater Paris region recorded a healthy 1.36 million sq.m of occupier activity over the first six months of 2018. This was not only a 15% increase on H1 2017 but the best performance the office sector has seen since 2007.
- Office vacancy fell to 5.6% across the Greater Paris region and to around 2.5% within the city proper, tipping the market even further in favour of landlords, supporting the withdrawal of incentives and supporting positive rental growth. Some occupiers are deciding to exchange Central Paris for the capital's suburbs where rents are lower and choices are more, although not necessarily plentiful – a trend that will slow the recent CBD rent rises.
- Investment wise H1 2018 was exceptional for the French market with €13.4 bn transacted, although a proportion of this was the conclusion of several large deals - 35 deals in excess of €100 million. The office sector was, overwhelmingly, the sector of choice, accounting for 64% of investor activity, equivalent to €8.5 billion in H1. Paris and the Greater Paris region was the most active capturing almost 90% of trading volumes in H1.
- Domestic investors are important (55%) but international capital also has a significant role to play in the office sector. Across H1, European investors accounted for 24%, while truly global capital was 21%. US investors were particularly active (€1.5 bn) and Asian capital continued to increase its exposure to French real estate with South Korean Hyundai Investments purchasing the Balthazar building in Saint-Denis for €252 mn. The weight of capital which is outweighing opportunities has compressed yields to historic lows of 3.00% in Paris' CBD and to between 3.90% - 4.50% in key regional cities such as Lyon, Lille, Nice and Nantes.

France Investment Volumes (€ mn)



Economy

Indicator	2018	2019	2020 Outlook (vs 2019)
GDP	1.6%	1.7%	→
Industrial Production	1.1%	1.6%	→
Consumer Prices, average	1.9%	1.5%	↘
Population (000s)	67,358	67,597	↗
Population	0.3%	0.4%	↗
Unemployment Rate	8.6%	8.1%	↘

Annual % change unless specified

- GDP growth slowed to 0.2% in Q2 reflecting a drop-off in exceptional items such as aircraft sales and the impact of higher taxes and inflation on consumer purchasing power.
- Business sentiment has been dented by concerns about new US tariffs on steel and the potential for a further escalation in tensions continues to drag on export orders.
- Solid employment - 350,000 new jobs created in 2017 - saw unemployment drop in Q2 to 8.7%. However, labour market improvements have not yet led to significant upward pressure on wages.

Outlook

- Vacancy is at its lowest since 2009 and pre-let deals are rising due to the lack of space. This is of particular note in Greater Paris where construction is restrained leading to 51% of the current 2.4 mn sq.m under development due for completion by the end of 2021 pre-let.
- The breadth and depth of occupiers against a low vacancy rate has seen a positive upswing in headline rents, especially in Paris, over the last 12 months – an attraction of the French market as while yields are low, investors can see capital value growth materialise via positive rental growth.
- Paris will retain the top spot for French investment for both domestic and international capital, underpinned by the size of the market, good levels of liquidity and large lot sizes. Prime yields will remain under pressure for large assets, although the tipping point appears to be for lots in excess of €200 mn where demand begins to peter.
- Investors are trying to find their way in a competitive market where borrowing costs are exceptionally low and an ECB rate rise is not expected before late 2019 and will undoubtedly proceed very gradually. Investors seeking higher yields will look to key regional cities such as Lille, Nice, Nates and Lyon although yields here too have come under pressure as investors willing to take on some more, albeit measured risk, that these smaller markets can offer look for deals.

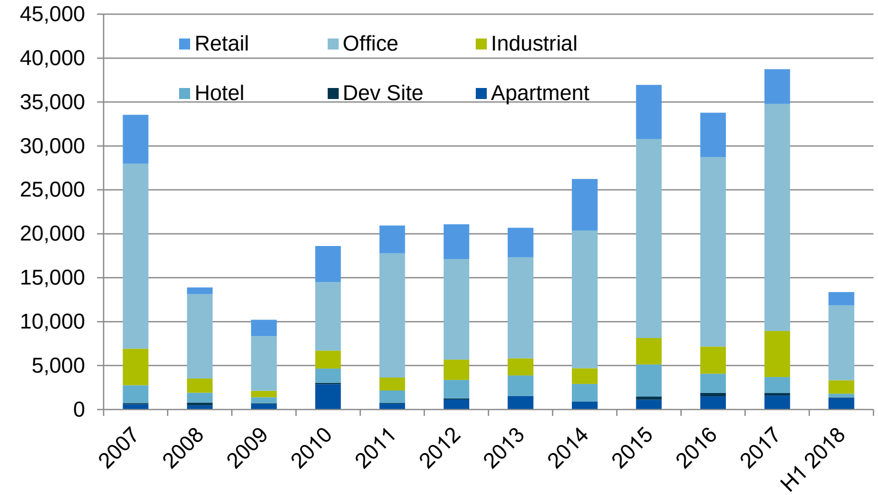
Sources:
Oxford Economics – Country Economic Forecast France 27 September 2018
Real Capital Analytics
BNP Paribas - At A Glance Investment in France H1 2018
BNP Paribas – At A Glance Regional office market H1 2018
JLL – The Office Market in the Greater Paris Region H1 2018

France – Logistics/Industrial Market Outlook

Real Estate Market

- 1.5 mn sq.m of occupier activity was recorded in H1 2018 - down on 2017 which was a record breaking year. Retailers are particularly active as they continue to reposition their real estate looking for efficiency gains and portfolio optimisation, with some choosing to outsource the logistics element to specialists, supporting levels of activity.
- Despite a slow down in activity along the north-south axis (apart from Lyon) this remains the core of the French industrial sector accounting for 60% (870,000 sq.m) of H1 take-up.
- The shortage of sought-after large prime assets combined with healthy, record breaking take-up in recent years, has strengthened investor confidence in the underlying fundamentals of the French market. This has renewed developer confidence as well and H1 2018 was characterised by an increase in construction starts despite the consequential rise in availability to 3.4 mn sq.m nationwide, of which half is Grade A as at June 2018.
- A number of large portfolios sales such as the six property portfolio sold by Tristan Capital Partners to Gramercy for €175 mn, contributed to the €1.5 bn that transacted in the French industrial sector in H1 2018.
- The appetite of foreign investors is evident with involvement in 75% of all deals since the beginning of 2018 with US funds leading, although Germany and UK investors were active too. The weight of capital targeting core and core + is outweighing product, compressing prime yields to historic lows, evidenced by the continued compression (25 bps) of prime distribution yields to 4.50% over Q2 2018.

France Investment Volumes (€ mn)



Economy

Indicator	2018	2019	2020 Outlook (vs 2019)
GDP	1.6%	1.7%	→
Industrial Production	1.1%	1.6%	→
Consumer Prices, average	1.9%	1.5%	↘
Population (000s)	67,358	67,597	↗
Population	0.3%	0.4%	↗
Unemployment Rate	8.6%	8.1%	↘

Annual % change unless specified

- GDP growth slowed to 0.2% in Q2 reflecting a drop-off in exceptional items such as aircraft sales and the impact of higher taxes and inflation on consumer purchasing power.
- Business sentiment has been dented by concerns about new US tariffs on steel and the potential for a further escalation in tensions continues to drag on export orders.
- Solid employment - 350,000 new jobs created in 2017 - saw unemployment drop in Q2 to 8.7%. However, labour market improvements have not yet led to significant upward pressure on wages.

Outlook

- 70% of take-up was for Grade A space, reconfirming occupier enthusiasm for good quality, functional yet flexible space, allowing companies to introduce new processes in terms of both mechanisation and robotics to current workflows with limited disruption.
- Given the strength of performance in 2016 and 2017, Paris has seen a notable drop off in activity as a large number of requirements have been fulfilled. There is still demand but for now rents are likely to stabilise. However, considering the volume of deals in the pipeline the blip is only expected to be temporary and 2019 should see a pick-up in activity.
- There is restrained supply in the regional hubs of Lyon, Lille and Marseille along the French logistics axis and with development lagging, pending authorisations and the challenges of redeveloping brownfield sites, there is room for an uplift in rental values. This is supported by the need, by retailers in particular, to supplement their supply chains with urban logistics schemes in order to satisfy the ever shorter delivery times demanded by consumers.
- There is restricted land supply in the Greater Paris region partly linked to major infrastructure projects such as the Grand Paris project and the 2024 Olympics. All this has led to some rental increases in the more sought-after logistics zones, and have also contributed to maintaining rents in secondary locations. Incentives are slowly being withdrawn – particularly for quality space.

Sources:
Oxford Economics – Country Economic Forecast France 27 September 2018
Real Capital Analytics
BNP Paribas – At A Glance Warehouses In France Q2 2018
CBRE – France Logistics Q2 2018

Portfolio Overview – Germany

Occupancy (as at 30 September 2018)	NPI[1] (€ million)	Last Valuation (as at 31 March 2018)	Weighted Reversionary Yield (as at 31 March 2018)	Number of Leases (as at 30 September 2018)
87.5%	5.2	107.8	6.4%	54

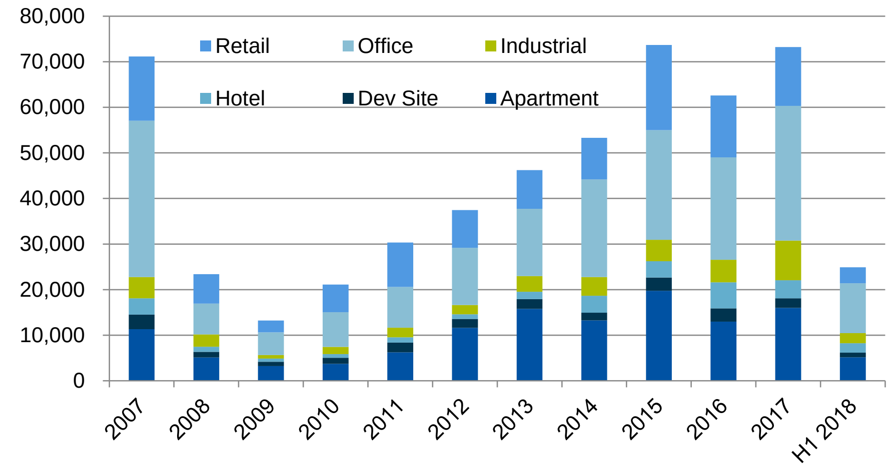
1. For the Reporting Period

Germany – Office Market Outlook

Real Estate Market

- Investor sentiment is positive with €11 bn traded in H1 2018 underpinned by the strong real estate fundamentals. Tier I locations such as Berlin, Frankfurt, Munich, Hamburg, Dusseldorf, Stuttgart and Cologne, continue to attract capital with an 85% deal share in H1. Frankfurt took the top spot, just edging Munich into second place. Most deals (90%) are single asset investments due to the lack of portfolios being brought to the market.
- Domestic capital remains a key element but international investors are significant too with a 40% share - once again skewed to the 'safer-haven' markets of Germany's top locations. Despite the weight of capital looking for a home and competing for the limited product coming to the market, yields held firm in Q2 2018 but have declined over the past twelve months to historic lows in most locations. Investors appear to have accepted the expense of buying German offices, and for some, acts as the counterbalance to diversifying to some more risky markets.
- Employment continues to grow with a positive impact on the real estate market, although some companies are reporting challenges in securing the right space, in the right location and at the right price for their needs. This is shifting some of the demand to either more peripheral locations of the Tier I cities or more central locations of Tier II cities.
- 1.85 mn sq.m was let in H1 2018 and with robust demand and measured construction the nationwide vacancy rate is around 5%. No surprise that this continues to support rental rises, although the pace of growth is showing signs of slowing as occupier tolerance is tested.

Germany Investment Volumes (€ mn)



Economy

Indicator	2018	2019	2020 Outlook (vs 2019)
GDP	1.8%	1.6%	↘
Industrial Production	1.9%	1.9%	↘
Consumer Prices, average	1.9%	1.8%	→
Population (000s)	83,042	83,263	↗
Population	0.4%	0.3%	↗
Unemployment Rate	5.2%	4.9%	↗

Annual % change unless specified

- Q3 GDP growth slowed to 0.2% as mounting pressure from a slowing, albeit temporary, automotive sector, weaker global trade and rising protectionism took their toll on the Germany economy. Indications are already for a pick-up in industry in Q4 and an easing in headwinds, maintaining the 1.8% growth forecast for 2018.
- Domestic demand is robust supported by strong wage and employment growth. The performance of the labour market has been one of the stand-out features of this cycle with employment growth steady at 1.3% y/y in August as unemployment falls to a new record low of 5.1% in September.

Outlook

- As some pent up demand is satisfied, availability will continue to fall as replacement space lags take-up. While this will continue to support some rental growth, it will also hold back higher levels of take-up as occupiers continue to face a lack of choice when looking at alternative accommodation options, especially those in expansion mode.
- The solid fundamentals in the occupational market are feeding the positivity surrounding the investment sector which is expected to be lively over the remainder of 2018. Global headwinds appear not to have deterred investor appetite for German real estate, indeed quite the opposite with Germany a large market offering liquidity and an element of security not found is some other European markets.
- However, with prime yields at historic lows across the main investment markets, careful due diligence is needed with acknowledgement that rental growth will be the most likely element of capital value growth as opposed to yield compression.
- Tier I locations will continue to attract the bulk of interest with the smaller Tier II locations possibly seeing a decline in activity, unable to offer an adequate volume of larger lots that many investors are looking for. Four buyer groups account for 55% of deals; special-purpose funds (19%); pension funds (12.4%); investment/asset managers (12.3%); REITs/Listed real estate companies (11.5%). The breadth of investor type emphasises the positive attitude to German real estate.

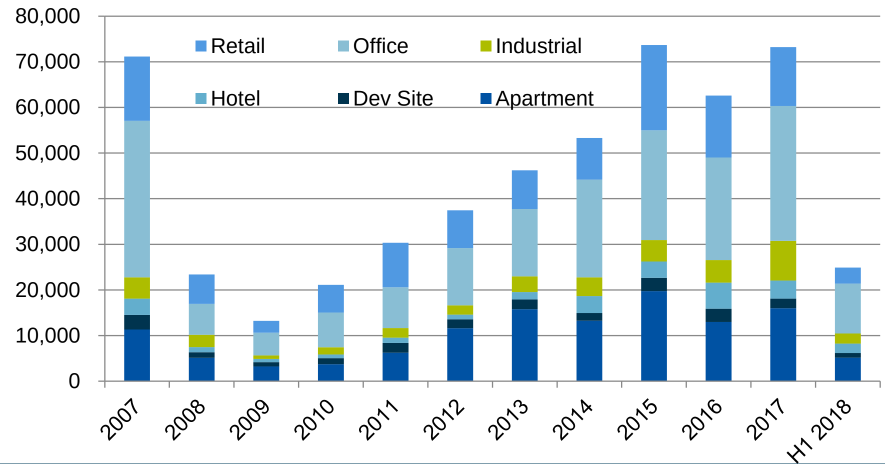
Sources:
Oxford Economics – Country Economic Forecast Germany 8 October 2018
Real Capital Analytics
BNP Paribas – Office Market Germany Q2 2018
BNP Paribas – Office Investment Market Germany Q2 2018

Germany – Industrial Market Outlook

Real Estate Market

- International capital has traditionally been very comfortable with German real estate and H1 2018 has not been an exception. Of the €3 bn invested 75% of activity this year (to June) is attributed to foreign investors with Asian and North American players particularly interested. The strong demand for space, fuelled by the dynamic growth in e-commerce on the one hand, and by the strong economic situation on the other, played important roles.
- The weight of capital looking for a home in German real estate, plus the lack of product coming to the market have seen yields compress over the last twelve months to today's historic lows in the majority of locations. The lowest yield is in Munich at 4.50%, with all the remaining significant logistics locations ranging from 4.60% in Frankfurt to 4.90% in Leipzig.
- Robust demand for industrial space characterised Q1 2018 and Q2 has not disappointed. The first six months of 2018 was record breaking for the German occupational market with close to 3.4 mn sq.m let across warehousing and logistics space (including owner occupier and leasing deals). This is 5% above the comparative period in 2017.
- A salient factor supporting the robust levels of occupier activity is still the transformation in the retail sector as the growth in e-commerce marches on, reflected in the corresponding rise in demand for logistics space. 36% of take-up was generated by companies in the distribution/logistics sector with retail a comfortable second accounting for 31% of take-up as they reconfigure their supply chain in order to satisfy the ever increasing demands of consumers. Manufacturing companies took the third spot with 19% of take-up.

Germany Investment Volumes (€ mn)



Economy

Indicator	2018	2019	2020 Outlook (vs 2019)
GDP	1.8%	1.6%	↘
Industrial Production	1.9%	1.9%	↘
Consumer Prices, average	1.9%	1.8%	→
Population (000s)	83,042	83,263	↗
Population	0.4%	0.3%	↗
Unemployment Rate	5.2%	4.9%	↗

Annual % change unless specified

- Q3 GDP growth slowed to 0.2% as mounting pressure from a slowing automotive sector, weaker global trade and rising protectionism took their toll on the Germany economy. Indications are for a pick-up in industry in Q4 and an easing in headwinds, maintaining the 1.8% growth forecast for 2018.
- The automotive sector had a stronger than anticipated headwind with Q3 production down sharply which was scaled back linked to slowing demand and the failure to fully comply with new standards for emission tests. The effect is expected to be transitory, but given the importance of the sector and its associated supply chain in Germany, it weighed heavily on industrial production.

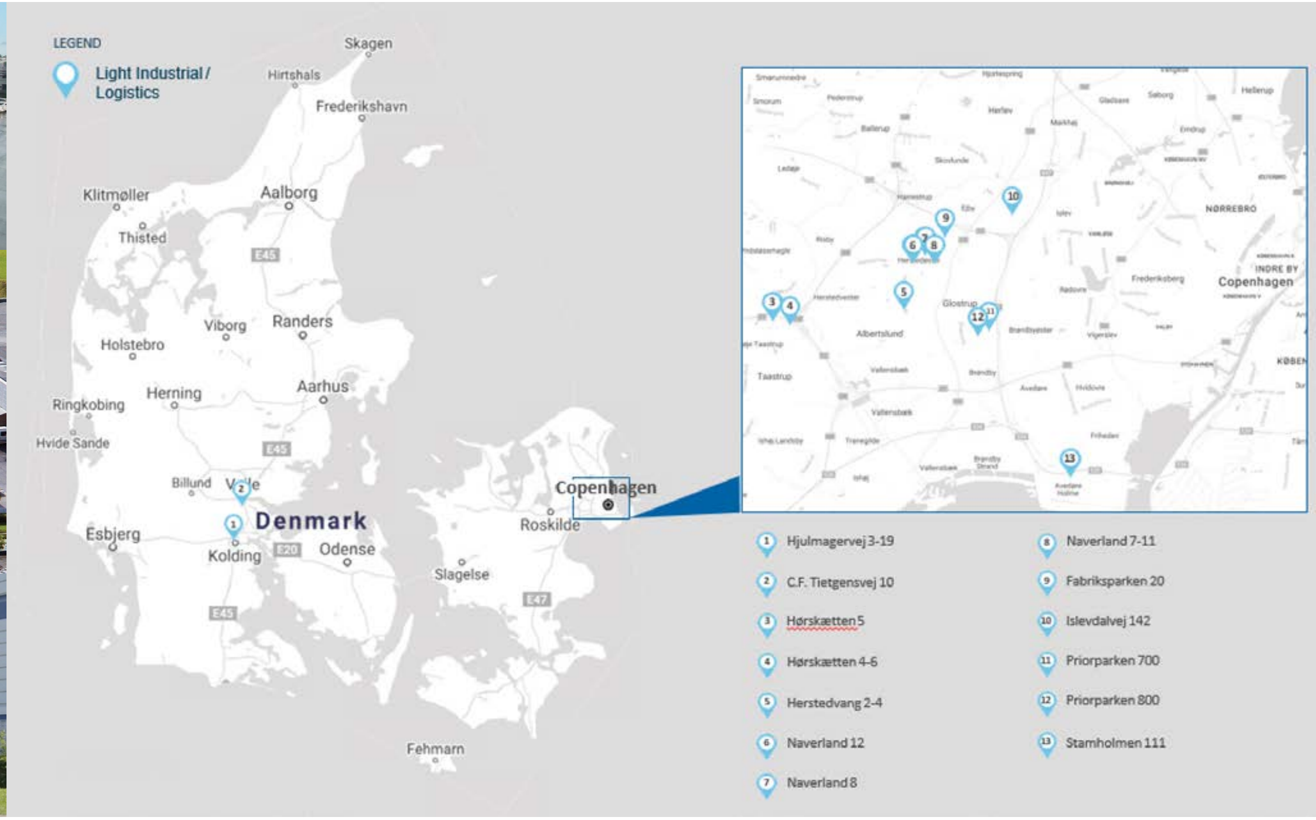
Outlook

- The breadth of investors with a solid interest in the German logistics sector continues apace, with demand outweighing supply and competition strong for the limited number of core product, further yield compression at the prime end of the market is likely. A rising number of investors will begin to look up the risk curve in search of yield, diversifying by investigating options in Tier II and III locations and value-add products as well.
- Occupiers continue to focus on wanting to occupy new, efficient space. However, one of the lingering challenges in the German industrial market is the lack of good quality space meeting the needs of today's occupiers. This is true on a multiple levels including location, size and fit-out. There is 690,000 sq.m in the pipeline, but with 75% of this already under pre-let agreements, upon completion only a limited amount of speculative space will be delivered. This is seeing a trend in owner occupiers developing out their own space as they seek a quicker route to market in a scheme suitable to their needs.
- Everything points to demand remaining lively over the rest of the year. Both the current economic environment and the ongoing restructuring, particularly in the retail sector, are boosting the demand for additional logistics and warehouse space. The shortage of space and land, particularly in the major locations, may have a limiting effect however. Nevertheless there is a realistic chance that the 6 million sq.m mark (of occupier activity) will be exceeded for the third time in a row, although it remains to be seen whether a new record can be achieved as several major deals would be necessary for this to happen.

Sources:
Oxford Economics – Country Economic Forecast Germany 8 October 2018
Real Capital Analytics
BNP Paribas - Logistics Market Germany Q2 2018
JLL – Logistics and Industrial Market Overview Q2 2018

Portfolio Overview – Denmark

Occupancy (as at 30 September 2018)	NPI[1] (€ million)	Last Valuation (as at 31 March 2018)	Weighted Reversionary Yield (as at 31 March 2018)	Number of Leases (as at 30 September 2018)
73.6%	4.8	81.4	7.6%	119



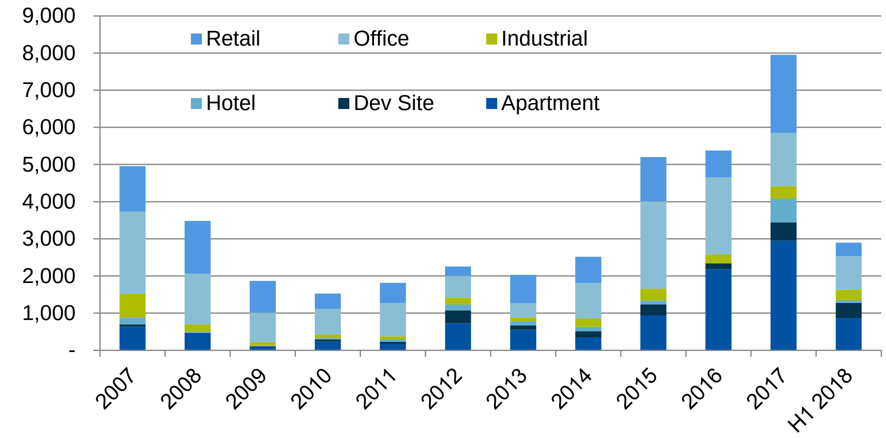
1. For the Reporting Period

Denmark – Logistics/Industrial Market Outlook

Real Estate Market

- The growth of e-commerce and need to realign and reposition supply chains is the main driver of activity in the Danish industrial sector. While large facilities with long leases and multi let units are attractive to investors looking to spread risk, urban logistics are seeing rising levels of interest from both occupiers and investors in the search for the optimal balance between efficient ways to combine quick access to their customer base with warehouse networks, while protecting margins.
- Over the first six months of 2018 €2.9 billion was invested into the Danish real estate market overall. Of this, approximately 10% targeted the industrial sector. H1 2018 volumes were a huge 146% rise on the comparative period in 2017 boosted by some portfolio deals that concluded.
- Domestic investors continue to be an active element of overall trading volumes however, international investors are the dominant source of capital in the Danish industrial sector. While neighbouring Nordic countries have been looking for opportunities, British and US investors were active of note over H1 2018.
- Prime yields for logistics in Copenhagen are in the region of 5.75% and 25 basis points higher in the Triangle area in Jutland. While there has been no movement in values over 2018, there has been a 50 basis point downward shift over the last twelve months to June 2018.

Denmark Investment Volumes (€ mn)



Economy

Indicator	2018	2019	2020 Outlook (vs 2019)
GDP	1.5%	2.2%	↘
Industrial Production	1.2%	2.2%	↘
Consumer Prices, average	1.1%	1.2%	↗
Population (000s)	5,787	5,812	↗
Population	0.4%	0.4%	↗
Unemployment Rate	4.0%	4.0%	→

Annual % change unless specified

- The first half of the year has been a disappointing one for Danish economic growth and there is limited momentum being carried into H2.
- However, growth is still expected to be 1.5% in 2018, before picking up again in 2019 as economic fundamentals are showing signs of improvement.
- The level of employment has reached record levels and with labour markets already tight, wages should rise and boost household incomes.
- If the Eurozone's slow start to the year leads to weak growth in 2018 this may drag on demand for Danish exports for a period of time.

Outlook

- Prime yields are at historic lows although in some locations continue to offer a discount of 30 basis points over the Nordics average prime logistics yield of 5.45%. The expectation is for prime yields to remain flat during 2018 but possibly come under upward pressure in 2019 as rising interest rates exert pressure on property yields.
- With robust demand levels over the recent past some of the major logistics hubs are running out of space and access to labour, with unemployment at historic lows of 4.0%. The likelihood is that this will see a shift in occupier demand alongside development activity to some of the smaller logistics hubs that still have room to grow, while at the same time, offering shared services and therefore an element of economies of scale. It will however, be critical of any developments, to assess multiple factors relating to site accessibility from both a labour perspective and a transport one. Even new schemes that do not meet these criteria will struggle to let.
- Retailers on the whole have been active in modernising their warehouse networks and exploring online channels - this has supported growth in occupier demand, a trend that is expected to continue as 2018 runs its course.
- The rise in population in some urban areas will be focal points for users and developers of last mile logistics as online sales volumes continue to increase and consumer demand for shorter delivery times indicate that providers need efficient, lean operations.

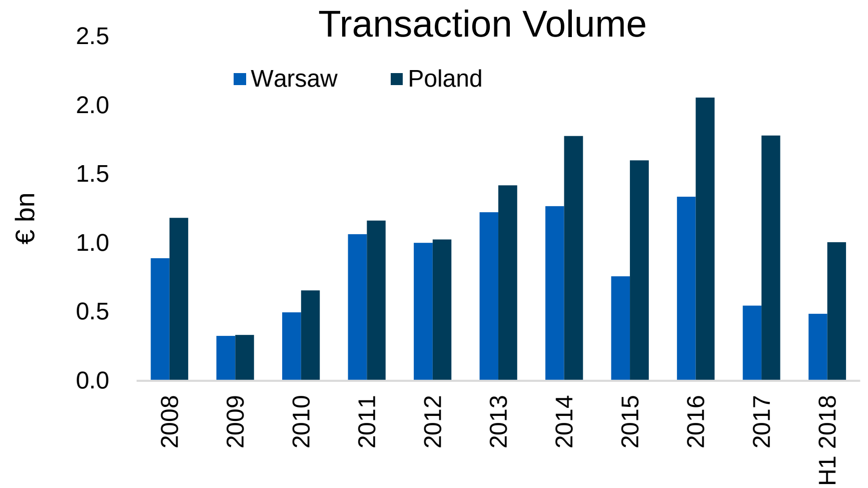
Sources:
Oxford Economics – Country Economic Forecast Denmark 13 September 2018
CBRE - Real Estate Market Outlook Denmark 2018
C&W/RED – Market Report Issue I – Feb 2018
Real Capital Analytics

Poland – Office Market Outlook

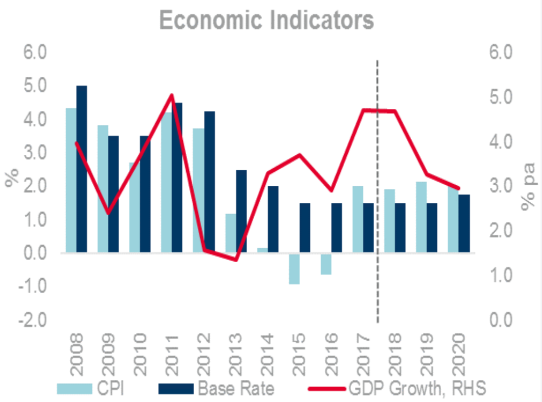
Real Estate Market

- In Poland, Warsaw remains the hub of office activity, although the regional office markets are gathering momentum. With limited new space expected to be delivered, strong demand evident and decreasing vacancy across key cities, rents are expected to show upward momentum over the next 12-18 months.
- Due to the relatively low volume of new office completions over the last 18 months and the limited amount scheduled for delivery in H2 2018 and in 2019 (206,000 sqm), the Warsaw office market is experiencing a short-term supply shortage. most of Warsaw's new office completions in 2020 will secure a pre-let, which should minimise the impact of a peak in new supply and moderate any increase in the vacancy rate.
- In 2017 approximately 62% of the total office volume (or €840 million) involved offices outside Warsaw and 32% (or €432 million) involved older, secondary buildings. Therefore, the liquidity of regional offices may be judged as good in the context of the Polish market but demand for older assets less so, although even here the volume was up 20% on the previous year's €361 million.
- The low availability of prime product combined with healthy demand from international investors has resulted in the compression of yields for prime offices to below 5.00% in Warsaw and approximately 6.00% in the main regional cities. Non-prime products are expected to achieve 7%+ yields or even 8%+ especially for short WAULT (below 5 years) and high vacancy.

Investment Volume (€ bn)



Economy



- The economy expanded by 4.6% in 2017, making it the strongest year since 2011 and well above the Eurozone average of 2.5%.
- Domestic demand is forecast to be the main driver of GDP growth over the medium term with net exports acting as a drag on growth. The outlook is underpinned by strong consumption growth of 4.4% in 2018 before a slight reduction in growth to 3% in 2019, as higher oil prices erode consumer purchasing power.
- The labour market remains very healthy with low unemployment, while inflation remains moderate at a time when EU structural fund spending has increased.

Outlook

- Poland's positive economic outlook coupled with further expansion of business service sector, notably Business Process Offshoring and Shared Service Centres, should support strong leasing activity in Warsaw of more than 750,000 sqm in 2018 and above average take-up (600,000 sqm p.a. over 2008-2017) in both 2019 and 2020.
- Following the 2009 slowdown caused by the GFC gross take-up recorded in Tricity started to increase and over the last three years (2015 – 2017) the annual volume of deals has exceeded 90,000 sqm. However, in H1 2018 total leasing activity was just 26,000 sqm due to the lack of available office space on the market. Nevertheless, given the number of schemes due to complete in remaining part of 2018, the total leasing activity should exceed 60,000 sqm by year end.
- In the near term some upward pressure on prime rents is expected as a result of limited new supply and strong demand. Robust demand for office space is supporting rising capital values particularly in Central Warsaw that is benefitting from both positive rental growth and yield compression. Yields are under pressure across the board given the weight of capital looking to invest in the Polish office sector.

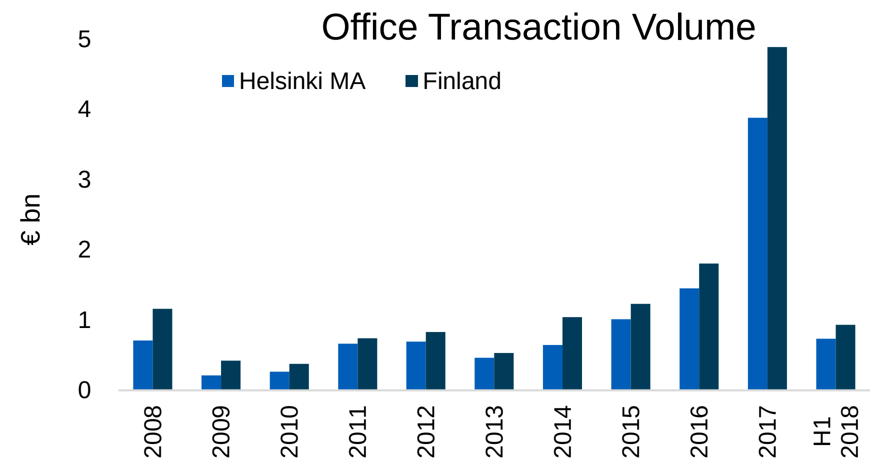
Sources: Cushman & Wakefield, Independent Market Research Report, September 2018

Finland – Office Market Outlook

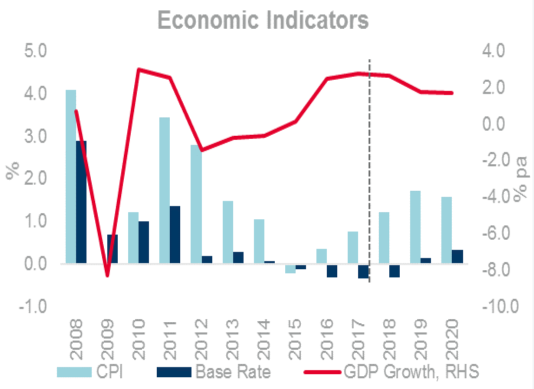
Real Estate Market

- Demand for office premises in the Helsinki CBD is strong and traditional occupiers such as financial, legal and consultancy companies is still common. However, some finance HQ's have moved to the outskirts of the CBD while other types of occupiers in the CBD have started to emerge, such as tech companies.
- Due to high demand and lower vacancy rates, Helsinki CBD rents have been increasing, while other office submarkets have remained stable over the last few years. However, rental growth was evident between H2 2017 and H1 2018 in multiple key office areas due to increased occupier demand, such as Helsinki's CBD, Keilaniemi, and Aviapolis. The overall vacancy remained stable in the HMA in Q2 2018 however, the demand for modern buildings with excellent transport/infrastructure connections has increased.
- The share of the international investors has been increasing rather steadily since 2009. In the HMA office market overseas buyers represented over 80% (€3.2 billion) of transaction in 2017 with new players entering the market, among them were international real estate funds, life insurance companies, and pension funds, such as AEW and CIC.
- Nordic properties have become a popular target for many Asian real estate investors, and other international funds targeting Finnish real estate are expected. In H1 2018 multiple historic deals have been struck, such as the sale of the iconic Bookstore property and the sale of the KPMG HQ in Helsinki. Over €800 million of office transactions have closed in the first half of 2018, which is higher than the €500 million in the same period 2017.

Investment Volume (€ bn)



Economy



- Finland's economy is growing strongly as solid international demand and improving competitiveness help to support exports. GDP growth for 2018 as a whole is expected at 2.7%, similar to last year's performance of 2.8%, which was the strongest since 2010 when the economy expanded by 3.0%.
- Private consumption is expected to positively contribute to GDP performance supported by employment growth and rising income.
- Unemployment is above the EU average, but trending down. It has already reached the lowest level in more than 5 years - attributed to government reforms called 'The Competitiveness Pact'.

Outlook

- The positive economic outlook and increasing private spending suggests rising demand for office space in the future. As most rental agreements are bound to inflation, the rental development of old contracts is expected to increase by around 1% in 2018 and 1.5% in 2019.
- The trend of finding efficient office premises (greater workspace density) is expected to continue going forward. A few years ago the move to efficient premises was mainly driven by cost savings. However, more recently occupiers are not only looking for cost savings, indeed the premises may be more expensive (on a €/sqm basis), but efficient space. The majority of occupiers are looking for open layout or multifunctional offices (premises for silent work, lounges for informal meetings, etc.), which support the efficiency of the premises.
- The strong Finnish economy together with the low interest rates support the market and encourage real estate investments, especially as the low interest environment offers few other investment alternatives.
- In terms of capital growth, the forecast for year-end 2018 is still positive (14.1% increase) supported by a combination of yield compression evidenced in the first half of the year and rental growth. However, in 2019 the capital growth is forecasted to remain stable and turn negative in 2020 as yields rise.

Sources: Cushman & Wakefield, Independent Market Research Report, September 2018

European Update and Outlook

Appendix B

Commentary on the European Economy

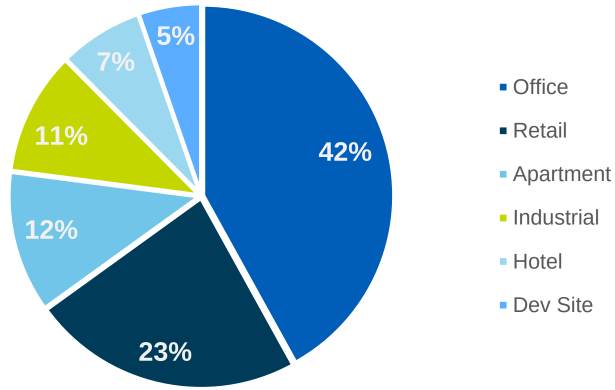
- The Eurozone economy is expected to expand by 2.0% in 2018. The pace of job creation is robust, driving the unemployment rate down to 8.1% - a decade low.
- However, employment growth is showing signs of having peaked and the gradual pick-up in wage growth will provide a boost to household spending.
- The last twelve months has seen sustained occupier demand for commercial real estate in Europe, although the declining labour capacity is starting to hinder corporate expansions.
- Coupled with rising input costs, notably via higher oil prices and pressure on wages, the cost of doing business is becoming more challenging.
- The European Central Bank is still expected to end its QE purchases in December as no new policy announcements were made at the September ECB meeting.
- The first interest rate hike is not expected until well into the second half of 2019, with a gradual pace of tightening thereafter.
- The adverse external environment and rising political risks in Europe are posing an increasing threat to the outlook and indications are for a slower third quarter.
- European PMI readings, the EU 28 industrial production index, employment intentions and GDP forecasts are all showing signs of cooling.

Source: Oxford Economics

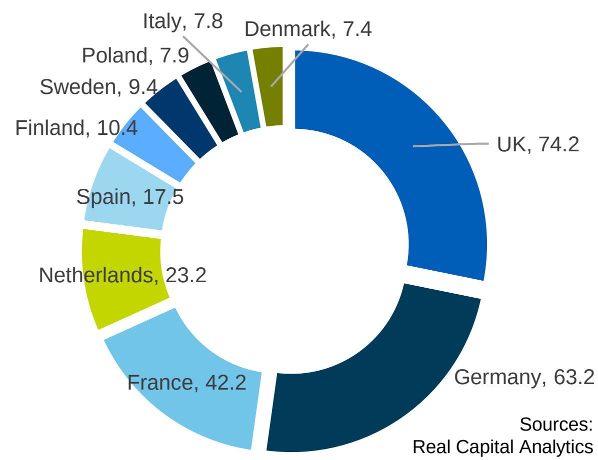
European Commercial Real Estate - Recent Performance

- €59 bn was invested into European commercial real estate in Q2 2018, bringing the half year total to €118 bn and the 12 months to June to €305 bn (7% up on 12 months to June 2017).
- Offices were the most targeted sector - 41% of all deals over H1 2018. Retail took the second spot (20%), pipping residential into third (17% in H1 2018).
- Global uncertainties, encouragingly, do not seem to be deterring investors away from European real estate as they look through the noise to the relative strength of the economy and healthy occupier markets.
- Office yields are at, or close to, historic lows in the majority of European markets following sustained downward pressure, with stability now expected over the remainder of 2018.
- The weight of capital searching for yield has seen investors look further than core European cities, supporting higher volumes in some more peripheral European economies, as well as secondary locations, although the yield gap between prime and secondary is narrowing.
- There is more balance between international and domestic capital with a 50:50 split in H1 2018.
- Asian capital is more active - from sub 10% in 2015 to 20% in 2017. Singapore and Korean investors continue to buy into European real estate and while Chinese buying is evident, is somewhat curtailed by capital controls.
- Impending rate rises will also have an impact on investor strategies, but it is unlikely yields will be materially impacted across Europe over the next 12 months.

Investment by Sector
(12 months to June 2018)



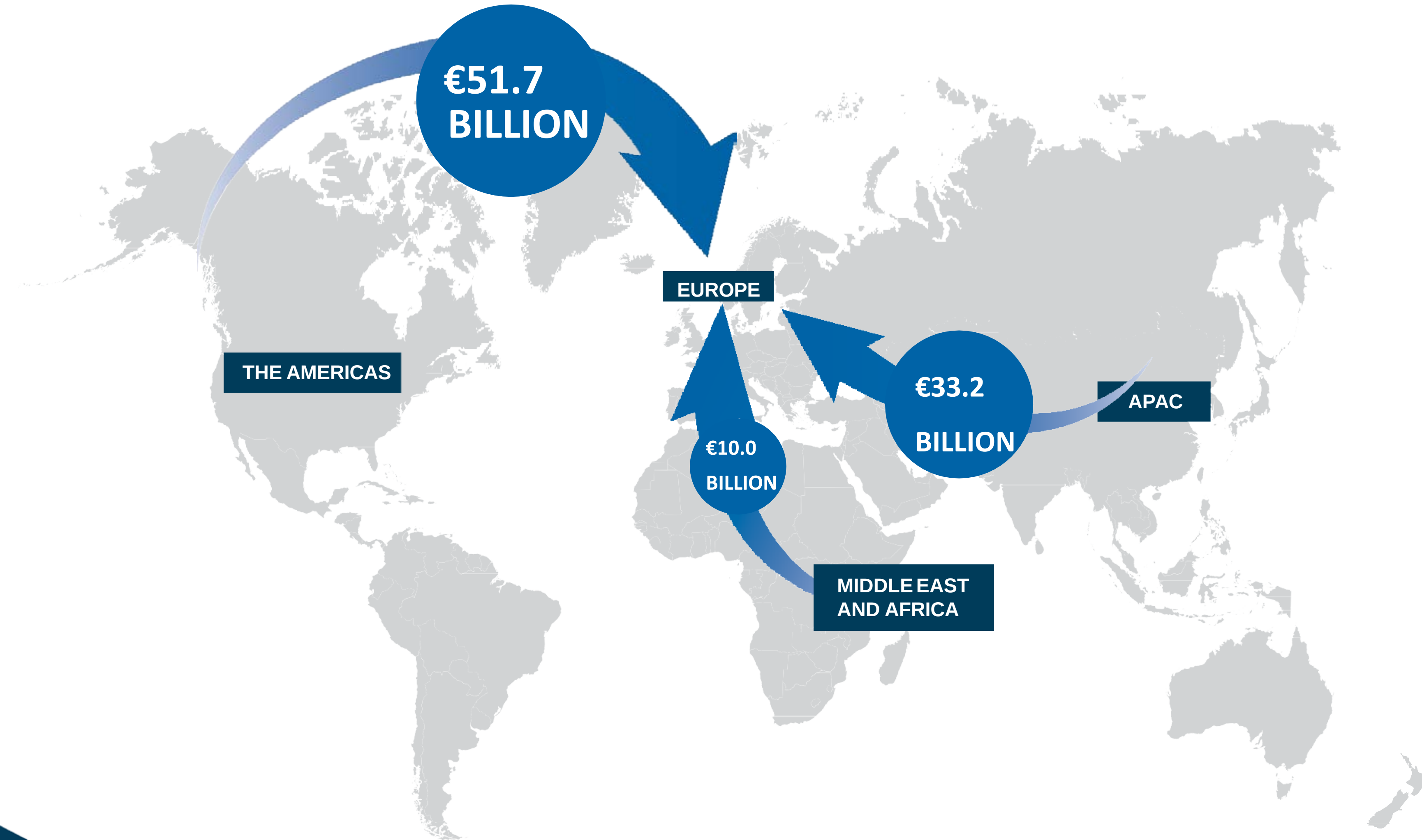
Top 10 European Destinations
€ billion, 12 months to June 2018



Sources:
Real Capital Analytics
CBRE – Europe Investment Market Snapshot Q2 2018
Colliers - EMEA Capital Flows Q3 2018

Global Capital Flows to Europe

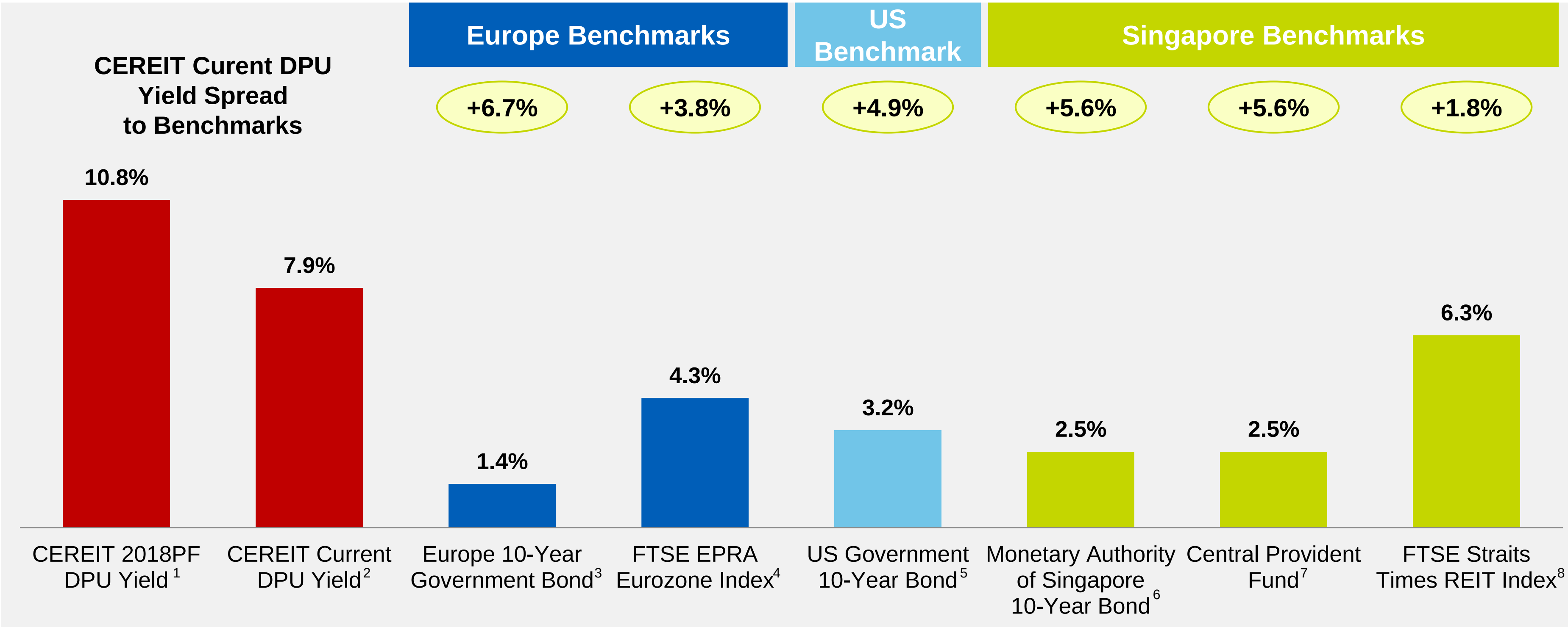
Cross-border activity: Twelve Months to Q2 2018



Sources: Real Capital Analytics

Cromwell European REIT – Distribution Yield

CEREIT Current DPU Yield of 7.9%[2] compares favourably to other global yield investment products



Source: Bloomberg, European Commission, data as at 30 October 2018

[1] Based on €0.545, the last traded price on Singapore Exchange Securities Trading Limited ("SGX-ST") on 2nd November 2018.

[2] Assumes that € 170.8 million of the gross proceeds of the Rights Issue are used to partially fund the Total Cost of the Proposed Transaction, and € 53.3 million of the gross proceeds of the Rights Issue are used to partially fund the Total Cost of the Recently Announced Acquisitions. DPU Yield is computed based on annualised pro forma distributable income divided by the sum of CEREIT's market capitalisation at the close of 30 October 2018 and the gross proceeds of the Rights Issue assumed to be attributable to each respective transaction.

[3] Based on the monthly averages (non-seasonally adjusted data) of the yields of the 10-year government bonds of the countries in the Eurozone. They refer to central government bond yields on the secondary market, gross of tax, with a residual maturity of around 10 years. The bond or the bonds of the basket have to be replaced regularly to avoid any maturity drift. This definition is used in the convergence criteria of the Economic and Monetary Union for long-term interest rates, as required under Article 121 of the Treaty of Amsterdam and the Protocol on the convergence criteria. Data are presented in raw form.

[4] Based on Bloomberg's estimated DPU yield for the year ended 31 December 2018 for FTSE EPRA Eurozone Index. FTSE EPRA Eurozone Index is a market capitalisation weighted index consisting of listed real estate companies and REITs in the Eurozone.

[5] Based on Bloomberg's bid yield to maturity of bond.

[6] Based on Bloomberg's bid yield to maturity of bond.

[7] Based on the legislated minimum interest of 2.5% per annum earned in Central Provident Fund ("CPF") Ordinary Account. CPF is a mandatory social security savings scheme in Singapore. The interest rate on the CPF Ordinary Account is reviewed quarterly and is the higher of the legislated minimum interest of 2.5% per annum or the 3-month average of major local banks' interest rates.

[8] Based on Bloomberg's estimated DPU yield for the year ended 31 December 2018 for FTSE Straits Times Real Estate Investment Trust Index. The FTSE Straits Times Real Estate Investment Trust Index is a market capitalisation weighted index consisting of listed REITs in Singapore.

CEREIT's Sponsor Strength

Appendix C

Sponsored by Cromwell Property Group

Cromwell Property Group ("Cromwell") is a real estate investor and manager operating on three continents with a global investor base

A$11.5 billion AUM[1]

A$2.1 billion Market Capitalisation[2]

A$204.1 million Profit for the financial year[3]

4.0 million sqm

320+ properties

3,800+ tenants

380+ people

1. Total assets for Cromwell as at 30 June 2018 including attributable AUM of Phoenix Portfolios (45%) and Oyster Group (50%) as at 30 June 2018
2. Market capitalisation as at 25 October 2018
3. Profit for the financial year ended 30 June 2018

European Platform with Local Capability

Unique platform of 20 regional offices providing on the ground local market knowledge and expertise

€3.9 billion
AUM^

260+
properties

3,100+
tenants

200+
people

12
countries

20
offices

^ excluding investment capacity. Figures as of 30 June 2018.

Credentials

Track record of providing holistic asset management, development, corporate restructuring and equity capital investment solutions. Established in 1980.

Specialists

Focused on European Core+ and Value Add commercial real estate.

Partners

Diverse client base of global investors including sovereign wealth funds, pension funds, insurance companies, private equity and multi managers.

CROMWELL EUROPEAN REIT

Sponsor and Manager Dedicated to Sustainability

Cromwell is committed to acting responsibly and proactively, to understand, measure, manage and communicate the impacts of our activities

- Cromwell has been reporting in accordance with the Global Report Initiative sustainability guidelines since 2009
- CEREIT was awarded the GRESB Sustainability Benchmark
- Benchmarks property performance against Global Real Estate Sustainability Framework
- Targeting inclusion into the Dow Jones Sustainability index
- In 2016 Cromwell launched its global sustainability framework to introduce common benchmarks and consistent disclosure
- Partnered with Qantas in 2017 to offset emissions resulting from corporate air travel globally
- Appointed Chief Sustainability Officer in 2018, with a direct reporting line to Group CEO

GRI Empowering Sustainable Decisions

GRESB®

Dow Jones Sustainability Indexes

SUSTAINABILITY
EVERYTHING IS CONNECTED

Research-backed Investment Strategies

Rigorous selection process to ensure investments are focused on the right cities, sectors and trends

- Target cities in each sector identified for investment opportunity sourcing
- Process combines statistical and economic analysis, taking into account macro-trends and themes as well as geopolitical risks
- Top-down findings combined with bottom-up on-the-ground experience and expertise of local teams

Detailed and continuous research process

Country level macro economic, political and real estate analysis

Comprehensive in-depth desktop appraisal: 200+ criteria

First cut of city selection

In-house local, on-the-ground market appraisal

Target cities ranked

Sector-level analysis & asset selection

- Investment strategies are increasingly overlapping as investment returns continue to compress
- A thorough understanding of macro and local market dynamics, capital risk/return appetite, as well as occupier trends and requirements are all essential in formulating and implementing a successful strategy

Macro Trends

Sustainability

Sustainability is increasingly **influencing occupier demand, asset management strategies** and **investors appetite** for real estate

Technology

Technology is changing the real estate landscape by **improving production inefficiencies, reducing labour costs** and **maximising income**

Urbanisation

As **urbanisation increases**, real estate will need to **meet additional demand** for working and living in cities

Demographics

Changes in demographics will drive demand and **influence the type, functionality** and **location of assets**

E-Commerce

Changing **consumer behaviour**, supply chains should deliver on the omni-channel offering to consumers

Thank You

If you have any queries, kindly contact:
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or Newgate Communications at cereit@newgatecomms.com.sg.