

CROMWELL EUROPEAN REAL ESTATE INVESTMENT TRUST

(a real estate investment trust constituted on 28 April 2017 under the laws of the Republic of Singapore
(as amended, restated and supplemented))

NOTE: This Proxy Form may be accessed at Cromwell European Real Estate Investment Trust's ("CEREIT") website at the URL https://investor.cromwelleuropeanreit.com.sg/aggm_egm.html and will be made available on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>.

PERSONAL DATA PRIVACY

By submitting an instrument appointing the Chairman of the EGM (as defined below) as proxy, the Unitholder accepts and agrees to the personal data privacy terms set out in the Notice of Extraordinary General Meeting dated 12 April 2021 (the "Notice").

PROXY FORM

EXTRAORDINARY GENERAL MEETING

IMPORTANT:

1. The EGM is being convened, and will be held, by way of electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020. The Notice of EGM will be available through electronic means via publication on CEREIT's website at https://investor.cromwelleuropeanreit.com.sg/aggm_egm.html, and will also be made available on the website of the SGX-ST at <https://www.sgx.com/securities/company-announcements>.
2. Alternative arrangements relating to attendance at the EGM via electronic means (including arrangements by which the meeting can be electronically accessed via live audio-visual webcast or live audio-only stream), submission of questions to the Chair of the EGM in advance of the EGM, addressing of substantial and relevant questions prior to or at the EGM and voting by appointing the Chair of the EGM as proxy at the EGM, are set out in the Notice of EGM.
3. **Due to the current COVID-19 situation in Singapore, a unitholder will not be able to attend the EGM in person. If a unitholder (whether individual or corporate) wishes to exercise his/her/its voting rights at the EGM, he/she/it must appoint the Chair of the EGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the EGM.**
4. If a CPF or SRS investor wishes to appoint the Chair of the EGM as proxy, he/she should approach his/her respective CPF Agent Banks or SRS Operators to submit his/her votes by 5.00 p.m. on 15 April 2021, being 7 working days before the date of the EGM.
5. **Please read the notes overleaf which contain instructions on, inter alia, the appointment of the Chair of the EGM as a unitholder's proxy to attend, speak and vote on his/her/its behalf at the EGM.**

I/We, _____ (name),
_____ (NRIC/Passport/Company Registration Number) of _____
_____ (address)

being a holder/s of units in Cromwell European Real Estate Investment Trust ("CEREIT", and the units of CEREIT, the "Units"), hereby appoint the Chair of the EGM to attend, speak and vote for me/us on my/our behalf at the EGM to be convened and held by way of electronic means on Tuesday, 27 April 2021 at 4 p.m. (or immediately following the conclusion of CEREIT's annual general meeting), and any adjournment thereof.

I/We direct the Chair of the EGM to vote for or against, or to abstain from voting on, the resolution to be proposed at the EGM as indicated hereunder.

NO.	ORDINARY RESOLUTIONS RELATING TO:	For *	Against *	Abstain *
1.	To approve the Proposed Unit Consolidation			

* Voting will be conducted by poll. If you wish the Chair of the EGM as your proxy to cast all your votes "For" or "Against" a resolution, please indicate with a "V" in the space provided under "For" or "Against". Alternatively, please indicate the numbers of votes as appropriate. If you wish for the Chair of the EGM as your proxy to abstain from voting on a resolution, please indicate a "V" in the space provided under "Abstain". Alternatively, please indicate the number of units that the Chair of the EGM as your proxy is directed to abstain from voting. In the absence of specific directions in respect of a resolution, the appointment of the Chair of the EGM as your proxy for that resolution will be treated as invalid.

Dated this _____ day of _____ 2021

Total Number of Units Held

Signature(s) of Unitholder(s)/Common Seal

IMPORTANT: PLEASE READ THE NOTES TO THE PROXY FORM

Affix
Postage
Stamp



The Company Secretary
Cromwell EREIT Management Pte. Ltd.
(as manager of Cromwell European Real Estate Investment Trust)
c/o Boardroom Corporate & Advisory Services Pte. Ltd.
50 Raffles Place #32-01
Singapore Land Tower
Singapore 048623

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IMPORTANT: PLEASE READ THE NOTES TO PROXY FORM BELOW

Notes to Proxy Form

- Due to the current COVID-19 situation, a unitholder will not be able to attend the EGM in person.** If a unitholder (whether individual or corporate) wishes to exercise his/her/its voting rights at the EGM, he/she/it must appoint the Chair of the EGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the EGM. This Proxy Form may be accessed at CERET's website at the URL https://investor.cromwelleuropeanreit.com.sg/agm_egm.html, and has also been made available on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>. In appointing the Chair of the EGM as proxy, a unitholder must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the Proxy Form, failing which the appointment of the Chair of the EGM as proxy for that resolution will be treated as invalid.
- CPF or SRS investors who wish to appoint the Chair of the EGM as proxy should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 5.00 p.m. on 15 April 2021 (Singapore Time), being seven (7) working days before the date of the EGM.
- The Chair of the EGM, as proxy, need not be a unitholder of CERET.
- A unitholder should insert the total number of units held. If the unitholder has units entered against the unitholder's name in the Depository Register maintained by The Central Depository (Pte) Limited ("CDP"), the unitholder should insert that number of units. If the unitholder has units registered in the unitholder's name in the Register of Unitholders of CERET, the unitholder should insert that number of units. If the unitholder has units entered against the unitholder's name in the said Depository Register and registered in the unitholder's name in the Register of Unitholders of CERET, the unitholder should insert the aggregate number of units. If no number is inserted, the Proxy Form appointing the Chair of the EGM as proxy will be deemed to relate to all the units held by the unitholder.
- The Proxy Form appointing the Chair of the EGM as proxy must be submitted to the Manager c/o the Unit Registrar Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:
 - if submitted by post, be lodged at the office of CERET's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623; or
 - if submitted electronically, be submitted via email to CERET's Unit Registrar at ceretagm@boardroomlimited.com,
in either case, by 4.00 p.m. on 24 April 2021 (Singapore Time), being 72 hours before the time fixed for the EGM.

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A unitholder who wishes to submit the Proxy Form must first download, complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

In view of the COVID-19 situation in Singapore which may make it difficult for unitholders to submit completed Proxy Forms by post, unitholders are strongly encouraged to submit completed Proxy Forms electronically via email.

The Proxy Form appointing the Chair of the EGM as proxy must be executed under the hand of the appointor or of his/her attorney duly authorised in writing. Where the Proxy Form appointing the Chair of the EGM as proxy is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or a duly authorised officer.

- Where the Proxy Form appointing the Chair of the EGM as proxy is signed on behalf of the appointor by an attorney or a duly authorised officer, the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy of such power or authority must (failing previous registration with the Manager), if the Proxy Form appointing the Chair of the EGM as proxy is submitted by post, be lodged with the Proxy Form, or if the Proxy Form appointing the Chair of the EGM as proxy is submitted electronically via email, be emailed with the Proxy Form, failing which the Proxy Form may be treated as invalid.
- Any reference to a time of day is made by reference to Singapore time.
- The Manager shall be entitled to reject a Proxy Form which is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified on and/or attached the Proxy Form (including any related attachment). In addition, in the case of Units entered in the Depository Register, the Manager may reject a Proxy Form if the Unitholder, being the appointor, is not shown to have Units entered against the Unitholder's name in the Depository Register as at 72 hours before the time appointed for holding the Extraordinary General Meeting, as certified by CDP to the Manager.