

**NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION, DIRECTLY OR INDIRECTLY, IN OR INTO THE UNITED STATES, EUROPEAN ECONOMIC AREA, CANADA, JAPAN OR AUSTRALIA.**

This announcement is not for publication or distribution, directly or indirectly, in or into the United States, European Economic Area, Canada, Japan or Australia. This announcement is not an offer of securities for sale in the United States, European Economic Area, Canada, Japan, Australia or any other jurisdiction. The securities referred to herein have not been and will not be registered under the United States Securities Act of 1933, as amended (the “**Securities Act**”), and may not be offered or sold in the United States unless registered under the Securities Act, or pursuant to an applicable exemption from registration. There will be no public offering of securities in the United States.



(a real estate investment trust constituted on 28 April 2017 under the laws of the Republic of Singapore)

Managed by Cromwell EREIT Management Pte. Ltd.

**CROMWELL EUROPEAN REIT COMPLETES  
DIVESTMENT IN FRANCE FOR €11.0MILLION AT A  
55% PREMIUM TO LATEST VALUATION**

*Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them as defined herein*

**1. Introduction**

Cromwell EREIT Management Pte. Ltd., the manager (the “**Manager**”) of Cromwell European Real Estate Investment Trust (“**Cromwell European REIT**” or “**CEREIT**”), is pleased to announce that CEREIT has, on 9 December 2022, completed the divestment of a logistics park in Bois du Tambour, France (the “**French Divestment**”).

The Manager’s Chief Executive Officer Mr. Simon Garing said, “I am pleased to announce the completion of this €11.0<sup>1</sup> million (S\$15.7 million) logistics park divestment in Bois du Tambour, 355 kilometres from Paris. The sale price reflects a 55% premium to the latest valuation<sup>2</sup>. We announced the divestment back in September and completed the transaction within four months. Our local Cromwell asset management team have added substantial value considering CEREIT’s purchase price was only €2.0 million in 2017.

Since the beginning of 2022 CEREIT has executed approximately €41 million in planned divestments of non-core assets at a blended 20% premium to the latest valuations. Other than the French divestment, this also includes two light industrial assets in Germany, one large office asset in Finland and a logistics unit in Italy. All these assets were earmarked for sale through a rigorous portfolio optimisation process that underlines CEREIT’s NAV resilience, especially in light of the recent interest rate increases. Further asset sales are being progressed to provide additional capital for CEREIT’s asset enhancement programs, as we continue to optimise the portfolio.”

## **2. The French Divestment**

CEREIT has (through EHI France 15 Gondreville Nancy SCI, an indirect and wholly-owned subsidiary) completed the divestment of a light industrial / logistics asset located at Parc du Bois du Tambour, Route de Nancy, Gondreville, France (“**Bois du Tambour**”) through a deed of sale with a French investor on 9 December 2022.

### **2.1 Bois du Tambour**

Bois du Tambour was constructed between 1980 and 1982 and consists of five main separate structures housing a mix of light industrial / warehouse space and associated offices, 10 km from the centre of Nancy city centre and 355 km from Paris..

Bois du Tambour was independently valued by Savills plc (as commissioned by the Manager, and by Perpetual, in its capacity as trustee of CEREIT) at €7.1 million as at 30 June 2022.

Bois du Tambour was acquired at IPO on 30 November 2017 for €2.0 million (approximately S\$2.9 million<sup>1</sup>) and was divested for a consideration of approximately €11.0 million (approximately S\$15.7 million<sup>1</sup>).

## **3. Other Information**

The sale consideration was arrived at on a willing buyer and willing seller basis. The net proceeds will be deployed to repay the revolving credit facility and / or for other working capital purposes.

A divestment fee of €0.06 million (being 0.5% of the Sale Consideration) is payable to the Manager in accordance with the trust deed constituting CEREIT.

While CEREIT remains a long-term investor in real estate, divestments from time to time are consistent with the Manager's proactive asset management strategy to improve the risk return quality of CEREIT's portfolio. This is in line with CEREIT's primary purpose to provide CEREIT's unitholders with stable and growing distributions and net asset value per unit over the long term.

## **4. Financial Effects of the Transactions**

Based on the relative figures as computed on the bases set out in Rule 1006 of the Listing Manual, each divestment is a “Non-Discloseable Transaction” within the meaning of Rule 1008 of the Listing Manual.

By Order of the Board

Simon Garing

Executive Director and Chief Executive Officer

**Cromwell EREIT Management Pte. Ltd.**

(Company registration no. 201702701N)

(as manager of Cromwell European Real Estate Investment Trust)

12 December 2022

---

## **ABOUT CROMWELL EUROPEAN REAL ESTATE INVESTMENT TRUST**

Cromwell European Real Estate Investment Trust (“Cromwell European REIT” or “CEREIT”) has a principal mandate to invest, directly or indirectly, in income-producing commercial real estate assets across Europe with a minimum portfolio weighting of at least 75% to Western Europe and at least 75% to the light industrial / logistics and office sectors. CEREIT’s purpose is to provide unitholders with stable and growing distributions and net asset value per unit over the long term, while maintaining an appropriate capital structure. CEREIT currently targets a majority investment weighting to the light industrial / logistics sector while also investing in core office assets in gateway cities.

CEREIT’s €2.6 billion portfolio comprises 110+ predominantly freehold properties in or close to major gateway cities in the Netherlands, Italy, France, Poland, Germany, Finland, Denmark, Slovakia, the Czech Republic and the United Kingdom with an aggregate lettable area of approximately two million sqm and 800+ tenant-customers.

CEREIT is listed on the Singapore Exchange Limited and is managed by Cromwell EREIT Management Pte. Ltd., a wholly-owned subsidiary of CEREIT’s sponsor, Cromwell Property Group<sup>3</sup>, a real estate investor and fund manager with operations in 14 countries, listed on the Australian Securities Exchange Ltd.

### **IMPORTANT NOTICE**

**This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.**

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities of CEREIT in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, Perpetual (Asia) Limited, in its capacity as trustee of CEREIT, the Cromwell Property Group as the sponsor of CEREIT, or any of their respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Unitholders have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of CEREIT. The forecast financial performance of CEREIT is not guaranteed.

A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.

This announcement is not an offer for sale of the Units in the United States or any other jurisdiction. The Units have not been and will not be registered under the Securities Act and may not be offered or sold in the United States unless registered under the Securities Act, or pursuant to an applicable exemption from registration. There is no intention to register any portion of the offering in the United States or to conduct a public offering of securities in the United States.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.

- 
- 1 Based on an exchange rate of 1.43 \$S:1€ as at 9 December 2022
  - 2 Based on independent valuation of €7.1 million as at 30 June 2022
  - 3 Cromwell Property Group is a stapled group Cromwell Corporation Limited and Cromwell Diversified Property Trust (the responsible entity of which is Cromwell Property Securities Limited)