



CROMWELL EUROPEAN REIT

RE-THINK 2019

EPRA Conference
Madrid, Spain

12 September 2019



CROMWELL
EUROPEAN REIT

Disclaimer

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Goldman Sachs (Singapore) Pte. and UBS AG, Singapore Branch were the joint issue managers for the initial public offering of CEREIT (the "**IPO**"). DBS Bank Ltd., Goldman Sachs (Singapore) Pte., and UBS AG, Singapore Branch were the joint global coordinators for the IPO. DBS Bank Ltd., Goldman Sachs (Singapore) Pte., UBS AG, Singapore Branch, Daiwa Capital Markets Singapore Limited and CLSA Singapore Pte Ltd were the joint bookrunners and underwriters for the IPO. The joint issue managers, joint global coordinators and joint underwriters of the IPO assume no responsibility for the contents of this announcement.

Note: All figures in this presentation are as at 30 June 2019 and stated in Euro ("**EUR**" or "**€**"), unless otherwise stated

Who is Cromwell European REIT

Our Purpose is to Deliver Stable and Growing Distributions and Asset Value for all Unitholders

- Principal investment strategy – Pan-European, Core Plus, predominantly in city office and last-mile logistics real estate
- Backed by a committed EPRA-NAREIT Index-included sponsor Cromwell Property Group (“CMW”), which owns a 31% stake in CEREIT
- CMW is an integrated asset manager with 20 offices across Europe
- C2019E DPU Yield of 7.9%¹ compares favorably to other global yield investment alternatives
- The largest REIT IPO in Singapore over the last 7 years



**€2.08
BILLION²**
DIVERSIFIED
PORTFOLIO



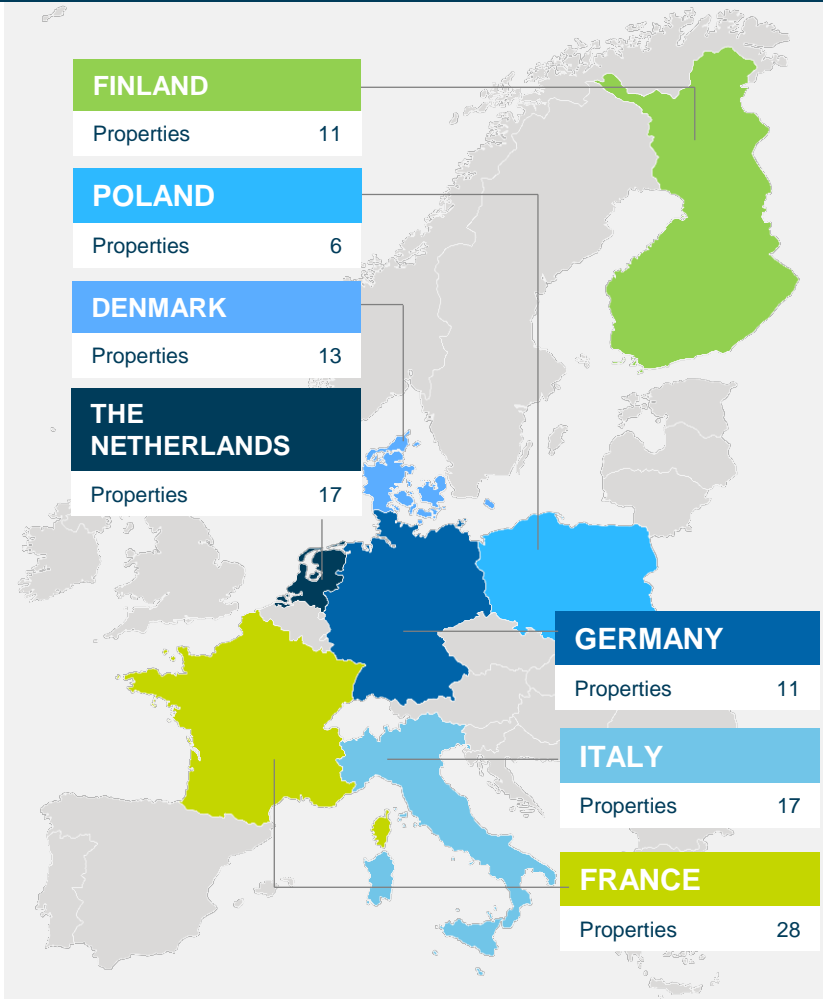
103³
PRIMARILY
FREEHOLD
PROPERTIES



7
EUROPEAN
COUNTRIES



1.5m SQM²
NET
LETTABLE
AREA



A Selection of CEREIT's Properties



Haagse Poort
The Hague, The Netherlands



De Ruijterkade
Amsterdam, The Netherlands



Plaza Vivace
Helsinki, Poland



Bischofsheim (An der Steinlach)
Frankfurt, Germany



Parc Des Grésillons
Paris, France



Naverland 7-11
Copenhagen, Denmark



Milano Piazza Affari
Lombardy, Italy



Naverland 8
Copenhagen, Denmark



Parc Delizy
Paris, France



Central Plaza
Rotterdam, The Netherlands



Koningskade
The Hague, The Netherlands



Bischofsheim (An der Kreuzlache)
Frankfurt, Germany



Roma Amba Aradam
Lazio, Italy



Hamburg (Moorfleeter Strasse)
Hamburg, Germany



Parc Des Docks
Paris, France



Riverside
Warsaw, Poland



Herstedvang 2-4
Copenhagen, Denmark



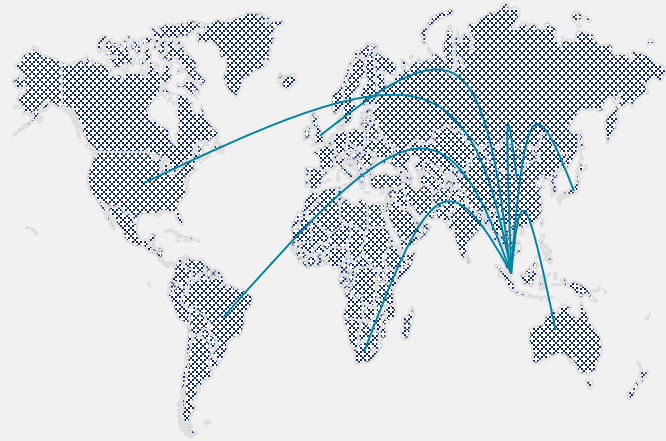
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Why Singapore?

Singapore is a Top-Tier International Business and Financial Hub and a Magnet for Asian and Global Wealth

























Singapore's strength lies in its **connectivity** and **efficiency**

Half of the world's population is in close proximity (Southeast Asia + India + China)



Top Asian City in Knight Frank City Wealth Index 2019¹

The below shows Asian cities' prominence across the index's four categories: Overall rank; Investment; Wealth; and Lifestyle.

SINGAPORE		 4 th	 9 th
		 5 th	 1 st
HONG KONG		 3 rd	 3 rd
		 3 rd	 4 th
SHANGHAI		 7 th	 23 rd
		 8 th	 15 th
TOKYO		 9 th	 19 th
		 28 th	 5 th
SEOUL		 14 th	 35 th
		 7 th	 18 th

World's Best Business Environment 2018-22 by EIU

Fitch affirms AAA Rating



in Asia for intellectual property protection

The World Economic Forum's Global Competitiveness Report 2018



in the world for doing business

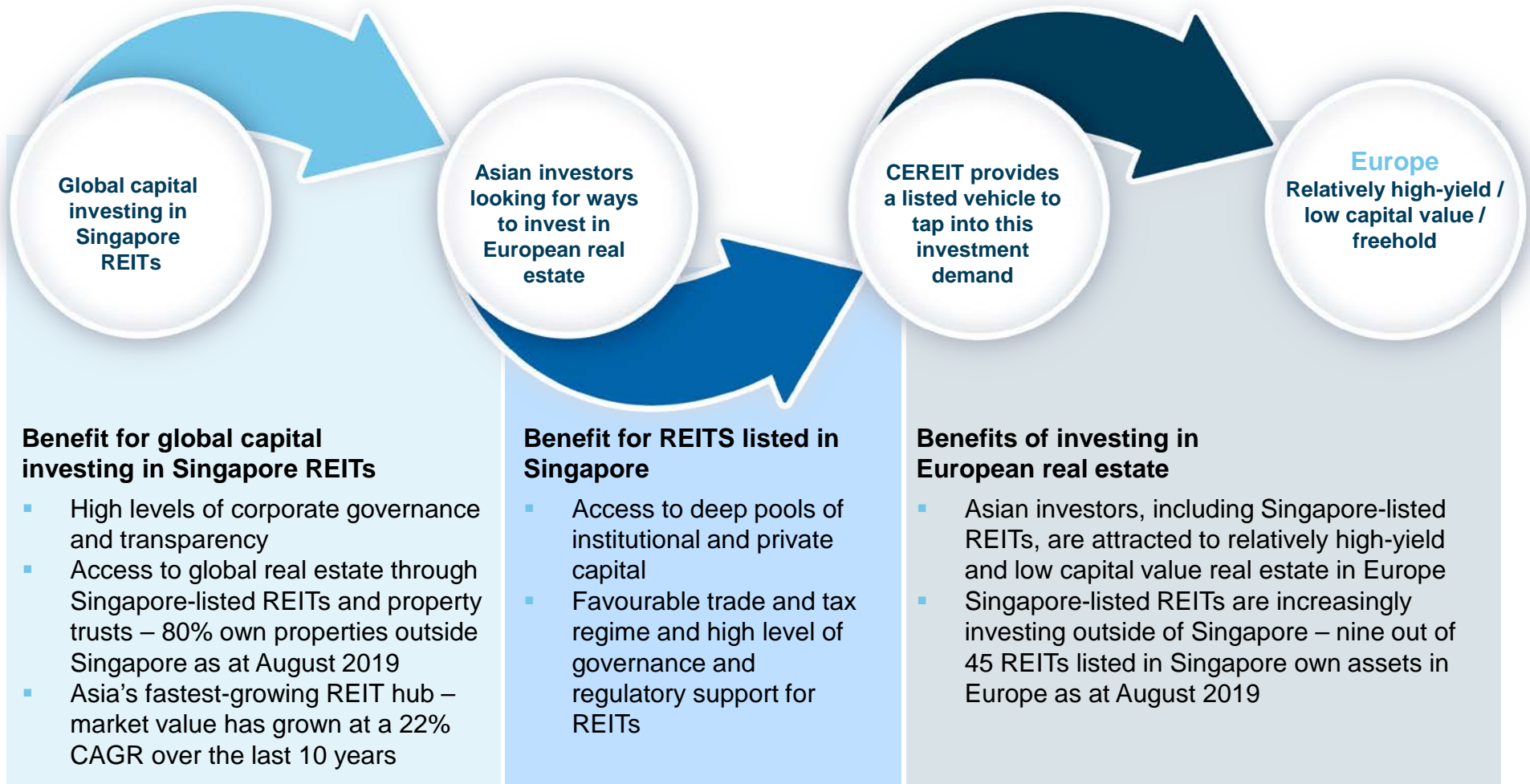
The World Bank's Doing Business survey 2018 measures trading across borders, enforcing contracts, getting credit and paying taxes, etc.

Robust Regulatory Framework for REITs

Monetary Authority of Singapore ("MAS")
Property Funds Appendix governs S-REITs

Why List European Real Estate in Singapore

Connecting Deep Pools of Asian-Based Global Capital with Attractive-Yielding Real Estate in Europe





THANK YOU

If you have any queries, kindly contact:
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