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(a real estate investment trust constituted on 28 April 2017 under the laws of the Republic of Singapore)
Managed by Stoneweg EREIT Management Pte. Ltd.

REDEMPTION AND CANCELLATION OF THE OUTSTANDING EUR500,000,000 2.125 PER CENT. NOTES (ISIN: XS225898626/Common Code: 225898626) DUE NOVEMBER 2025 (OF WHICH EUR450,000,000 IS OUTSTANDING) ISSUED BY STONEWEG EREIT LUX FINCO S.À R.L., ACTING IN RESPECT OF ITS COMPARTMENT 2 UNDER ITS EUR1,500,000,000 EURO MEDIUM TERM NOTE PROGRAMME

Stoneweg EREIT Management Pte. Ltd., in its capacity as manager of Stoneweg European Real Estate Investment Trust ("**SERT**") (the "**Manager**"), on behalf of Stoneweg EREIT Lux Finco S.à r.l., acting with respect to its Compartment 2 (the "**Issuer**"), refers to the outstanding EUR500,000,000 2.125 per cent. notes (ISIN: XS225898626/Common Code: 225898626) due November 2025 (of which EUR450,000,000 is outstanding) (the "**Notes**") issued by the Issuer under its EUR1,500,000,000 Euro Medium Term Note Programme.

*Terms used and not defined in this announcement are used with the same meanings ascribed thereto in the terms and conditions of the Notes (the "**Conditions**").*

Reference is made to the make-whole redemption notice dated 30 January 2025 pursuant to which the Issuer informed the holders of its outstanding EUR500,000,000 2.125 per cent. notes (ISIN: XS225898626/Common Code: 225898626) due November 2025 (of which EUR450,000,000 is outstanding) (the **Notes**) that, in accordance with Condition 7.5 (*Make-Whole at the option of the Issuer*) of the terms and conditions of the Notes (the **Conditions**), the Issuer will redeem the Notes in whole on 14 February 2025 (the **Make-whole Redemption Date**) at the Make-whole Redemption Amount (as defined in the Conditions).

The Issuer wishes to inform the holders of the Notes that the Quotation Agent has determined the Make-whole Redemption Amount in accordance with Condition 7.5 (*Make-Whole at the option of the Issuer*) to be 100% (one hundred per cent.) of the outstanding amount of the Notes.

Accordingly, the Issuer will redeem the Notes in whole on the Make-whole Redemption Date and the Notes will be cancelled in accordance with the Conditions. Thereafter, the Notes will be delisted from the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") pursuant to the procedures of the SGX-ST.

For further information, please contact the Issuer.

By Order of the Board

Simon Garing

Executive Director and Chief Executive Officer

Stoneweg EREIT Management Pte. Ltd.

(Company registration no. 201702701N)

(as manager of Stoneweg European Real Estate Investment Trust)

13 February 2025

ABOUT STONEWEG EUROPEAN REAL ESTATE INVESTMENT TRUST

Stoneweg European Real Estate Investment Trust ("**Stoneweg European REIT**" or "**SERT**") 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 logistics / light industrial and office sectors. SERT currently targets a majority investment weighting to the logistics / light industrial sector while also investing in core office assets in gateway cities. SERT strives to be a resilient, ethical, and socially responsible organisation that contributes positively to all stakeholders, leading to higher risk-adjusted returns while maintaining an appropriate capital structure.

SERT's €2.2 billion portfolio comprises 100+ 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 1.7 million sqm and 800+ tenant customers.

SERT is listed on the Singapore Exchange Limited and is managed by Stoneweg EREIT Management Pte. Ltd. Stoneweg Icona Capital Platform ("**Stoneweg**"), with its subsidiaries and associates, is the Sponsor and 28% substantial unitholder of SERT. The venture by alternative investment group Icona Capital and real estate investment group Stoneweg currently has ~€9.0 billion of assets under management, employs over 300 professionals and is present in 15 European countries, the US and Singapore.

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 SERT 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 SERT, Stoneweg as the sponsor of SERT, 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 SERT. The forecast financial performance of SERT 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.

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