



STONEWEG

EUROPE STAPLED TRUST

A stapled group comprising:

**STONEWEG EUROPEAN
REAL ESTATE INVESTMENT TRUST**

(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.

**STONEWEG EUROPEAN
BUSINESS TRUST**

(a business trust constituted on 21 May 2025 under the laws of the Republic of Singapore)

Managed by:
Stoneweg EBT Management Pte. Ltd.

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

The Board of Directors of Stoneweg EREIT Management Pte. Ltd. (as REIT manager of Stoneweg European Real Estate Investment Trust) and Stoneweg EBT Management Pte. Ltd. (as the Trustee-Manager of Stoneweg European Business Trust) (collectively, the “**Manager**”) of Stoneweg Europe Stapled Trust (“**SERT**”) wishes to announce the following changes that occurred during the financial period from 1 July 2025 to 31 December 2025 pursuant to Rule 706A of the Listing Manual of Singapore Exchange Securities Trading Limited:

(A) Liquidation/Dissolution/Disposal of wholly owned subsidiaries

The following wholly owned subsidiaries of SERT were disposed on the 11 November 2025:

Name	: Kosice Industrial Park SK s.r.o.
Paid-up Capital	: EUR 5,000
Net asset value	: EUR 186,822.44
Number of share(s) disposed	: 5,000 shares
Consideration	: Cash consideration of EUR 186,822.44
Interest held by SERT	: 100%

Name	: Nove Mesto ONE Industrial Park I SK s.r.o.
Paid-up Capital	: EUR 5,000
Net asset value	: EUR 4,802,234.86
Number of share(s) disposed	: 5,000 shares
Consideration	: Cash consideration of EUR 4,802,234.86
Interest held by SERT	: 100%

Name	: Nove Mesto ONE Industrial Park II SK s.r.o.
Paid-up Capital	: EUR 5,000
Net asset value	: EUR 2,706,282.07
Number of share(s) disposed	: 5,000 shares
Consideration	: Cash consideration of EUR 2,706,282.07
Interest held by SERT	: 100%

Name	: Nove Mesto ONE Industrial Park III SK s.r.o.
Paid-up Capital	: EUR 1,006,639
Net asset value	: EUR 10,595,008.48
Number of share(s) disposed	: 1,006,639 shares.
Consideration	: Cash consideration of EUR 10,595,008.48
Interest held by SERT	: 100%

Name	: Zilina Industrial Park SK s.r.o.
Paid-up Capital	: EUR 5,000
Net asset value	: EUR 510,935.67
Number of share(s) disposed	: 5,000 shares.
Consideration	: Cash consideration of EUR 510,935.67
Interest held by SERT	: 100%

The following subsidiaries were dissolved without liquidation on the 3 October 2025, and all their assets and liabilities have been transferred by universal title to the new shareholder Stoneweg EREIT Lux 4 S.à r.l.:

Name:	Stoneweg European Cities Income S.C.Sp.
Interest held by SERT:	100%

Name:	Stoneweg European Cities Income Fund General Partner S.à r.l.
Interest held by SERT:	100%

Name:	CECIF Lux Holdco 1
Interest held by SERT:	100%

Name:	CECIF Lux Holdco 2
Interest held by SERT:	100%

Name:	CECIF Lux BidCo 1
Interest held by SERT:	100%

By Order of the Board

Stoneweg EREIT Management Pte. Ltd.

(Company registration no. 201702701N)

As REIT Manager of Stoneweg European Real Estate Investment Trust

By Order of the Board

Stoneweg EBT Management Pte. Ltd.

(Company Registration No: 202507133G)

As Trustee-Manager of Stoneweg European Business Trust

Simon Garing

Executive Director and Chief Executive Officer

25 February 2026

ABOUT STONEWEG EUROPE STAPLED TRUST

Stoneweg Europe Stapled Trust ("**SERT**") is a stapled group comprising Stoneweg European Real Estate Investment Trust and Stoneweg European Business Trust. SERT is a growth-ready European logistics and data centre platform with resilient income and a clear path to long-term value creation, backed by a well-aligned sponsor ecosystem. SERT aims to provide sustainable distributions through active asset management and a disciplined approach to portfolio construction.

SERT has a principal mandate to invest, directly or indirectly, in income-producing commercial real estate assets across Europe. SERT is strategically focused on its highest-conviction sectors - logistics and data centres - while selectively pursuing value-add redevelopment opportunities to enhance portfolio quality and earnings resilience. At present, SERT has close to 90% exposure to Western Europe and close to 60% exposure to the logistics, light industrial and data centre sectors, with a medium-term goal of increasing its exposure to these sectors to a vast majority weighting.

SERT's portfolio is valued at approximately €2.2 billion and comprises over 90 predominantly freehold properties located in or near major gateway cities in the Netherlands, Italy, France, Poland, Germany, Finland, Denmark, the Czech Republic and the United Kingdom. The portfolio spans approximately 1.6 million sqm of lettable area and serves more than 700 tenant-customers, providing a diversified income base that supports sustainable distributions.

SERT is an early investor with 6.7% stake in the Sponsor's data centre development platform, AiOnX, which is expected to drive long-term valuation and earnings upside, subject to development execution and market conditions.

SERT is listed on the Singapore Exchange Limited (SGX counter: SET (Euro) and SEB (SGD)) and is managed by Stoneweg EREIT Management Pte. Ltd. and Stoneweg EBT Management Pte. Ltd. (collectively the "Manager"). SERT's sponsor is SWI Group, comprising Stoneweg, Icona Capital, its subsidiaries and associates. SWI Group holds a substantial 28% stake in SERT's stapled securities and wholly owns the Manager and Property Manager. www.stonewegeuropestapledtrust.com.sg

ABOUT SWI GROUP

SERT's sponsor **SWI Group** (SWICH, listed on Amsterdam Euronext Stock exchange) is a global investment conglomerate with long-term holdings across multiple verticals, including digital infrastructure, real estate, financial institutions, hedge funds and alternative investments. It is focused on long-term value creation through a flexible, opportunity-driven investment approach. Within digital infrastructure, SWI Group's primary growth engine is AiOnX, its data centre business, providing strategic exposure to AI- and cloud-driven demand across pan-European digital infrastructure hubs.

SWI Group's real estate capabilities are anchored by the Stoneweg Group, headquartered in Geneva, which manages over €11 billion of assets under management. Stoneweg Group provides institutional-grade sourcing, asset management, and execution capabilities across both listed and private markets, supporting SERT's investment and operational objectives. Approximately 40% of Stoneweg's assets under management are held

in listed mandates, including SERT and Varia US Properties, reinforcing the sponsor's public-markets governance standards, transparency, and regulatory discipline.

SWI Group operates with a global footprint of 26 offices across 17 countries, supporting SERT through deep local market relationships, efficient deal origination, and disciplined asset recycling execution.

www.swi.com

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This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities of Stoneweg Europe Stapled Trust 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 Stapled Securities and the income derived from them may fall as well as rise. Stapled Securities are not obligations of, deposits in, or guaranteed by, the Managers, Perpetual (Asia) Limited, in its capacity as trustee of Stoneweg European Real Estate Investment Trust, Stoneweg as the sponsor of Stoneweg Europe Stapled Trust, or any of their respective affiliates.

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

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

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