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STONEWEG
EUROPEAN REIT

(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.

Listing of the Stapled Securities of Stoneweg Europe Stapled Trust (comprising Stoneweg European REIT Units and Stoneweg European BT Units) and Delisting of the Stoneweg European REIT Units

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Stoneweg European REIT dated 3 April 2025 titled "The proposed conversion of Stoneweg European REIT into a stapled trust comprising a REIT and a business trust" (the "**Announcement**") and the circular of Stoneweg European REIT dated 3 April 2025 in relation to the Proposed Stapling (the "**Circular**").*

1. Listing of the Stapled Securities and Delisting of the Stoneweg European REIT Units

Further to the announcements dated 3 April 2025, 3 June 2025 and 11 June 2025 and pursuant to the Proposed Stapling, Stoneweg European REIT Units will cease to trade on the SGX-ST from 5.00 p.m. on Friday, 13 June 2025.

The Stapled Securities will be listed and traded on the SGX-ST on and with effect from 9.00 a.m. on Monday, 16 June 2025. The Stapled Securities will replace the Stoneweg European REIT Units in the Central Depository (Pte) Limited ("**CDP**"). The stapled securityholdings in the CDP will be reflected from 9.00 a.m. on Wednesday, 18 June 2025. The Stoneweg European REIT Units will be delisted on Wednesday, 18 June 2025.

This announcement is issued only for administrative and operational requirements. For the avoidance of doubt, Stoneweg European REIT will continue trading as part of a stapled group with Stoneweg European BT, under new counters (one for Euro and one for SGD) as "Stoneweg Europe Stapled Trust". Trading will carry on seamlessly and there will be no halt in trading during market days.

Unitholders should take note of the following when trading:

Date and Time	Event	Trading Details
Before market closes on Friday, 13 June 2025	Trades should be conducted using the Stoneweg European REIT trading details.	<u>Stoneweg European REIT</u> <ul style="list-style-type: none"> Counter Name and Counter Code in EURO: Stoneweg Reit EUR, CWBU Counter Name and Counter Code in SGD: Stoneweg Reit SGD, CWCU ISIN Code: SGXC37098255
On or after 9.00 a.m. on Monday, 16 June 2025	The Stapled Securities will be listed and trades should be conducted using the Stoneweg Europe Stapled Trust trading details moving forth.	<u>Stoneweg Europe Stapled Trust</u> <ul style="list-style-type: none"> Counter Name and Counter Code in EURO: Stoneweg EUTrust EUR, SET Counter Name and Counter Code in SGD: Stoneweg EUTrust SGD, SEB ISIN Code: SGXC11267561
5.00 p.m. on Tuesday, 17 June 2025	Record Date	
Wednesday, 18 June 2025	Stoneweg European REIT Units will be delisted and the Proposed Stapling is completed.	

2. Changes in Trading Details

The following table shows the changes in trading details from Stoneweg European REIT to Stoneweg Europe Stapled Trust.

	Stoneweg European REIT (Current trading details)	Stoneweg Europe Stapled Trust (New trading details)
Counter Name in EURO	Stoneweg Reit EUR	Stoneweg EUTrust EUR
Counter Name in SGD	Stoneweg Reit SGD	Stoneweg EUTrust SGD
Counter Code for EURO	CWBU	SET
Counter Code for SGD	CWCU	SEB
ISIN Code	SGXC37098255	SGXC11267561

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)

12 June 2025

ABOUT STONEWEG EUROPEAN REAL ESTATE INVESTMENT TRUST

Stoneweg European Real Estate Investment Trust (“Stoneweg European REIT”) 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. At present, Stoneweg European REIT has approximately 86% exposure to Western Europe and around 55% to the light industrial/logistics sector, with a medium-term goal of increasing Stoneweg European REIT’s exposure to this sector to at least a vast majority weighting. Additionally, Stoneweg European REIT undertakes asset enhancement initiatives and redevelopment projects for existing office assets, with a focus on strong ESG credentials in prime and core locations within key European gateway cities.

Stoneweg European REIT’s portfolio, valued at €2.2 billion, 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. The portfolio spans a total lettable area of approximately 1.7 million sqm and serves more than 800 tenant-customers.

Stoneweg European REIT is listed on the Singapore Exchange Limited and is managed by Stoneweg EREIT Management Pte. Ltd. Stoneweg European REIT’s sponsor is SWI Group, comprising Stoneweg, Icona Capital, its subsidiaries and associates. SWI Group holds a substantial 28% unitholding in Stoneweg European REIT and the Manager and Property Manager of Stoneweg European REIT are wholly owned by SWI Group, its subsidiaries, and associates.

ABOUT THE SPONSOR

Stoneweg European REIT’s sponsor is SWI Group is an alternative investment platform specialising in real estate, data centres, credit, and the financial sectors. SWI Group comprises Stoneweg, Icona Capital, its subsidiaries and associates. Its investment strategies are founded on in-depth research, first-hand market knowledge, and the ability to execute strategies efficiently for optimal returns. It currently manages over €10 billion and is a trusted partner to, and investment manager on behalf of, a diverse range of global and local investors, capital allocators, and finance houses.

SWI Group’s real assets arm, Stoneweg, has a strong track record across various asset classes, including logistics and industrial, data centres, living, hospitality, and experiences, operating through both private and listed mandates. Its listed mandates, Stoneweg European REIT and Varia Properties US (listed on the Swiss Stock Exchange, with a strategy to maximise long-term value by acquiring, owning, repositioning, managing, and selling US multifamily properties), collectively represent approximately 40% of SWI Group’s assets under management.

SWI Group relies on local operating teams to identify, develop, and manage opportunities worldwide across both real estate and investment strategies. The group has over 300 employees more than 25 offices globally, with a presence in 15 European countries, as well as 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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