



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.

NOTICE OF RECORD AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of Stapled Securityholders of Stoneweg Europe Stapled Trust ("**SERT**") will be closed at 5.00 p.m. on Friday, 21 August 2026 ("**Record Date**") to determine the entitlements of holders of stapled securities in SERT ("**Stapled Securities**" and holders of Stapled Securities, "**Stapled Securityholders**") to SERT's distribution of 6.642 Euro cents per Stapled Security for the period from 1 January 2026 to 30 June 2026 (the "**Distribution**").

Stapled Securityholders whose securities accounts with The Central Depository (Pte) Limited ("**CDP**") are credited with Stapled Securities as at 5.00 p.m. on Friday, 21 August 2026 will be entitled to the Distribution that will be paid on Monday, 28 September 2026.

The Distribution is made entirely by Stoneweg European Real Estate Investment Trust ("**SEREIT**") and comprises wholly of a capital component ("**Capital Distribution**"). There is no distribution from Stoneweg European Business Trust ("**SEBT**") for the period from 1 January 2026 to 30 June 2026.

The Capital Distribution represents a return of capital to Stapled Securityholders for Singapore income tax purposes and is therefore not subject to income tax. For Stapled Securityholders who hold the Stapled Securities as trading assets, the amount of capital gain distribution will be applied to reduce the cost base of their Stapled Securities for the purpose of calculating the amount of taxable trading gains arising from the disposal of the Stapled Securities.

For the avoidance of doubt, the Distribution Reinvestment Plan will be suspended for the Distribution.

IMPORTANT – DISTRIBUTION CURRENCY ELECTION

Registered Stapled Securityholders (other than CDP) and Stapled Securityholders whose Stapled Securities are held directly through CDP will receive their Distribution in Singapore dollars, unless Stapled Securityholders elect to receive their Distribution in Euro by submitting a completed Currency Election Notice to CDP by Monday, 14 September 2026. No action is needed for Stapled Securityholders who wish to receive the Distribution in Singapore dollars. For the Distribution to be paid in Singapore dollars, the Managers will make the necessary arrangements to convert the Distribution from Euro into Singapore dollars (taking into account the cost of exchange) at the prevailing market exchange rate. Neither CDP nor the Manager will be liable for

any damages or losses suffered by Stapled Securityholders howsoever arising from the conversion of the Distribution payable to each Stapled Securityholder from Euro into Singapore dollars. Save for approved depository agents (acting as nominees of their individual customers), each Stapled Securityholder may elect to receive the entire Distribution in either Singapore dollars or Euro but will not be able to elect to receive the Distribution in a combination of Singapore dollars and Euro. The Currency Election Notice will be sent out on or about Monday, 31 August 2026.

DISTRIBUTION POLICY

Distributions from SERT comprise distributions from SEREIT and SEBT (if any).

SEREIT's distribution policy is to distribute at least 90% of its annual distributable income in each financial year but this will be re-affirmed at the discretion of Stoneweg EREIT Management Pte. Ltd. as the REIT-manager at the time of each distribution announcement. Distribution Policy of SEBT is to distribute as much of its income as practicable. The declaration and payment of distributions by SEBT will be at the sole discretion of Stoneweg EBT Management Pte. Ltd. as trustee-manager of SEBT.

SERT will typically make distributions to Stapled Securityholders on a semi-annual basis, with the amount calculated as at 30 June and 31 December for the six-month period ending on each of these dates.

IMPORTANT DATES AND TIMES

Event	Date / Deadline
Stapled Securities will be traded ex-dividend	Thursday, 20 August 2026 at 9:00 a.m.
Record date	Friday, 21 August 2026 at 5:00 p.m.
Despatch of Currency Election Notice	On or about Monday, 31 August 2026
Completed Currency Election Notice must be received by CDP	Monday, 14 September 2026 at 5:00 p.m.
Payment of Distribution	Monday, 28 September 2026

By Order of the Board

Stoneweg EREIT Management Pte. Ltd.

(Company registration no. 201702701N)

As REIT Manager of Stoneweg European Real Estate Investment Trust

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

13 August 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 over 90% exposure to Western Europe and more than 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. It 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 in AiOnX, the sponsor's European hyperscale data centre development fund with an estimated €30 billion gross development value pipeline. In addition to its €50 million 6.6% equity stake investment, SERT has recently invested an additional €50 million via a mandatory convertible loan, reinforcing its exposure through a structured position that delivers defensive income with long-term growth upside.

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 (SWICH, listed on the Amsterdam Euronext Stock Exchange), 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 THE SPONSOR

SERT's sponsor, SWI Group (SWICH, listed on the 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-services-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

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 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.

This announcement may contain forward-looking statements. Forward-looking statements speak only as at the date of this announcement and are not necessarily indicative of the future or likely performance of Stoneweg Europe Stapled Trust, and involve known and unknown risks, uncertainties and other factors which may cause the actual results, outcome and performance or achievements of Stoneweg Europe Stapled Trust to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Such forward-looking statements and financial information are based on numerous assumptions regarding the Manager's present and future business strategies and the environment in which Stoneweg Europe Stapled Trust will operate in the future. These statements and financial information reflect the current views of the Manager concerning future events, these statements and financial information necessarily involve risks, uncertainties and assumptions. No assurance can be given that future events will occur, that projections will be achieved, or that assumptions are correct. Actual future performance could differ materially from these forward-looking statements and financial information.

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 Stapled Securities in the United States or any other jurisdiction. The Stapled Securities 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.