



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.

STONEWEG EUROPE STAPLED TRUST RANKS 6TH IN SGTI 2026

AND ACHIEVES MSCI ESG 'AA' RATING

Stoneweg EREIT Management Pte. Ltd., (as REIT manager of Stoneweg European Real Estate Investment Trust ("**SEREIT**")) and Stoneweg EBT Management Pte. Ltd. (as the Trustee-manager of Stoneweg European Business Trust) (collectively, the "**Manager**") of Stoneweg Europe Stapled Trust ("**SERT**") is pleased to announce that SERT has achieved the second highest base score of 85.7 out of 100 in the Singapore Governance and Transparency Index ("**SGTI**") 2026, placing 6th in the rankings, and has been upgraded to an 'AA' rating by MSCI ESG Ratings, up from 'A'.

In the latest SGTI results announced today, SERT achieved a score of 101.7 points, ranking among the top six REITs and Business Trusts in Singapore. The results of the SGTI are jointly released by the Singapore Institute of Directors (SID), NUS Centre for Governance and Sustainability (CGS) and CPA Australia, aimed at assessing companies on their corporate governance disclosure and practices, as well as the timeliness, accessibility and transparency of their financial results announcements. This marks the seventh consecutive year that SERT has been placed among the top 10 in its category, underscoring its longstanding commitment to strong corporate governance, transparency and stakeholder engagement.

As of 3 August 2026, SERT received an MSCI ESG Rating of 'AA', an upgrade from 'A' and with SERT is also labelled "A leader amongst 511 Real Estate Management & Services". According to the ratings action summary, this upgrade was primarily driven by enhancements in the Manager's human capital development, including robust workforce management and talent development initiatives — where SERT leads industry peers in talent management practices. Enhancements in overall governance also contributed to the upgrade, with SERT's practices recognised as leading those of its global peers. MSCI ESG Ratings measure a company's resilience to long-term, industry-specific sustainability risks using a rules-based methodology. MSCI analysts research and rate companies on a 'AAA' (leader) to 'CCC' (laggard) scale based on their exposure to and management of these risks relative to peers. According to Credit Agricole CIB¹, 76% of institutional investors use an ESG rating for their investment process, with MSCI as the leading ESG agency. MSCI ESG data is used in both passive & active asset management.

Further reinforcing its governance credentials, SERT was recognised in 2025 as one of the top five Singapore-listed entities in the 2024 ASEAN Corporate Governance Scorecard ("ACGS"). These achievements reflect SERT's continued focus on maintaining high governance standards, transparent disclosures and meaningful engagement with the investment community.

Chair of the Board of the Manager, Mr. Lim Swe Guan said: "SERT's top six ranking in the Singapore Governance and Transparency Index and its seventh consecutive year in the top 10 reflect the Board's, Manager's and our sponsor's SWI Group unwavering commitment to high standards of corporate governance, transparency and accountability. We believe that strong governance is fundamental to building trust and delivering sustainable long-term value. We remain committed to upholding the highest governance standards while pursuing opportunities that further strengthen stakeholder alignment and support long-term value creation for our securityholders."

By Order of the Board

Stoneweg EREIT Management Pte. Ltd.

(Company registration no. 201702701N)

(as 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

06 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

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¹ Credit Agricole CIB 2025 investors survey on the use of ESG ratings