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.

DETAILS OF STONEWEG EUROPE STAPLED TRUST'S 3Q 2026 BUSINESS UPDATE BRIEFING

Stoneweg EREIT Management Pte. Ltd. (as REIT manager of Stoneweg European Real Estate Investment Trust) and Stoneweg EBT Management Ptd. Ltd. (as Trustee-manager of Stoneweg European Business Trust) (collectively, the "**Manager**") of Stoneweg Europe Stapled Trust ("**SERT**") have previously advised that SERT's financial and operational updates for the first quarter ("3Q 2026") ended 30 September 2026 will be released on Thursday, 12 November 2026.

The Manager invites investors and media to attend an online briefing which will cover SERT's 3Q 2026's financial and operational updates, hosted by the executive management team.

Details of the event are as follows:

Date	Thursday, 12 November 2026
Time	12.00 PM (Singapore Time)
Registration	https://openexc.zoom.us/webinar/register/WN_IERNO64NSiOTLz0FrxKX4w

Registration details are also available on SERT's website:
https://investor.stonewegeuropestapledtrust.com.sg/home.html

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

29 October 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 €2.3 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 SWI GROUP

SWI Capital Holding Ltd. (www.swi.com), listed on Euronext Amsterdam under the ticker SWICH (ISIN: SGXPZ11CH7U7), is the holding company of the SWI Group. SWI Group operates as a global digital investment platform with long-term holdings across digital infrastructure as a core. The Group delivers best-in-class investment solutions, driving growth, resilience, and long-term value across markets.

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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 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 Stoneweg Europe Stapled Trust. The forecast financial performance of Stoneweg Europe Stapled Trust 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.

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