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(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.

NOTICE OF RECORD AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of Unitholders of Stoneweg European Real Estate Investment Trust ("**SERT**") will be closed at 5.00 p.m. on Thursday, 6 March 2025 ("**Record Date**") to determine the entitlements of the unitholders of SERT ("Unitholders") to SERT's distributable income of €7.056 cents per unit for the period from 1 July 2024 to 31 December 2024 (the "**Distribution**").

Unitholders whose securities accounts with The Central Depository (Pte) Limited ("**CDP**") are credited with units in SERT ("Units") as at 5.00 p.m. on Thursday, 6 March 2025 will be entitled to the Distribution that will be paid on Friday, 28 March 2025.

The distribution comprises two components:

- I. Distribution out of tax-exempt income ("**Tax-exempt Income Distribution**") of €5.288 cents per Unit; and
- II. Distribution out of capital ("**Capital Distribution**") of €1.768 cents per Unit.

The Tax-exempt Income Distribution is exempt from tax in the hands of all Unitholders. No tax will be deducted at source. The Capital Distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to income tax. For Unitholders who hold the Units as trading assets, the amount of capital gain distribution will be applied to reduce the cost base of their Units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the Units.

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

IMPORTANT – DISTRIBUTION CURRENCY ELECTION

Registered Unitholders (other than CDP) and Unitholders whose Units are held directly through CDP will receive their Distribution in Singapore dollars, unless Unitholders elect to receive their Distribution in Euro by submitting a completed Currency Election Notice to CDP by Wednesday, 19 March 2025. No action is needed for Unitholders who wish to receive the Distribution in Singapore dollars. For the Distribution to be paid in Singapore dollars, the Manager 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 Unitholders howsoever arising from the conversion of the Distribution payable to each Unitholder from Euro into Singapore dollars. Save for approved depository agents (acting as nominees of their individual customers), each Unitholder may elect to receive the entire Distribution in either Singapore dollars or Euro and 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 12 March 2025.

IMPORTANT DATES AND TIMES

Event	Date / Deadline
Units will be traded ex-dividend	Wednesday, 5 March 2025 at 9:00 a.m.
Record date	Thursday, 6 March 2025 at 5:00 p.m.
Despatch of Currency Election Notice	On or about Wednesday, 12 March 2025
Completed Currency Election Notice must be received by CDP	Wednesday, 19 March 2025 at 5:00 p.m.
Payment of Distribution	Friday, 28 March 2025

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)

26 February 2025

ABOUT STONEWEG EUROPEAN REAL ESTATE INVESTMENT TRUST

Stoneweg European Real Estate Investment Trust ("SERT") 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 logistics / light industrial and office sectors. SERT currently targets a majority investment weighting to the logistics / light industrial sector while also investing in core office assets in gateway cities. SERT strives to be a resilient, ethical, and socially responsible organisation that contributes positively to all stakeholders, leading to higher risk-adjusted returns while maintaining an appropriate capital structure.

SERT's €2.2 billion portfolio comprises 100+ predominantly freehold properties in or close to major gateway cities in The Netherlands, France, Italy, Germany, Poland, Denmark, the Czech Republic, Slovakia, the United Kingdom and Finland with an aggregate lettable area of approximately 1.7 million sqm and 800+ tenant-customers. SERT is listed on the Singapore Exchange Limited and is managed by Stoneweg EREIT Management Pte. Ltd.

Stoneweg Icona Capital Platform ("Stoneweg"), with its subsidiaries and associates, is the Sponsor and 28% substantial unitholder of SERT. The venture by real estate investment group Stoneweg and alternative investment group Icona Capital currently has ~€10.0 billion of assets under management, employs over 300 professionals and is present in 15 European countries, 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.

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.