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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.

**ISSUE OF EUR500,000,000 4.25 PER CENT. GREEN NOTES DUE 2031 PURSUANT TO THE
EUR1,500,000,000 EURO MEDIUM TERM NOTE PROGRAMME**

Further to its announcement dated 22 January 2025, Stoneweg EREIT Management Pte. Ltd., in its capacity as manager of Stoneweg European Real Estate Investment Trust ("**SERT**") (the "**Manager**"), wishes to announce that Stoneweg EREIT Lux Finco S.à r.l., acting with respect to its Compartment 2 (the "**Issuer**") has issued the EUR500,000,000 4.25 Per Cent. Green Notes due 2031 comprised in Series 002 on 30 January 2025. The Series 002 Notes are issued under the EUR1,500,000,000 Euro Medium Term Note Programme (the "**Programme**") last updated by the Issuer on 16 January 2025 and are unconditionally and irrevocably guaranteed (i) before the Reorganisation Date, by Perpetual (Asia) Limited (in its capacity as trustee of SERT) (the "**SERT Trustee**") and Stoneweg EREIT Lux 2 S.à r.l. (the "**Luxembourg Guarantor**") and (ii) as at and from the Reorganisation Date, by the Luxembourg Guarantor only.

Approval in-principle has been granted by the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for permission to deal in and the quotation of the Series 002 Notes on the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed, or reports contained herein. Approval in-principle, admission to the Official List of the SGX-ST and quotation of the Series 002 Notes on the SGX-ST is not to be taken as an indication of the merits of the Issuer, the SERT Trustee, SERT, their respective subsidiaries and associated companies, the Programme or the Series 002 Notes.

The Series 002 Notes will be listed on the SGX-ST on 31 January 2025.

The Series 002 Notes are labelled “green” according to the International Capital Markets Association 2021 Green Bond Principles. The Green Finance Framework (the “**GFF**”) of SERT was updated in January 2025 and ISS Corporate (“**ISS**”) has issued an independent opinion on the GFF (the “**SPO**”). ING acted as the Sole ESG Structuring Adviser. The GFF and the SPO are available on SERT’s website.

The Series 002 Notes are backed by assets with internationally accepted green building certifications that meet minimum requirements of BREEAM Very Good and above and LEED Gold and above. As of 31 December 2024, the market value of green eligible assets is approximately EUR 1.07 billion and accordingly, the coverage is greater than two times.

As per the GFF, an amount equivalent to the net proceeds from the Series 002 Notes issued will be allocated to finance or refinance a selected pool of new and existing assets that promote the transition to low-carbon and climate resilient growth, and which meet the criteria outlined in the GFF. Also, as per the GFF, assets qualify for refinancing without any specific look-back period, while other expenditures with a two-year look-back period shall qualify for refinancing.

As noted by ISS in the SPO: “The key sustainability objectives and the rationale for issuing Green Finance Instruments are clearly described by the Issuer. All the project categories considered are in line with the Issuer’s sustainability objectives”.

SERT has committed to an annual allocation report until the proceeds are fully allocated. The allocation report will be subject to limited assurance by a qualified external verifier.

This announcement is not an offer to sell or a solicitation of an offer to buy, nor is it an offer, solicitation or sale of these securities in any state or jurisdiction in which such an offer, solicitation or sale would be unlawful.

The Manager also wishes to announce that, pursuant to a make-whole redemption notice dated 30 January 2025, the Issuer will redeem at par its EUR500,000,000 2.125 per cent. notes (ISIN: XS225898626/Common Code: 225898626) due November 2025 (of which EUR450,000,000 is outstanding) in whole on 11 February 2025.

Terms defined in the base prospectus relating to the Programme dated 16 January 2025 shall have the same meaning in this announcement unless otherwise defined herein.

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)

31 January 2025

ABOUT STONEWEG EUROPEAN REAL ESTATE INVESTMENT TRUST

Stoneweg European Real Estate Investment Trust ("**Stoneweg European REIT**" or "**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, Italy, France, Poland, Germany, Finland, Denmark, Slovakia, the Czech Republic and the United Kingdom, 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 alternative investment group Icona Capital and real estate investment group Stoneweg currently has ~€9.0 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.

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