



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 Thursday, 5 March 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 6.837 Euro cents per Stapled Security for the period from 1 July 2025 to 31 December 2025 (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 Thursday, 5 March 2026 will be entitled to the Distribution that will be paid on Tuesday, 31 March 2026.

The Distribution is made entirely by Stoneweg European Real Estate Investment Trust ("**SEREIT**") and comprises wholly of a tax-exempt income component ("**Tax-exempt Income Distribution**"). There is no distribution from Stoneweg European Business Trust ("**SEBT**") for the period from 1 July 2025 to 31 December 2025.

The Tax-exempt Income Distribution is exempt from tax in the hands of all Stapled Securityholders. No tax will be deducted at source.

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 Thursday, 19 March 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 Thursday, 12 March 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 distribution outlooks 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	Wednesday, 4 March 2026 at 9:00 a.m.
Record date	Thursday, 5 March 2026 at 5:00 p.m.
Despatch of Currency Election Notice	On or about Thursday, 12 March 2026
Completed Currency Election Notice must be received by CDP	Thursday, 19 March 2026 at 5:00 p.m.
Payment of Distribution	Tuesday, 31 March 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

By Order of the Board

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

25 February 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 close to 90% exposure to Western Europe and close to 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 and 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 with 6.7% stake in the Sponsor's data centre development platform, AiOnX, which is expected to drive long-term valuation and earnings upside, subject to development execution and market conditions.

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, 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.

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 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 Managers' 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.