



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.

RETIREMENT OF DIRECTOR AS PART OF ONGOING BOARD RENEWAL AND SUCCESSION PLANNING AND CHANGES TO THE COMPOSITION OF THE BOARD AND THE BOARD COMMITTEES

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 ("**SEBT**")) (collectively, the "**Manager**") of Stoneweg Europe Stapled Trust ("**SERT**") wishes to announce the following changes to the composition of the board of directors of the Manager:

- Mr. Christian Bernard Marie Delaire will step down from his role as Independent Non-Executive Director with effect from 23 August 2026
- Mr. Lim Swe Guan has been redesignated as Non-Independent Non-Executive Director and will remain as Chair of the Board. Mr. Lim has also stepped down as a member of the Audit and Risk Committee ("**ARC**")
- Mr. Frank Khoo Shao Hong will be appointed as Chair of the Nominating and Remuneration Committee ("**NRC**") with effect from 23 August 2026
- Ms. Kuan Li Li is appointed as Lead Independent Director (and continuing as Chair of the ARC)

Consequent to the changes, the composition of the Manager's Board Committees with effect from 23 August 2026 will be as follows:

Name	Title	ARC	NRC	SC
Mr. Lim Swe Guan	Non-Independent Non-Executive Director	-	Member	Member
Ms. Kuan Li Li	Lead Independent Director	Chair	Member	Member
Mr. Frank Khoo Shao Hong	Independent Non-Executive Director	Member	Chair	Member
Mr. Pierre Grégoire Baudin	Independent Non-Executive Director	Member	Member	Chair
Mr. Simon Robert Garing	Executive Director and Chief Executive Officer	-	-	Member
Mr. Jaume Sabater Martos	Non-Independent Non-Executive Director	-	Member	Member

*Note: New appointments in **bold***

Redesignation of Mr. Lim Swe Guan

Mr. Lim Swe Guan, who has served as Chair of the Board of the Manager and as an Independent Non-Executive Director for nine years, has been redesignated as a Non-Independent Non-Executive Director. He will continue to serve as Chair of the Board following his redesignation but will step down as a member of the ARC. The Board approved the redesignation following the recommendation of the Nominating and Remuneration Committee. The Board considers Mr Lim's continued service as Chair to be important during the current phase of Board renewal and succession planning. With several directors having joined the Board during 2026, Mr Lim's deep knowledge of SERT, its strategy and governance framework will support the effective integration of the newly appointed directors and help ensure continuity of leadership and oversight during the transition period.

Following Mr. Lim's redesignation, Ms. Kuan Li Li is appointed as Lead Independent Director. In this role, Ms. Kuan will provide an independent perspective in Board deliberations, facilitate discussions among the independent directors where appropriate, and serve as an alternative point of contact for stakeholders, thereby enhancing the Board's governance framework and independent oversight.

Retirement of Mr. Christian Delaire

Mr. Christian Delaire has stepped down as Independent Non-Executive Director of the Manager as part of the Board's ongoing renewal and succession planning process. Mr. Delaire has served on the Board for nine years and, in line with the Code of Corporate Governance 2018, would no longer be regarded as independent beyond this tenure.

The Board is pleased that Mr. Delaire will continue to support SERT in the capacity of Strategic Advisor. His extensive experience in European real estate, capital markets and corporate governance will continue to benefit the Manager through strategic counsel and industry insights as SERT pursues its strategic objectives and growth opportunities.

Mr. Lim Swe Guan, Chair of the Board said, "On behalf of the Board, I extend our heartfelt appreciation to Mr. Christian Delaire for his nine years of dedicated service as Independent Director and Chair of the Nominating and Remuneration Committee. Throughout his tenure, he has provided exemplary leadership and sound governance oversight, playing an important role in SERT's development and achievements. We are delighted that he will continue to lend his expertise as Strategic Advisor to SERT, ensuring continuity and offering valuable strategic guidance as we pursue our strategic objectives and long-term value creation initiatives."

Mr. Christian Delaire said: "It has been a true honour to serve on the Board and contribute to SERT's journey of growth and value creation. The progress achieved reflects the dedication of a strong Board and management team, whose stewardship has built a strong foundation for long-term success. I am confident that SERT is well positioned to seize the opportunities ahead and continue creating value for its stakeholders. I look forward to remaining associated with SERT as Strategic Advisor, supporting continuity and providing strategic perspective as the organisation enters its next chapter."

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

12 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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