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Stoneweg Europe Stapled Trust retains GRESB 4-star and EPRA sBPR Gold Award for fourth consecutive year

- Achieved 87 points in the 2026 GRESB Real Estate Assessment, above the global average of 81 and peer group average of 82
- Maintained second place in a GRESB-identified 'Diversified – Office / Industrial Listed' European peer group
- Retained "A" Public Disclosure rating with a perfect score of 100/100

SINGAPORE – Stoneweg EREIT Management Pte. Ltd. (as REIT manager of Stoneweg European Real Estate Investment Trust ("**Stoneweg European REIT**")) and Stoneweg EBT Management Pte. Ltd. (as the trustee manager of Stoneweg European Business Trust ("**Stoneweg European BT**")) (collectively, the "**Manager**") of Stoneweg Europe Stapled Trust ("**SERT**") is pleased to announced that SERT has retained its four-star rating in the 2026 GRESB Real Estate Assessment and achieved an overall score of 87 points, exceeding the GRESB global average of 81 points and its peer group average of 82 points. GRESB is the global standard for ESG benchmarking and reporting for listed property companies, private property funds, developers and investors.

SERT's 'Environmental' score improved to 50 out of 62 points, from 48 out of 62 points in 2025, and exceeded the GRESB average of 46 points. SERT also achieved a perfect 'Social' score of 18 out of 18 points and a 'Governance' score of 19 out of 20 points.

Notably, SERT retained the European Public Real Estate Association ("**EPRA**") Sustainability Best Practices Recommendations ("**sBPR**") Gold award for the fourth consecutive year, reflecting its continued commitment to transparent, consistent and high-quality sustainability reporting. It also ranked second among six entities in a GRESB-identified peer group of six 'Diversified – Office / Industrial Listed' European peers.

Mr Simon Garing, the Manager's Chief Executive Officer, commented: "Our focus is on disciplined, measurable execution of our ESG strategy, and we are pleased to see this recognised with a GRESB Green Star rating and an EPRA sBPR Gold award.

"Our tenant-customers and institutional partners increasingly look for ESG performance that is independently assured and backed by accountability. These two industry recognitions reflect the consistent work of our teams to reduce emissions, increase renewable energy and report transparently on our progress. We will continue to prioritise delivery while maintaining income stability and portfolio resilience for our securityholders."

These achievements follow SERT's sixth place ranking in the Singapore Governance and Transparency Index ("**SGTI**") 2026, where it achieved the second-highest base score among REITs and business trusts. The ranking marked SERT's seventh consecutive year in the SGTI top 10. SERT was also upgraded to an MSCI ESG "AA" rating from "A", reflecting continued progress in its ESG performance and governance practices.

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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. Currently, 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 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 Group, Icona Capital, its subsidiaries and associates. SWI Group holds a substantial 28% stake in SERT's 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). 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.

SWI's market-leading leadership team brings deep AI and HPC expertise from industry-leading organizations such as NVIDIA, Intel, Meta and Microsoft to drive the execution of the Digital and Compute strategies.

www.swi.com



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