



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.

STONEWEG EUROPE STAPLED TRUST ("SERT") DIVESTS POLISH OFFICE ASSET

Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them as defined herein

1. Introduction

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**"), wishes to announce that SERT (through Riverside PL Propco S.à r.l., an indirect and wholly-owned subsidiary) has entered into a binding agreement for the divestment of Riverside Park in Warsaw, Poland for a consideration of €22.5 million (approximately S\$33.6 million¹). The divestment completion is subject to the Capital City of Warsaw's pre-emption rights, which expire in April 2025, and other customary completion conditions expected to be fulfilled in 2Q 2026.

Simon Garing, CEO of the Manager, said: "The divestment of Riverside Park forms part of SERT's ongoing portfolio optimisation initiatives, consistent with our previously communicated strategy. The transaction was agreed at a modest premium to the latest independent valuation.

"Capital recycling continues to be a component of our disciplined investment approach. In line with our FY2025 outlook, proceeds will be directed towards opportunities aligned with SERT's target sector weightings. Our strategic aim remains to increase exposure to logistics, light industrial and data centres to over 70% by 2027, supporting long-term, risk-adjusted returns for securityholders

"Post-divestment, SERT's Polish exposure reduces to 6.0%, with three A-grade assets remaining, including Motorola's Innovation hub. Portfolio weighting to logistics, light industrial and data centres increases to 60%, and Western Europe and the Nordics now represent over 90% of the portfolio."

2. Details on Riverside Park divestment

SERT (through Riverside PL Propco S.à r.l.), has entered into a binding Sale and Purchase Agreement to divest Riverside Park to a Polish private limited liability company (Sp. z o.o.) that operates an oncology hospital located in Warsaw, Poland.

Riverside Park is a multi-tenant office asset completed in 2005 with approximately 12,631 sqm of net lettable area, located 2.5km from the city centre of Warsaw. As at 31 December 2025, the property was independently valued at €21.4 million by Savills, as commissioned by the Manager, and by Perpetual Asia Limited (in its capacity as trustee of SERT).

3. Use of proceeds and other Information

The sale consideration was arrived at on a willing buyer, willing seller basis. Net proceeds from the divestment will be earmarked for reinvestment in opportunities consistent with SERT's strategy and/or for general working capital purposes.

A divestment fee of €0.1 million (0.5% of the sale consideration) is payable to the Managers in accordance with the Trust Deed constituting SERT.

While SERT remains a long-term investor in European commercial real estate, selected divestments are part of the Manager's ongoing, disciplined asset management framework. This approach supports the objective of sustaining stable distributions, long-term NAV per security growth, and maintaining- a resilient balance sheet.

4. Interested persons transaction declaration

The divestment does not constitute an interested person transaction under the Listing Manual. None of the directors or controlling security holders of the Managers has any interest, direct or indirect, in the transaction, other than through their security holdings in SERT (if any).

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 manager of Stoneweg European Business Trust)

Simon Garing

Executive Director and Chief Executive Officer

24 March 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 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.

www.stonewegeuropestapledtrust.com.sg

ABOUT THE SPONSOR

SERT’s sponsor, SWI Group (SWICH, listed on 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-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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¹ Based on an exchange rate of 1.49\$S:1€ as at 20 March 2026