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STONEWEG
EUROPEAN REIT

(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 REIT COMMENCES UNIT BUYBACK PROGRAMME

The Manager of Stoneweg European Real Estate Investment Trust ("SERT" or the "Manager") is pleased to announce that it has, on 20 March 2025, commenced a unit buyback funded from recent asset sales.

The unit buyback mandate was approved by unitholders at the FY 2023 AGM on 30 April 2024. As stated in the unitholder letter dated 11 April 2024, which accompanied Ordinary Resolution 4 on the annual renewal of the unit buyback mandate (included in the FY 2023 AGM notice), the buyback serves as a flexible, cost-effective capital management tool to enhance returns on equity and/or NAV per unit. When timed strategically, it can also mitigate short-term market volatility, counter speculative trading, and strengthen market confidence in SERT's units.

This move underscores the Manager's confidence in SERT's fundamentals. It also reflects the trust in SERT's robust portfolio and balance sheet following a highly productive year, reaffirming the focus on long-term value creation.

SERT is well-positioned within the evolving market landscape. Years of strategic initiatives have reinforced the quality of its portfolio and balance sheet, recently disclosing at its FY2024 results its longest-ever weighted average lease expiry (WALE) of 5.1 years and debt maturity of 4.3 years since listing eight years ago—establishing a strong foundation.

Macroeconomic conditions further support this outlook. The European Central Bank (ECB) has cut interest rates by 150bps to 2.5%, while major European economies, including Germany, France, and the UK, are ramping up infrastructure and defence spending. This response to geopolitical tensions, energy security concerns, and the green transition is expected to bolster the Eurozone economy as European governments prioritise resilience and economic security.

SERT's new sponsor, SWI Group, holds a 27.8% stake in SERT and is fully aligned with unitholders. SERT remains focused on unlocking long-term growth, capitalising on opportunities to drive higher DPU over the medium term and closing the 30% gap to €2.03/unit NAV per unit.

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)

21 March 2025

ABOUT STONEWEG EUROPEAN REAL ESTATE INVESTMENT TRUST

Stoneweg European Real Estate Investment Trust ("**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 light industrial / logistics and office sectors. At present, SERT has approximately 86% exposure to Western Europe and around 55% to the light industrial/logistics sector, with a medium-term goal of increasing SERT's exposure to this sector to at least a vast majority weighting. Additionally, SERT undertakes asset enhancement initiatives and redevelopment projects for existing office assets, with a focus on strong ESG credentials in prime and core locations within key European gateway cities.

SERT's portfolio, valued at €2.2 billion, 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. The portfolio spans a total lettable area of approximately 1.7 million sqm and serves more than 800 tenant-customers.

SERT is listed on the Singapore Exchange Limited and is managed by Stoneweg EREIT Management Pte. Ltd. SERT's sponsor is SWI Group (www.swi.com). SWI Group holds a substantial 28% unitholding in SERT and the Manager and Property Manager of SERT are wholly owned by SWI Group, its subsidiaries, and associates.

ABOUT THE SPONSOR

SERT's sponsor is SWI Group is an alternative investment platform specialising in real assets, data centres, credit, and the financial sectors. Its investment strategies are founded on in-depth research, first-hand market knowledge, and the ability to execute strategies efficiently for optimal returns. SWI Group currently manages over €10.0 billion and is a trusted partner to, and investment manager on behalf of, a diverse range of global and local investors, capital allocators, and finance houses.

SWI Group's real assets arm, Stoneweg, has a strong track record across various asset classes, including logistics and industrial, data centres, living, hospitality, and experiences, operating through both private and listed mandates. Its listed mandates, SERT and Varia Properties US (listed on the Swiss Stock Exchange, with a strategy to maximise long-term value by acquiring, owning, repositioning, managing, and selling US multifamily properties), collectively represent approximately 40% of SWI Group's assets under management.

SWI Group relies on local operating teams to identify, develop, and manage opportunities worldwide across both real estate and investment strategies. The group has over 350 employees across more than 25 offices globally, with a presence in 15 European countries, as well as the US, and Singapore.

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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.

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