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(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.

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**NOTICE TO UNITHOLDERS ON EXCHANGE RATE FOR COMPUTATION OF  
DISTRIBUTION IN SINGAPORE DOLLARS**

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*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Stoneweg European Real Estate Investment Trust (“SERT”) dated 26 February 2025 titled “Notice of Record and Distribution Payment Date”*

As per the announcement dated 26 February 2025 by Stoneweg EREIT Management Pte. Ltd., in its capacity as manager of SERT (the “**Manager**”), a Distribution of 7.056 Euro cents per unit will be paid in respect of the period from 1 July 2024 to 31 December 2024. Unitholders whose securities accounts with The Central Depository (Pte) Limited were credited with Units in SERT as at 5.00 p.m. on Thursday, 6 March 2025 are entitled to the Distribution that will be paid on Friday, 28 March 2025.

For Unitholders of SERT who have not opted to receive their distribution in Euro, the amount of distribution to be paid in Singapore dollars will be computed based on the exchange rate of €1 = SGD1.4445, this being the buy rate for Singapore Dollars on 21 March 2025, equating to a distribution per unit of 10.1924 Singapore cents per Unit. Unitholders of SERT who have opted to receive their distribution in Euro will receive 7.056 Euro cents 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 REIT (SERT)**

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 logistics / light industrial and office sectors. At present, SERT has approximately 86% exposure to Western Europe and around 55% to the logistics / light industrial 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, France, Italy, Germany, Poland, Denmark, Czech Republic, Slovakia, the United Kingdom and Finland. 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.swigroup.com](http://www.swigroup.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 26 offices globally, with a presence in 15 European countries, as well as the US, and Singapore.