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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 ICONA DATA-CENTRE FUND (REBRANDED TO AIONX) ADDS FIFTH ASSET IN UK

Stoneweg EBT Management Pte. Ltd. as Trustee-Manager of Stoneweg European Business Trust (the **"Trustee-Manager"**) is pleased to announce further updates on the €50 million investment in the Stoneweg Icona data-centre fund (**"IDC Fund"**) announced on 24 June 2025.

In a media release appended to this announcement, SERT's sponsor SWI Group unveiled the expansion of its European hyperscale strategy with the addition of a fifth data centre site in Cambridgeshire, United Kingdom. It also announced the rebranding and unification of its holding group IDC fund under the new name AiOnX, which now encompasses five high-specification hyperscale data centre sites across strategic European locations including Ireland, Denmark, Spain, Italy and the UK.

SERT's €50 million investment into AiOnX was completed at an attractive entry price prior to the addition of the UK site, further enhancing embedded value. This strategic move provides SERT with early exposure to a rare, high-growth hyperscale platform, positioning SERT to capture development-led returns beyond traditional stabilised acquisitions. At the same time, we remain firmly committed to prudent capital management and maintaining SERT's investment-grade credit rating.

The hyperscale data centre market is underpinned by strong secular trends in AI, cloud computing, and Europe's accelerating digital transformation. SERT's differentiated approach — investing early into a scalable, development-led platform alongside our sponsor — offers rare access to high-conviction opportunities not typically available to listed REIT investors. Our disciplined governance and close alignment with the sponsor support sustainable NAV growth and long-term unitholder value. Looking ahead, SERT also retains flexibility to participate directly at the project level in future phases, increase its stake as AiOnX expands, or receive substantial cash redemptions at the end of the fund's life or earlier – providing unique optionality to capture value across the full development and operating lifecycle.

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

2 July 2025

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