



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.

NOTICE OF RECORD AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of Stapled Securityholders of Stoneweg Europe Stapled Trust ("**SERT**") will be closed at 5.00 p.m. on Thursday, 21 August 2025 ("**Record Date**") to determine the entitlements of holders of stapled securities in SERT ("**Stapled Securities**" and holders of Stapled Securities, "**Stapled Securityholders**") to SERT's distribution of 6.553 Euro cents per Stapled Security for the period from 1 January 2025 to 30 June 2025 (the "**Distribution**").

Stapled Securityholders whose securities accounts with The Central Depository (Pte) Limited ("**CDP**") are credited with Stapled Securities as at 5.00 p.m. on Thursday, 21 August 2025 will be entitled to the Distribution that will be paid on Friday, 26 September 2025.

The Distribution is made entirely by Stoneweg European Real Estate Investment Trust and comprises wholly of a capital component ("**Capital Distribution**"). There is no distribution from Stoneweg European Business Trust for the period ended 30 June 2025.

The Capital Distribution represents a return of capital to Stapled Securityholders for Singapore income tax purposes and is therefore not subject to income tax. For Stapled Securityholders who hold the Stapled Securities as trading assets, the amount of capital gain distribution will be applied to reduce the cost base of their Stapled Securities for the purpose of calculating the amount of taxable trading gains arising from the disposal of the Stapled Securities.

For the avoidance of doubt, the Distribution Reinvestment Plan will be suspended for the Distribution.

IMPORTANT – DISTRIBUTION CURRENCY ELECTION

Registered Stapled Securityholders (other than CDP) and Stapled Securityholders whose Stapled Securities are held directly through CDP will receive their Distribution in Singapore dollars, unless Stapled Securityholders elect to receive their Distribution in Euro by submitting a completed Currency Election Notice to CDP by Tuesday, 9 September 2025. No action is needed for Stapled Securityholders who wish to receive the Distribution in Singapore dollars. For the Distribution to be paid in Singapore dollars, the Managers will make the necessary arrangements to convert the Distribution from Euro into Singapore dollars (taking into account the cost of exchange) at the prevailing market exchange rate. Neither CDP nor the Managers will be liable for

any damages or losses suffered by Stapled Securityholders howsoever arising from the conversion of the Distribution payable to each Stapled Securityholder from Euro into Singapore dollars. Save for approved depository agents (acting as nominees of their individual customers), each Stapled Securityholder may elect to receive the entire Distribution in either Singapore dollars or Euro and will not be able to elect to receive the Distribution in a combination of Singapore dollars and Euro. The Currency Election Notice will be sent out on or about 28 August 2025.

IMPORTANT DATES AND TIMES

Event	Date / Deadline
Stapled Securities will be traded ex-dividend	Wednesday, 20 August 2025 at 9:00 a.m.
Record date	Thursday, 21 August 2025 at 5:00 p.m.
Despatch of Currency Election Notice	On or about Thursday, 28 August 2025
Completed Currency Election Notice must be received by CDP	Tuesday, 9 September 2025 at 5:00 p.m.
Payment of Distribution	Friday, 26 September 2025

By Order of the Board

Stoneweg EREIT Management Pte. Ltd.

as Manager of Stoneweg European Real Estate Investment Trust
(Company registration no. 201702701N)

By Order of the Board

Stoneweg EBT Management Pte. Ltd.

As Trustee-Manager of Stoneweg European Business Trust
(Company Registration No: 202507133G)

Simon Garing
Executive Director and Chief Executive Officer

13 August 2025

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 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 the logistics / light industrial / data centre and office sectors. At present, Stoneweg Europe Stapled Trust has approximately 86% exposure to Western Europe, while its portfolio is 59% weighted to the logistics / light industrial / data centre sectors, with a medium-term goal of increasing this exposure to a vast majority weighting. Additionally, SERT undertakes asset enhancement initiatives and redevelopment projects for existing assets, with a focus on strong ESG credentials in prime and core locations within key European gateway cities.

SERT's portfolio, valued at €2.3 billion, comprises 100+ predominantly freehold properties in or close to major gateway cities in The Netherlands, France, Italy, Germany, Poland, Denmark, the 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. and Stoneweg EBT Management Pte. Ltd. (The "**Managers**"). SERT's sponsor is SWI Group, comprising Stoneweg, Icona Capital, its subsidiaries and associates. SWI Group holds a substantial 28% stapled securities in Stoneweg Europe Stapled Trust and the Managers and Property Manager of Stoneweg Europe Stapled Trust are wholly owned by SWI Group, its subsidiaries, and associates.

IMPORTANT NOTICE

This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities of Stoneweg Europe Stapled Trust in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The value of the Stapled Securities and the income derived from them may fall as well as rise. Stapled Securities are not obligations of, deposits in, or guaranteed by, the Managers, Perpetual (Asia) Limited, in its capacity as trustee of Stoneweg European Real Estate Investment Trust, Stoneweg as the sponsor of Stoneweg Europe Stapled Trust, or any of their respective affiliates.

An investment in the Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested. Stapled Securityholders have no right to request that the Managers redeem or purchase their Stapled Securities while the Stapled Securities are listed. It is intended that Stapled Securityholders may only deal in their Stapled Securities through trading on the SGX-ST. Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

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 Stoneweg Europe Stapled Trust. The forecast financial performance of Stoneweg Europe Stapled Trust is not guaranteed.

A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Managers' current view of future events.

This announcement is not an offer for sale of the Stapled Securities in the United States or any other jurisdiction. The Stapled Securities have not been and will not be registered under the Securities Act and may not be offered or sold in the United States unless registered under the Securities Act, or pursuant to an applicable exemption from registration.

There is no intention to register any portion of the offering in the United States or to conduct a public offering of securities in the United States.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.