



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 FRENCH ASSET IN SECONDARY MARKET TO CURRENT TENANT

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 PARC LOGISTIQUE SAS, an indirect and wholly-owned subsidiary of Stoneweg European REIT) has entered into a binding agreement for the divestment of Parc de Meslay in Parçay-Meslay (North East of Tours/France), for a consideration of €5.7 million (approximately S\$8.5 million¹). The divestment completion is subject to clearance of the Municipality pre-emption rights, which expire in September 2026, and other customary completion conditions expected to be fulfilled in 3Q 2026, with a completion targeted in October 2026.

Simon Garing, CEO of the Manager, said: "The divestment of Parc de Meslay is part of SERT's ongoing portfolio optimisation initiatives, consistent with our previously communicated strategy and part of the announced €70 million in divestments that SERT is targeting for 2026, supporting long-term, risk-adjusted returns for securityholders. The transaction was agreed at a modest 3.3% premium to the latest independent valuation. Post-divestment, SERT's portfolio weighting to logistics, light industrial and data centres remain above 61%, while Western Europe and the Nordics now represent over 90% of the portfolio."

Our strategic aim remains to increase exposure to logistics, light industrial and data centres to over 70% by 2027. Our dual-track SERT data centre development pipeline, including the conversion of a select number of SERT's assets into DCs, is advancing through its planning and development phases, with further updates to follow in due course.

2. Details on the transaction and on Parc de Meslay

SERT (through PARC LOGISTIQUE SAS) has entered into a binding Sale and Purchase Agreement for Parc de Meslay to SNC FRANCE PLATEFORMES (a subsidiary the incumbent of tenant's group) at a sale price of €5.7 million, 3.3% above the latest 31 December 2025 valuation of €5.52 million conducted by Savills, as commissioned by the Manager, and by Perpetual Asia Limited (in its capacity as trustee of SERT).

Parc de Meslay is a cold warehouse, built in 2002, comprising approximately 5,613 sqm of net area, including 195 sqm of office space and 5,418 sqm of refrigerated warehousing, and is fully leased to Immostef. It is located in an established industrial area near other major occupiers and benefits from good connectivity, around 5 km from Tours, 1 km from the airport, and 4 km from the A10 and A28 motorways.

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 €28.5k (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 trustee-manager of Stoneweg European Business Trust)

Simon Garing

Executive Director and Chief Executive Officer

4 June 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. It 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 in AiOnX, the sponsor’s European hyperscale data centre development fund with an estimated €30 billion gross development value pipeline. In addition to its €50 million 6.6% equity stake investment, SERT has recently invested an additional €50 million via a mandatory convertible loan, reinforcing its exposure through a structured position that delivers defensive income with long-term growth upside.

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 (SWICH, listed on the Amsterdam Euronext Stock Exchange), 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 the 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-services-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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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.

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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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¹ Based on an exchange rate of 1.49\$S:1€ as at 3 June 2026