

MEDIA RELEASE

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STONEWEG COMPLETES 17,000 SQM OF LEASING ACTIVITY ACROSS ITS CZECH REPUBLIC INDUSTRIAL PORTFOLIO

Stoneweg, the alternative investment group specialising in Real Assets, on behalf of Stoneweg European Real Estate Investment Trust ("SERT"), has completed three lease renews, totalling c. 17,000 sqm, across its industrial portfolio in the Czech Republic. The leases were agreed in line with the previous passing rent.

At its 11,154 sqm single tenant warehouse in South Moravia ONE Industrial Park in Vyskov, South Moravia, SERT has signed a two-year early lease extension with Rompa CZ, a plastic fabrication business. The EPC B, 100% green electricity-certified property serves as Rompa's primary distribution facility in CEE region.

South Moravia ONE Industrial Park is located just 15-minutes' drive time south of Brno, the Czech Republic's second-largest city with a population of 800,000, and close to the D1 and D2 motorways, which offer excellent road connectivity to western Europe and across the CEE region.

At Pisek ONE Industrial Park I and II, a logistics hub in Pisek, South Bohemia, global logistics transportation business Maentiva Cargo has signed a five-year early lease renewal for c. 6,000 sqm of space across two adjacent, single tenant units. The properties are strategically located along the D4 motorway, offering direct access to both the German and Austrian markets.

Iveta Valentova, Asset Management for Czech Republic, at Stoneweg, commented: "The Czech Republic has been one of Europe's most resilient logistics markets, with e-commerce and near-shoring trends driving robust occupier take up and sustained rental growth. Benefitting from excellent transport connectivity to the wider CEE region, all three assets are situated within increasingly sought after regional distribution and supply chain operation hubs. The attractive terms achieved in these lease renewals underscores the strength of our established local teams, whose deep market relationships and understanding of the limited supply of high-quality, mission-critical assets enabled us to secure favourable outcomes."

ENDS

For More Information

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About Stoneweg

Stoneweg is a global alternative investment group specialized in Real Estate, headquartered in Geneva, Switzerland, and part of SWI Group. Founded in 2015 by a veteran team of investment professionals, Stoneweg has expanded its platform and capabilities both organically through joint ventures and via strategic acquisitions, reaching approximately €11 billion in assets under management (AUM).

It is a trusted capital partner and investment manager for a wide range of global and local investors, capital providers, and banking institutions, with a strong track record of creating value through various structures, including club deals, joint ventures, and co-investments. The group relies on local operating teams to identify, develop, and manage real assets and other alternative investments worldwide. With more than 250 employees, Stoneweg has an operational presence in 23 offices across 14 European countries, the U.S. and Singapore.

For more information, visit: www.stoneweg.com

About Stoneweg Europe Stapled Trust (SERT)

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 close to 90% exposure to Western Europe and close to 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 and 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 with 6.7% stake in the Sponsor's data centre development platform, AiOnX, which is expected to drive long-term valuation and earnings upside, subject to development execution and market conditions.

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, 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.

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