

MEDIA RELEASE

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STONEWEG ACQUIRES HIGH-QUALITY FREEHOLD TEMPERATURE-CONTROLLED LOGISTICS ASSET IN PRIME DUTCH A12 CORRIDOR

Stoneweg, on behalf of Stoneweg Europe Stapled Trust (“SERT”), has successfully completed the acquisition of Transportweg 23-25 in Waddinxveen, the Netherlands, from a fund managed by Aberdeen.

Transportweg 23-25 is a freehold, temperature-controlled logistics property with 30,398 sqm of net lettable area (90% warehouse/ 10% office) and sits on a large freehold plot of c. 70,000 sqm. The main asset (Transportweg 23) was expanded and refurbished in 2018-2020, with solar panels added to the roof top in 2022, featuring an EPC label of A+++++, while Transportweg 25 was newly developed in 2022.

It is situated at Distripark A12, Waddinxveen at the heart of the Bleiswijk–Waddinxveen logistics zone, benefiting from excellent connectivity to the A12 (The Hague–Gouda–Arnhem) and A20 (Gouda–Rotterdam) motorways. Rotterdam and The Hague are reachable within 15–25 minutes; Amsterdam and Utrecht within 30–45 minutes. The corridor serves one of Europe’s most densely populated and economically active regions and is a key hub for food distribution, greenhouse horticulture, and national retail logistics.

This is SERT’s first property acquisition since 2022 and a great addition to the portfolio in the Netherlands.

Gijs Vissers, Director Transactions Benelux at Stoneweg, said: ‘We are very pleased to execute this transaction and were attracted by the long-term stable income and long-term value creation opportunities’.

For Stoneweg Netherlands this is the 10th logistics transaction in the past 12 months and reinforces our position as key investor in the Dutch logistics market. The transaction was sourced off market by Stoneweg’s local team. Stoneweg was advised by Dentons and SGS Search. The Seller was advised by NL real estate | Knight Frank and DLA Piper.

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.

In the Netherlands, Stoneweg manages c. € 800 million of real estate assets across multiple funds and mandates.



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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SWI Group

SERT’s sponsor SWI Group (SWICH, listed on 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-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.

For more information, visit: www.swi.com