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## **STONEWEG** EUROPEAN REIT

(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.

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### **STONEWEG EUROPEAN REIT SIGNS 20-YEAR LEASE RENEWAL AND COOPERATION AGREEMENT WITH ITS LARGEST TENANT NN GROUP NV TO UPGRADE AND ENHANCE HAAGSE POORT**

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The Manager of Stoneweg European Real Estate Investment Trust (the “Manager” and “SERT”), is pleased to announce that in April 2025 it signed a 20-year lease renewal with its largest tenant, NN Group NV, for 28,500 sqm at Haagse Poort in The Hague, Netherlands. This lease renewal will be effective no later than December 2027, subject to municipality approvals.

Additionally, the Manager has entered into a cooperation agreement with NN Group NV for asset enhancements of the building. The planned improvements include the addition of two atria (which will add 2,500 square metres (sqm) to the building's net leasable area (NLA)), adding an event space, creating additional workspace for employees to work and meet, as well as additional green spaces.

Ingrid van Rossum, Head of Facility Management, NN Group, commented: “Our commitment to being climate neutral and energy-efficient will be taken into account during the renovation of the building. This way, Haagse Poort contributes to our objective of net zero greenhouse gas emissions of our own operations well before 2040.”

Andreas Hoffmann, Chief Investment Officer of the Manager of SERT, said: “Our ongoing strong partnership with NN Group is the foundation of this exciting cooperation agreement for the upgrade of Haagse Poort in The Hague.-our largest office asset in the entire SERT portfolio. Haagse Poort will become a leading prime office asset for energy efficiency in the Netherlands, offering high-quality amenities for NN Group employees.

“As part of this agreement, we are pleased to have secured a 20-year lease with NN Group, further reinforcing our shared vision for the future of this landmark asset and generating long-term value for SERT investors.”

Haagse Poort is a high-rise office building in The Hague. Spanning 68,500 sqm, the 16-storey building has been in SERT’s portfolio since listing. Strategically located in Beatrixkwartier, the central business district of The Hague, the asset was recently refurbished with upgrades to its high-rise entrance lobby, the installation of a new green biophilic area and restaurant, as well as elevator enhancements. In addition, the property also has charging points for electric vehicles and e-bikes, as well as a BREEAM “Very Good” certification. All these enhancements have raised the asset’s attractiveness amid tight supply and strong occupier demand for modern office spaces in strategic office locations.

By Order of the Board

Simon Garing

Executive Director and Chief Executive Officer

**Stoneweg EREIT Management Pte. Ltd.**

(Company registration no. 201702701N)

(as manager of Stoneweg European Real Estate Investment Trust)

28 April 2025

## **ABOUT STONEWEG EUROPEAN REAL ESTATE INVESTMENT TRUST**

Stoneweg European Real Estate Investment Trust ("Stoneweg European REIT") 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 Western Europe and at least 75% to the light industrial / logistics and office sectors. At present, Stoneweg European REIT has approximately 86% exposure to Western Europe and around 55% to the light industrial/logistics sector, with a medium-term goal of increasing Stoneweg European REIT's exposure to this sector to at least a vast majority weighting. Additionally, Stoneweg European REIT undertakes asset enhancement initiatives and redevelopment projects for existing office assets, with a focus on strong ESG credentials in prime and core locations within key European gateway cities.

Stoneweg European REIT's portfolio, valued at €2.2 billion, comprises 100+ predominantly freehold properties in or close to major gateway cities in The Netherlands, Italy, France, Poland, Germany, Finland, Denmark, Slovakia, the Czech Republic and the United Kingdom. The portfolio spans a total lettable area of approximately 1.7 million sqm and serves more than 800 tenant-customers.

Stoneweg European REIT is listed on the Singapore Exchange Limited and is managed by Stoneweg EREIT Management Pte. Ltd. Stoneweg European REIT's sponsor is SWI Group, comprising Stoneweg, Icona Capital, its subsidiaries and associates. SWI Group holds a substantial 28% unitholding in Stoneweg European REIT and the Manager and Property Manager of Stoneweg European REIT are wholly owned by SWI Group, its subsidiaries, and associates.

## **ABOUT THE SPONSOR**

Stoneweg European REIT's sponsor is SWI Group is an alternative investment platform specialising in real estate, data centres, credit, and the financial sectors. SWI Group comprises Stoneweg, Icona Capital, its subsidiaries and associates. Its investment strategies are founded on in-depth research, first-hand market knowledge, and the ability to execute strategies efficiently for optimal returns. It currently manages over €10 billion and is a trusted partner to, and investment manager on behalf of, a diverse range of global and local investors, capital allocators, and finance houses.

SWI Group's real assets arm, Stoneweg, has a strong track record across various asset classes, including logistics and industrial, data centres, living, hospitality, and experiences, operating through both private and listed mandates. Its listed mandates, Stoneweg European REIT and Varia Properties US (listed on the Swiss Stock Exchange, with a strategy to maximise long-term value by acquiring, owning, repositioning, managing, and selling US multifamily properties), collectively represent approximately 40% of SWI Group's assets under management.

SWI Group relies on local operating teams to identify, develop, and manage opportunities worldwide across both real estate and investment strategies. The group has over 300 employees more than 25 offices globally, with a presence in 15 European countries, as well as the US and Singapore.

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The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, Perpetual (Asia) Limited, in its capacity as trustee of SERT, Stoneweg as the sponsor of SERT, or any of their respective affiliates.

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

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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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