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Stoneweg European REIT releases Sustainability Report 2024, maintaining 4-star GRESB score and “A” MSCI ESG rating

- 24.9% reduction in greenhouse gas (GHG) emissions intensity since 2019
- €500 million green unsecured bond issue over four times oversubscribed
- Outperformed all sustainability KPIs for financial facilities



Singapore, 29 May 2025 – The Manager of Stoneweg European Real Estate Investment Trust (the “**Manager**” and “**SERT**”) today announced the release of its Sustainability Report 2024, marking the seventh consecutive year of sustainability reporting. The report presents two years of externally assured environmental performance data - 2023 and 2024 – aligning environmental metrics with the financial year reporting period. It also includes early disclosures aligned with the International Sustainability Standards Board (“**ISSB**”) framework, reinforcing SERT’s commitment to progressive reporting standards and to advancing sustainability.

The 2024 report details the Manager’s progress across key environmental, social, and governance (ESG) metrics, reflecting SERT’s ongoing alignment with international best practices. In 2024 SERT retained a four-star GRESB rating, achieved an “A” MSCI ESG rating, and maintained its Sustainability’s “Negligible Risk” score of 8.8. SERT also remained in the top ten of the Singapore Governance and Transparency Index (SGTI) for the fifth consecutive year.

Key 2024 highlights include:

Environmental

- 24.9% reduction in greenhouse gas (GHG) emissions intensity since 2019
- Approx. 65% of SERT portfolio's electricity mix is from renewable or low-carbon sources
- Eight operational solar PV projects (total of 1,559 MWh) in 2024; 17 more through 2027
- 85% of the office portfolio by value now BREEAM or equivalent-certified
- 8.8% like-for-like water intensity reduction in 2024 compared to a year ago
- 77.6% of total waste diverted from landfill, 4.1 percentage points higher than 2023

Social

- Positive +15 tenant-customer Net Promoter Score (NPS), well above asset management industry benchmarks
- Over 22 training hours per employee, with similar hours for both men and women
- Female representation at 36% overall, with 38% at executive and senior management levels

Governance

- Clean record and regulatory compliance across all jurisdictions of operation
- All key management personnel have ESG and climate-resilience-linked KPIs
- Full score (100%) in the GRESB Public Disclosure Assessment, ranking first in peer group

The Board, via its Sustainability Committee, reinforces SERT's commitment to sustainability through strategic and operational oversight, working with the management team to review material ESG factors and enterprise risks. SERT has adopted CRREM - aligned pathways and is targeting Net Zero operational carbon emissions by 2040. In 2024, with support from Ernst & Young, EY, the Manager completed ISSB readiness assessment and introduced early ISSB-aligned disclosures into this report.

In 2024, The Manager successfully raised €500 million via a senior unsecured green bond, issued under SERT's refreshed Green Financing Framework. The transaction, over four times oversubscribed, attracted over 100 institutional investors, further validated the REIT's ESG strategy and demonstrated how consistent focus on sustainability performance improves access to capital.

Simon Garing, CEO and Executive Director of the Manager, said: "We have remained disciplined and pragmatic in our sustainability approach - embedding ESG into decision-making and making progress where it matters most. Multiple years of comparable portfolio environmental data give us better insight, and with our ESG automated AI-powered system Deepki rollout fully implemented, we're accelerating progress in planning and implementing consumption and emissions reduction solutions.

"Our ambition for Net Zero operational carbon emissions by 2040 guides how we invest, manage, and engage. ESG is no longer a nice-to-have – it is part of how we access capital, attract tenants, meet regulatory expectations and build long-term value."

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ABOUT STONEWEG EUROPEAN REIT

Stoneweg European Real Estate Investment 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 Western Europe and at least 75% to the light industrial / logistics and office sectors. At present, SERT has approximately 86% exposure to Western Europe and around 56% to the light industrial/logistics sector, with a medium-term goal of increasing SERT’s exposure to this sector to at least a vast majority weighting. Additionally, SERT 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.

SERT’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.

SERT is listed on the Singapore Exchange Limited and is managed by Stoneweg EREIT Management Pte. Ltd. SERT’s sponsor SWI Group, comprising Stoneweg, Icona Capital, its subsidiaries and associates, has a substantial 28% unitholding in SERT. The Manager is part of SWI Group.

www.stonewegeuropeanreit.com.sg

ABOUT THE SPONSOR

SWI Group, comprising Stoneweg, Icona Capital, and their subsidiaries and associates, is an alternative investment platform specialising in real estate, data centres, credit, and the financial sectors. 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 €10.0 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, SERT and Varia US Properties (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.

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.

For more information, visit www.swi.com

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Applicants in Permitted EEA Jurisdictions or the UK who wish to invest in SERT must qualify as a "professional investor" under the AIFMD and the implementing national legislation in the investor's Permitted EEA Jurisdiction or under the UK AIFM Regulations, as appropriate. Interests are not offered to investors who are domiciled in or with a registered office in the EEA but not in a Permitted EEA Jurisdiction. Interests are not offered to investors in a Permitted EEA Jurisdiction or the UK who are not professional investors. Neither SERT nor the Manager is subject to supervision by the competent authorities of the Permitted EEA Jurisdictions or the UK.

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This announcement has not been reviewed by the Monetary Authority of Singapore.