

# STONEWEG EUROPE STAPLED TRUST RETAINS 4-STARS, AWARDED 85 POINTS IN 2025 GRESB

- SERT's 2025 GRESB score 85 points, 8% above the global average
- SERT ranked 2<sup>nd</sup> in a GRESB-identified 'Diversified – Office / Industrial Listed' European peer group
- Retained EPRA sBPR gold award third year in a row

**SINGAPORE** – 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**") is pleased to announce that SERT has retained its four-star rating for a third year running and achieved 85 points overall score points in the 2025 GRESB Real Estate Assessment. GRESB is the global standard for ESG benchmarking and reporting for listed property companies, private property funds, developers and investors. SERT's score is well above the Global and Peer average scores of 79.

The Manager's Chief Executive Officer, Mr Simon Garing, said, "I am pleased that our efforts in maintaining high operational and reporting standards and transparency have resulted in us retaining SERT's 4-star rating for a third year running and achieving 85 points in the 2025 GRESB Real Estate Assessment. SERT was ranked 2<sup>nd</sup> in a GRESB-identified peer group of six 'Diversified – Office / Industrial Listed' European Peers. SERT achieved a near perfect (17 out of 18 points) 'Social' score, and near perfect (19 out of 20 points) 'Governance' score. SERT also scored 48 out of 62 points in the 'Environmental' aspect of the assessment, an increase from 46 points in the previous year and surpassing the GRESB average of 44.

We'll continue to focus on the fundamentals: managing risks, supporting tenant needs, enhancing asset performance, and acting responsibly on climate and governance. From this point, the journey to Net Zero will be complex and incremental, but it remains core to our investment strategy and to the SERT's long-term resilience."

In the last few months, SERT has also been ranked among the Top 5 Singapore entities in the ASEAN Corporate Governance Scorecard and have achieved a strong SGTI score of 103.1, placing it 5th among REITs and business trusts. It also retained its gold sBPR (Sustainability Best Practices Recommendations award from EPRA (the European Public Real Estate Association) for a third year running. These recognitions underscore our commitment to transparency, accountability, and best-in-class governance practices that build long-term trust with stakeholders.

Approximately 150 institutional and financial investors with USD 53 trillion in assets under management rely on GRESB data. In 2025, GRESB Participants continued to demonstrate strong commitment to responsible investing. In real estate, 1,002 fund managers—including 84 new participants—submitted 2,382 assessments, with 239 entities joining the inaugural Residential Component.

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## **ABOUT STONEWEG EUROPE STAPLED TRUST**

Stoneweg Europe Stapled Trust (“SERT”, formerly Cromwell European REIT and renamed as Stoneweg European REIT following the change in Sponsor) is a stapled group comprising Stoneweg European Real Estate Investment Trust and Stoneweg European Business 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% in Western Europe and at least 75% in the light industrial/logistics and office sectors. At present, Stoneweg Europe Stapled Trust has approximately 86% exposure to Western Europe and around 56% to the logistics /light industrial 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 €2.3 billion, comprises over 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 (SGX counter: SET (Euro) and SEB (Singapore dollar) and is managed by Stoneweg EREIT Management Pte. Ltd. and Stoneweg EBT Management Pte. Ltd. (The “Managers”). SERT’s sponsor is SWI Group, comprising Stoneweg, Iona Capital, its subsidiaries and associates. SWI Group holds a substantial 28% stake in SERT’s stapled securities. The Managers and Property Manager of Stoneweg Europe Stapled Trust are wholly owned by SWI Group, its subsidiaries, and associates.

[www.stonewegeuropestapledtrust.com.sg](http://www.stonewegeuropestapledtrust.com.sg)

## **ABOUT THE SPONSOR**

Stoneweg Europe Stapled Trust's sponsor, 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 tangible 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 Europe Stapled Trust 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.

[www.swi.com](http://www.swi.com)

## **INVESTOR ENQUIRIES (SERT)**

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investment funds as implemented in such jurisdiction pursuant to Article 42 of the AIFMD, or pursuant to Article 59 of the UK AIFM Regulations, as appropriate. The Manager maintains a list, which is available on request, of the EEA jurisdictions in which it is permitted to market Interests to investors (the “**Permitted EEA Jurisdictions**”).

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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