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# ESG and Responsible Investment Policy

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Updated: February 2025



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# 1. Introduction

This Policy applies to Stoneweg Group and all Stoneweg strategies (“**Stoneweg**”, ‘we’, ‘us’, ‘our’). Stoneweg is a real estate investment group established in 2015 and headquartered in Geneva, Switzerland. As an active operator in the real estate investment industry, Stoneweg is committed to integrating Environmental, Social, and Governance (“**ESG**”) criteria into its activities, taking into consideration its responsibility to the environment, its employees, society, and all its stakeholders.

Stoneweg’s overarching strategy is based on our ability to detect and take advantage of market conditions. We believe that considering ESG matters will act as an extension of that strategy, and it is in the interest of Stoneweg to integrate responsible investing into the whole investment cycle.

Real estate plays a central role in a prosperous society, serving basic human needs such as housing, workspaces, and infrastructure for healthcare and transportation of goods. The impact it can have on the environment and people, however, should not be ignored. We believe that taking ESG factors into account is essential in the creation of sustainable value for Stoneweg, our investors, and our communities. ESG integration is crucial to mitigate risks and enhance returns by reducing costs, increasing efficiency, and improving adaptability and resilience. Ultimately, real estate is a long-term investment that requires a long-term view of risk management. ESG criteria are central to that.

## 2. Policy context

### 2.1 Purpose

This Policy aims to establish a comprehensive framework for Stoneweg’s approach and commitments to key ESG matters. This includes addressing risks and opportunities within our organisation and considering Stoneweg’s external impact.

### 2.2 Scope

This Policy represents a general ESG framework that applies to Stoneweg and all of its client mandates.

Additionally, for specific mandates across the organisation, we have adopted dedicated ESG policies that cover the ESG topics identified as material and systematically apply them to the relevant mandates.

### 2.3 Contents

This Policy outlines our high-level approach and positions on ESG matters, including our overall ESG strategy and Sustainable Development Goals (“**SDG**”) commitments, ESG material factors, details on ESG integration, and our governance structure.

### 2.4 Approval and Review

The Policy was last reviewed and updated in February 2025. This update reflects our ongoing commitment to transparency and continuous improvement in our environmental, social, and governance



STONEWEG

practices. We will aim to review this Policy annually, taking into account legislation, benchmarking, reporting, and organizational changes, as well as developments in sustainability best practices.

## 3. Overall ESG approach

### 3.1 ESG Strategy

Our ESG strategy focuses on **three core commitments** which encompass the areas that have the greatest overlap between what matters to stakeholders and the foundational tenets of the business.



#### Designing a Sustainable Future

Investing in real estate includes inherent environmental challenges, and we aim for each of our client mandates to assess and manage these environmental issues as best as we can, taking into account the specificities of the investment product. Whenever relevant, we apply for external certification of the environmental processes applied to the product and report on these topics to investors in a transparent and fair manner.



#### Developing People and Communities

Our people are at the heart of our business, and we are committed to ensuring their well-being and supporting them in developing their skills on an ongoing basis. We are also dedicated to developing and supporting communities through our business strategy and, when relevant, engagement activities.



#### Being a Responsible and Accountable Business

Stoneweg is committed to operating in a responsible and accountable manner. To fulfil the role expected of us by society, we integrate strong governance practices and ensure respect for all those within the Stoneweg value chain. Our operations are supported by sound governance practices combined with a strong internal control framework.

### 3.2 Our SDG commitment

Stoneweg has set its objectives and commitments based on the UN Sustainable Development Goals (“SDGs”). The 17 SDGs were agreed upon and set by all UN members in 2015. They represent the UN’s blueprint to address key global challenges, including those related to inequality, climate change, environmental degradation, industrialization, and employment. The 17 goals are all interconnected and



STONEWEG

particularly aimed at governments. The Paris Agreement, though negotiated in parallel to the SDGs, became one of its goals.

Despite certain goals and the targets underpinning them not being directly applicable to businesses and investors, the SDGs have become a powerful framework for all actors, with some investors already reporting on their impact on the SDGs and driving capital to contribute to their achievement.

In that respect, Stoneweg has identified the following goals:

**Stoneweg supports the Sustainable Development Goals**

SDG	UN goal description	Goals for Stoneweg
	Promote gender equality.	Improve gender representation at all levels of the organization, granting all employees equal rights, responsibilities, and opportunities.
	Ensure access to affordable, reliable, sustainable and modern energy for all.	Maximize the use of clean and renewable energy in buildings and achieve high levels of energy efficiency.
	Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all.	Ensure labour rights are protected through Stoneweg’s employment related policies.
	Build resilient infrastructure, promote sustainable industrialization and foster innovation.	Invest in new technologies and sustainable buildings with innovative floorspace utilization concepts and offerings.
	Make cities inclusive, safe, resilient and sustainable.	Use existing properties more intensively and take a participative approach to new projects and large site transformations which incorporates their utilization by local communities.
	Ensure sustainable consumption and production patterns	Define and monitor sustainability criteria for the entire product life cycle from construction to demolition, identifying opportunities for circularity.
	Develop measures to combat climate change and its effects as a matter of urgency	Reduce resource consumption and implement measures to protect against climate-related risks.



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	<p>Partnership for the goals</p>	<p>Collaborate with relevant partners, networks, regulators, and governing bodies to enhance sustainable development initiatives.</p>
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Other SDGs may be acknowledged in some of our mandates and funds, depending on their specific strategies.

### 3.3 Material ESG factors


In integrating ESG considerations into Stoneweg’s strategy, we commit to focusing on three key pillars that target environmental stewardship, people and communities, and being a responsible business. We have undertaken a materiality assessment to understand which topics are important to our internal and external stakeholders. We commit to setting targets against each of these pillars that reflect the outputs from that assessment to ensure that we are improving performance through an effective and meaningful focus on ESG factors that are material to our business and our stakeholders. Our full ESG framework comprises 15 categories covering key Stoneweg’s material sustainability responsibilities, risks, and opportunities.

Our pillars and material factors are outlined below. We have aligned our priorities to the UN Sustainable Development Goals to demonstrate our commitment to addressing key global challenges.

#### Stoneweg Pillar’s mapping to SDGs

<p><b>Designing a Sustainable Future</b></p>	Green Buildings & Building Certifications		✓		✓	✓	✓	✓	
	Sustainable Building Materials					✓	✓	✓	
	Energy Management & Efficiency		✓					✓	
	Greenhouse Gas Emissions							✓	
	Climate Adaptation & Mitigation							✓	
<p><b>Developing People and Communities</b></p>	Equality, Diversity & Inclusion	✓							
	Health & Well-being			✓			✓		
	Training & Development				✓				
	Community Engagement				✓	✓	✓		✓
	Volunteering & charitable contributions					✓			✓



 <b>Being a Responsible and Accountable Business</b>	Responsible & Sustainable Supply Chains	✓		✓			✓		
	Human Rights	✓		✓					✓
	Data & Cyber Security				✓				
	Transparency & Accountability								✓
	Anti-Bribery & Corruption			✓					✓

### 3.4 ESG Integration

#### Analysis of Material ESG Issues, Risks, and Opportunities

The integration of ESG factors allows us to analyse the material issues inherent in each project, representing an essential aspect of the investment process to identify risks and opportunities. The assessment of these issues shall be considered by the relevant investment committee when issuing investment recommendations and throughout the full investment lifecycle.

#### Data and Metrics

Stoneweg will strive for greater transparency in how performance across non-financial ESG metrics is assessed. A strong data foundation is critical to this process. In line with the outlined pillars, Stoneweg – through management and operational personnel – will set Stoneweg’s ESG goals and objectives. Stoneweg’s performance will be assessed against appropriate performance metrics and key performance indicators, which will be overseen and actively monitored by senior management.

Entities within the group may consider partnering with SaaS providers to enhance the collection and analysis of extra-financial data. This collaboration can streamline data management processes, improve accuracy, and provide valuable insights for better decision-making.

#### Transparency & Reporting

We strive to provide the transparency regarding how we integrate ESG factors into our investments to all of our relevant stakeholders. Following the adoption of this policy, Stoneweg will regularly – at least annually – report on its ESG and sustainability performance to relevant stakeholders (clients, partnerships, etc).

As our strategy develops, appropriate reporting standards and frameworks will be adopted, including global criteria common to all projects as well as criteria adapted to the specificity of each.

## 4. ESG Governance structure

### 4.1 Group ESG Committee

To ensure appropriate oversight of all ESG efforts and initiatives, this Policy establishes a Group ESG Committee specifically tasked with defining the ESG strategy and approving ESG initiatives and policies.



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The Group ESG Committee is also responsible for overseeing the conformity of the Group's activities with ESG initiatives and policies. It brings together representatives from various Stoneweg group units and functions to provide the broadest possible view of the situation.

The Group ESG Committee is responsible for regularly supporting our ESG team in the review of the Policy, particularly in regard to changes in responsible investment processes, and performing oversight over ESG reporting and tools through which we communicate our sustainability progress to stakeholders.

## **4.2 Human Rights and Business Ethics**

Stoneweg is dedicated to protecting human rights and upholding ethical practices across our operations. At Stoneweg, we adhere to internationally recognised human rights as outlined in the International Bill of Human Rights and the core conventions of the International Labor Organization. We are committed to complying with all relevant laws and implementing robust controls wherever we operate. Our commitment to human rights aligns with our values of creating an enriching workplace, collaborating with our supply chain, and supporting the communities where we operate.

## **4.3 Principles for Responsible Investing**

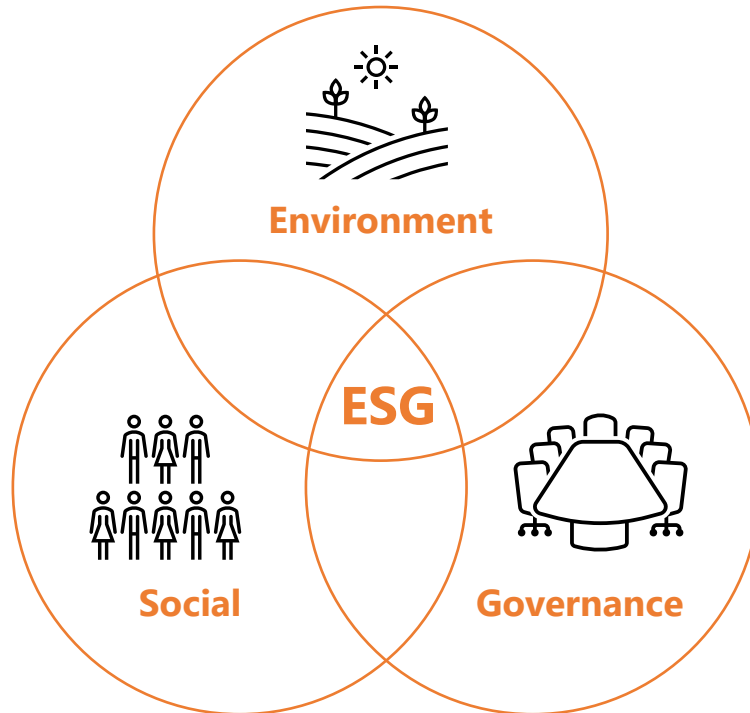
Aligned with our business ethics values, we have been signatories of the Principles for Responsible Investing (PRI) since August 2023. This commitment underscores our dedication to integrating ESG considerations into our investment practices and promoting responsible investing across the industry.



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## Appendix

ESG principles guide strategic decisions and allow the assessment of the quality of the ESG policy implemented by Stoneweg. For us, the acronym ESG covers three areas:



### **Environmental**

Refers to the impact of Stoneweg's activity on the environment. This includes the use of, and interaction with, renewable and non-renewable resources and other environmentally related elements (energy consumption, greenhouse gas emissions, water consumption, air quality, biodiversity, green workplaces, building materials, etc.).

### **Social**

Refers to the impact of Stoneweg's activity on all stakeholders. It includes respect for human rights, management of human resources, and engagement with local communities, clients, and other stakeholders.

### **Governance**

Refers to the rules under which Stoneweg and its client mandates operate, which are inherent to the business model and the regulatory framework. The corporate governance framework sets out the rules and procedures that guide effective decision-making and appropriate oversight to ensure Stoneweg can achieve its objectives and balance the interests of stakeholders.