



Stoneweg's journey to future-proof assets: Leveraging Deepki's data intelligence, strategic reporting and net zero planning

"We needed a sustainability data management platform as a central hub that connects existing solutions and gives us one source of truth. With Deepki, we now have a direct, centralised view of our portfolio's ESG performance. That clarity gives us a much deeper knowledge of our assets, and it has become essential to our decarbonation journey."

Andreas Hoffmann,
Chief Investment Officer - SERT

Recognising the vital role of decarbonising the built environment, SERT integrates ESG considerations across every stage of its investment process to drive sustainable value creation. Following the **introduction of the French Tertiary Decree**, SERT partnered with Deepki in 2020 to **collect and monitor sustainability data**, and is now expanding the scope to **investment planning and climate risk assessment**.

From data gaps to actionable insights

At Stoneweg group, sustainability reporting was mostly managed through multiple tools across different countries, with manual input into Excel files to extract insights. This time-consuming process often delayed access to key data, as some utility invoices were collected only once or twice a year. The result was a partial, static view of consumption, making it difficult to build a complete picture of asset and portfolio environmental performance. This was enabled thanks to Deepki's mapping capabilities and

Fund name

Stoneweg Europe
Stapled Trust (SERT)

Location

10
European countries

Asset types

Logistics
Offices
Data Centers

100+

freehold assets
monitored on Deepki

€2.3B

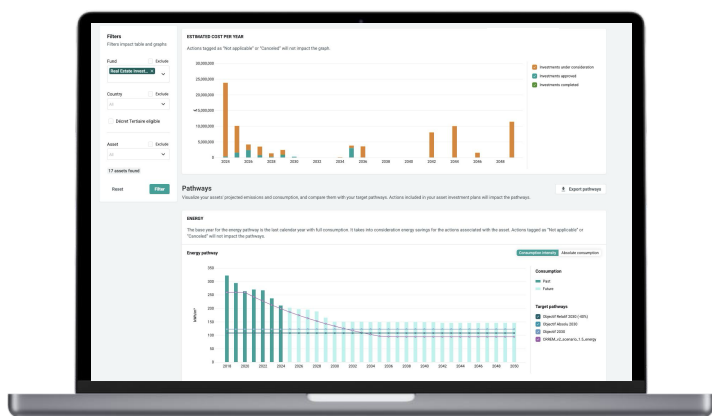
AUM

automated data collection tailored to each country. Sandrine Fauconnet, Senior Associate, ESG & Sustainability at Stoneweg says, "In France, **meter data coverage increased from not even 10% to nearly 100%**, taking into account our tenants' meters, and since 2022, submission for the Tertiary Decree is now automated". Combined with regular data quality checks, this meant shifting from incomplete data to improved coverage, with more accurate and reliable actual consumption figures for investor reporting, such as GRESB. Previously, gathering and inputting data could take up to two months of full-time effort as teams processed large batches of invoices. Now, with direct access to consumption data in Deepki and automatic aggregation, the process takes **just half a day to a day per site instead of a week**.

Empowering Asset Managers to shape the portfolio's future

With data collection streamlined, Stoneweg can now focus on what really creates value: analysing performance and using insights to guide strategic decisions for this portfolio. This allows the team to connect investment planning

directly with transition risk assessments, supporting the Net Zero ambition while strengthening asset resilience and long-term value creation in a decarbonising economy. In line with its 2040 net-zero operational emissions target, SERT has set sustainability interim objectives by 2030: reduce energy consumption by 25% (base year 2022), and cut carbon emissions by 50%. Sandrine Fauconnet comments, *"We used Deepki's Investment Plan to define energy and carbon reduction trajectories by combining auditor-recommended energy efficiency CAPEX with increased data coverage. It provides clear guidance on assets' long-term energy and carbon performance and their CRREM alignment"*. The platform is now central to tracking progress against targets, providing the visibility needed to align investment decisions with the fund objectives.



Indicative Investment Plan on Deepki

To make this happen, Sandrine Fauconnet values the cross-functional collaboration between ESG and asset management teams. She explains, *"Now that we are at cruising speed, asset managers have started to take ownership of Deepki. They are defining tailored decarbonisation*

plans for their assets in alignment with the decarbonisation pathways, implementing energy and carbon savings actions (e.g. switching to LED lighting or replacing windows). By entering them into Deepki, they can track future consumption trends and the positive impact of their CAPEX and OPEX plans".

Integrating climate risk into strategic decisions

To embed climate resilience into portfolio management, Stoneweg actively uses Deepki's climate risk module for the SERT portfolio. It assesses each **asset's exposure to physical risks**— such as precipitations, windstorms, or flooding— providing risk scores and profiles under two SSP scenarios. A detailed questionnaire helps asset managers evaluate building vulnerability, identify high-risk assets, and **develop adaptation plans to mitigate exposure** to extreme weather events, strengthening overall building resilience.

Driving impact and defining the road ahead

Building on the progress achieved so far, Stoneweg is preparing for the next phase of its journey with Deepki. By embracing the platform as a central hub, Sandrine Fauconnet sees an opportunity to expand it across more assets and geographies, bringing greater visibility and consistency to sustainability management. Next steps include continuing climate risk assessments for the SERT portfolio, integrating **mitigation works** for physical risks into **assets' medium-and long-term budgets**, and monitoring renewable energy production and EV charging consumption in close collaboration with tenants.

We believe that virtuous real estate is the way forward.

We care about growing stronger together and impacting the planet and real estate for the better.