

# Climate Excellence – Real Estate

Climate scenario analysis for your real estate portfolio





How and what should I include in my non-financial reporting?

How could climate change affect the return and value of my buildings?

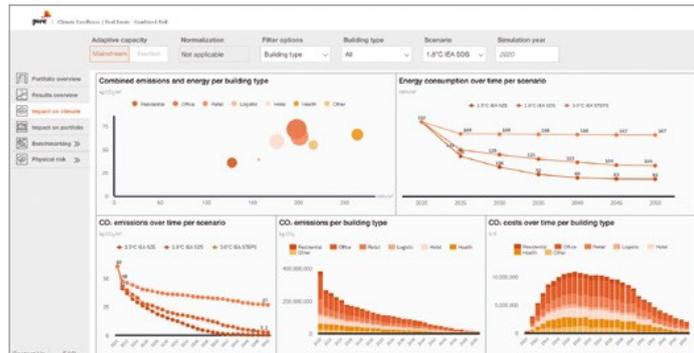
How can I refurbish my buildings in a scenario-compatible manner and further develop my portfolio?

By analyzing your energy consumption and CO<sub>2</sub> emissions, Climate Excellence forms a basis for your status quo and target analysis at portfolio and single asset level, which can be used for your non-financial reporting.

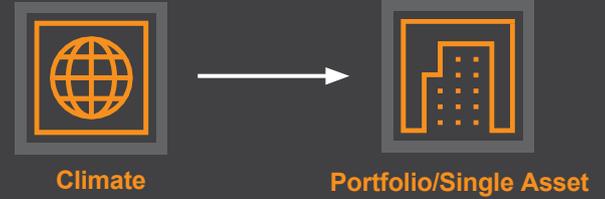


What is the impact of my single asset/portfolio on the climate?

- What is the current energy consumption and CO<sub>2</sub> emissions of my single asset/portfolio and what are the target values of the scenarios?
- What is a plausible and sufficient reduction pathway?
- What are the CO<sub>2</sub> costs for my single asset/portfolio?



Climate Excellence enables you to understand the financial implications of different climate scenarios and key drivers. Not only the current baseline situation but also future climate risks can be assessed.



How does the changing climate affect my single asset/portfolio?

- How can the timing and combination of retrofit measures be designed as cost-efficiently as possible?
- How do returns, asset values and investment requirements of single assets and the portfolio develop due to transition risks?
- What is the relative change in climate risks in the short, medium and long term compared to the base year?



# What can I use Climate Excellence for and what makes it special?

Climate Excellence helps to develop a climate strategy for all business areas

Integration into risk management (transition and physical risks): Option of transition and physical scenarios according to the International Energy Agency (IEA), Carbon Risk Real Estate Monitor (CRREM), Network for Greening the Financial System (NGFS) and Intergovernmental Panel on Climate Change (IPCC), which are continuously developed and updated.

Holistic modeling: Consistent scenario modeling in addition to the CO<sub>2</sub> price (e.g. building space changes, energy demand and mix, rent changes, etc.).

Basis for sustainability reporting as defined by the Taskforce for Climate-related Financial Disclosures (TCFD), PRI and EU taxonomy

Adaptation of the acquisition and development process

Output usage for portfolio management and further development

Individual transition pathways, specific per scenario, country and building type



# The integrated modules of site-specific physical risk analysis and retrofit analysis enable a more detailed view of your assets

## Site-specific physical risk analysis

The site-specific analysis helps you identify material physical climate risks in line with regulatory requirements.

- Consideration of different climate scenarios and time horizons: benchmarking between the most common climate scenarios (SSPs) of the Intergovernmental Panel on Climate Change (IPCC), based on the current state of climate science
- Assessment of current and potential physical risks for seven key climate hazards with the highest potential impact of physical climate hazards on assets
- Data download and automated PDF report on demand
- Basis for compliance with regulations according to EU Corporate Sustainability Reporting Directive (CSRD) and EU Taxonomy DNSH 2

## Retrofit analysis

The retrofit module helps to assess and develop a retrofit strategy and its cost planning.

- Derive specific retrofit measures for different building types that are in line with the scenario targets
- Benchmarking function against the 1.5°C and 2.0°C scenario reduction pathways of the Carbon Risk Real Estate Monitor (CRREM)
- Consideration of retrofit costs in the evaluation process and optimization of the cost-effectiveness of retrofit measures
- Analyze the implications of adapting your asset strategy to the changing environment



# Any other questions? Contact our expert



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