



The next level of sustainable real assets
driven by collaborative expertise

PREPARING FOR PHYSICAL CLIMATE RISK (PCR)

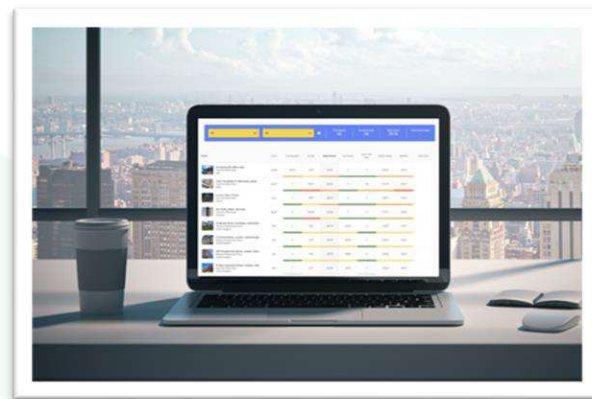
OUR ASSET LEVEL PHYSICAL RISK SOLUTIONS

THE CHALLENGE

With climate change intensifying, real estate is grappling with an unparalleled need to adapt to physical climate risk. Heatwaves, floods, wildfires and other extreme weather events cause severe damage to properties and disrupt communities. This demands immediate action. Meanwhile, regulatory frameworks – like the EU Taxonomy and the SEC’s climate-related disclosure rules in the US – are maturing. Asset managers must mitigate these risks and comply with new regulations to safeguard long-term investment value and resilience.

Our **Physical Climate Risk (PCR) services** will help you rapidly **identify vulnerabilities** across your portfolio and fortify your buildings with **resilience measures** to tackle these risks head-on.

By partnering with leading third-party data providers, we gain **valuable insight** into the future conditions that your assets may encounter. Our resilience experts use asset profiling techniques to **pinpoint strengths and vulnerabilities**, and develop **customised adaptation plans** to mitigate risk.



Given the prevalence of ESG commitments in many portfolios, our PCR services enable you to **confidently report progress** on climate risk adaptation and demonstrate how you are **tracking against your targets**.

OUR PCR SOLUTIONS

EVORA Global's customisable PCR solutions can be easily assembled and combined to fit your unique needs.

ASSESSMENT TYPE	PCR1 - Exposure Screening	PCR2A - Rapid DESK-BASED vulnerability assessment	PCR2B - Detailed Vulnerability assessment incl. Site visit	PCR3 - Adaptation planning
Data collection	Desk-based Global climate data from our partners and regional data from trusted authorities	Desk-based engagement with property management / review of building survey report	Site visit / engagement with property management	Desk-based / engagement with relevant stakeholders
Risk assessment level	High-level exposure of portfolio based on geography and asset type	High-level vulnerability assessment per asset	Detailed vulnerability assessment per asset with specific recommendations	Evaluation and prioritisation of recommendations
Plan adaptation level	High-level suggestion of management options to reduce investment risk	Examples of measures to improve resilience to high-risk hazards	Specific recommendations to reduce sensitivity and improve adaptive capacity for each asset based on our observations	Suggested prioritisation of recommendations to assist risk management and investment decision-making
Time requirement	Quick turnaround across portfolio	Quick turnaround per asset Deliverable across multiple geographies	Longer turnaround per asset Subject to organising access to assets	Extension to PCR2A or PCR2B reports
Cost	Fixed fee per asset	Fixed fee per asset	Dependent on scope, size and location	Dependent on scope defined in PCR2A or PCR2B
Reporting detail	Short report at portfolio level	Short report at asset level	Detailed report at asset level	Extension to PCR2A or PCR2B reports
Outputs	High-level climate hazard exposure screening Summary of exposure across portfolio High-level interpretation and suggested management options	Project overview Data review Exposure screening from PCR1 High-level vulnerability analysis General recommendations for risk management Documented methodology for audits	Project overview Data review Exposure screening from PCR1 Site visit observations of status quo Detailed vulnerability analysis, including sensitivity and adaptive capacity Specific recommendations to improve resilience Documented methodology for audits	High-level evaluation of potential financial impact of climate hazards Evaluation and prioritisation of specific recommendations, including: <ul style="list-style-type: none"> • Expected ease of implementation • CAPEX planning • Anticipated uplift in resilience from implementation
EU Taxonomy alignment	Partly aligned	Partly aligned	Partly aligned	PCR2A or PCR2B
Contributes to point scores for these schemes	GRESB – RM4, RM5, RM6.3, RA1 BREEAM In Use – Rsl01, Rsl03 DGNB Building in Use ECO2.2 B, 4.1	GRESB – RM4, RM5, RM6.3, RA1 BREEAM In Use – Rsl01, Rsl03 DGNB Building in Use ECO2.2 B, 4.1	GRESB – RM4, RM5, RM6.3, RA1 BREEAM In Use – Rsl01, Rsl03 DGNB Building in Use ECO2.2 B, 4.1	GRESB – RM4, RM5, RM6.3, RA1 BREEAM In Use – Rsl01, Rsl03, Rsl06 DGNB Building in Use ECO2.2 B, 4.2

THE APPROACH

EVORA Global's process for your PCR assessment

STAGE

1

EXPOSURE TO FUTURE CLIMATE CHANGE

We gather data from trusted partners to understand future climate conditions for each asset. We conduct a thorough review of your site and surrounding environment to assess local conditions that may affect the severity of these physical climate events.

STAGE

2

VULNERABILITY TO PHYSICAL CLIMATE EVENTS

We investigate resilience by combining global, regional, and local climate data with building-specific insights from site inspections to answer key questions:

- What is your asset's current potential to withstand extreme future climate events?
- How could your asset compromise building function or operation during an extreme climate event? What are your asset's key vulnerabilities?
- What is the most effective way to prioritise and implement opportunities?

Our **red, amber, green** risk-rating system delivers straightforward answers.

STAGE

3

ADAPTATION PLAN

We analyse the data and supply a detailed report for each asset. This includes information on future climate conditions, potential hazards, building vulnerabilities, and opportunities for resilience. We provide a remote briefing for your convenience.

STAGE

4

WIDER OBJECTIVES

We offer ongoing advisory support for climate-related disclosures and adaptation plan implementation after completion.

Vulnerability



Exposure



Sensitivity



Adaptive Capacity



Adaption Planning

EU Taxonomy Alignment

Our PCR vulnerability assessment and adaptation planning services meet the following Do No Significant Harm (DNSH) criteria of the EU Taxonomy for Climate Adaptation.

- a) Screening relevant physical climate risks
- b) A climate risk and vulnerability assessment to assess the materiality of the physical climate risks on the economic activity
- c) Assessment of adaptation solutions that can reduce the identified physical climate risks

Please note: We don't include the development of an implementation plan as part of our standard PCR services, although it may be required under the EU Taxonomy.



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